



COVER SHEET

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S.E.C. Registration Number

C E N T U R Y P R O P E R T I E S G R O U P

I N C .

(Company's Full Name)

35th Floor, Century Diamond Tower, Century City, Kalayaan Avenue, Poblacion, Makati City

(Business Address: No. Street City / Town / Province)

MAYBELLE A. POSIDIO

Contact Person

(632) 7935500

Company Telephone Number

1 2

Month

3 1

Day

Fiscal Year

1 7 - Q

FORM TYPE

0 6

Month

2 2

Day

Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

₱16,992,120,273

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

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Remarks = pls. use black ink for scanning purposes.



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 quarterly period ended: **September 30, 2024**

2. Commission identification number: **60566**

3. BIR Tax Identification: **004-504-281-000**

4. Exact name of registrant as specified in its charter:

CENTURY PROPERTIES GROUP INC.

5. Province, country or other jurisdiction of incorporation or organization: **Metro Manila, Philippines**

6. Industry Classification Code: (SEC Use Only)

7. Address of registrant's principal office/Postal Code: **35th Floor, Century Diamond Tower,
Century City, Kalayaan Avenue, Makati City**

8. Registrant's telephone number, including area code: **(632) 793-8905**

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

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

Title of Each Class	No. of Shares of Stock Outstanding and Issued as of September 30, 2024
Common Shares	11,599,600,690 Outstanding Shares 100,123,000 Treasury Shares
Preferred Shares	20,000,000 Outstanding Shares (Series B)

11. Are any or all of the securities listed on the Philippine Stock Exchange?

Yes [☒] No [☐]

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

Philippine Stock Exchange - All outstanding Common Shares and Preferred Shares



12. Indicate by check mark whether the registrant:

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

Yes [☒] No [☐]

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

Yes [☒] No [☐]



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CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 5)	₱4,808,396,481	₱3,543,351,959
Short-term investments (Note 6)	18,258,017	18,258,017
Receivables (Note 7)	11,610,914,529	10,646,177,087
Real estate inventories (Note 8)	16,365,868,619	18,832,235,203
Due from related parties (Note 17)	1,872,012,872	1,566,243,753
Advances to suppliers and contractors (Notes 9)	1,613,080,633	1,661,845,890
Other current assets (Note 14)	2,551,102,630	1,679,891,616
Total Current Assets	38,839,633,781	37,948,003,525
Noncurrent Assets		
Noncurrent portion of installment contracts receivable (ICR; Notes 2 and 7)	1,062,900,379	1,268,850,078
Deposits for purchased land (Note 10)	1,116,792,500	1,116,792,505
Investments in and advances to joint ventures and associate (Note 11)	277,325,954	277,323,170
Investment properties (Note 12)	12,421,909,090	12,421,909,090
Property and equipment (Note 13)	2,177,466,727	1,372,757,159
Deferred tax assets (Note 25)	108,860,406	48,357,179
Other noncurrent assets (Note 14)	855,771,427	931,418,353
Total Noncurrent Assets	18,021,026,483	17,437,407,534
TOTAL ASSETS	₱56,860,660,264	₱55,385,411,059
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts and other payables (Note 15)	₱8,227,204,696	₱6,219,565,272
Contract liabilities (Notes 16)	5,087,071,441	3,873,075,605
Due to related parties (Note 17)	111,714,553	384,097,093
Short-term debt (Note 18)	983,750,000	791,664,471
Current portion of:		
Long-term debt (Note 18)	1,376,549,090	3,851,897,104
Bonds Payable (Note 19)	–	3,000,000,000
Liabilities from purchased land (Note 20)	23,288,091	49,484,077
Lease liabilities (Note 26)	16,830,485	17,374,825
Income tax payable	210,226,191	50,581,068
Other current liabilities (Note 27)	43,528,340	73,853,300
Total Current Liabilities	16,080,162,887	18,311,592,815
Noncurrent Liabilities		
Noncurrent portion of:		
Long-term debt (Note 18)	8,754,384,079	6,500,336,528
Bonds Payable (Note 19)	5,877,437,104	5,877,437,104
Lease liability (Note 26)	–	16,834,482
Pension liabilities (Note 24)	298,713,918	290,148,290
Deferred tax liabilities (Note 25)	2,337,780,138	2,458,740,459
Other noncurrent liabilities (Note 27)	1,633,657,257	1,625,982,952
Total Noncurrent Liabilities	18,901,972,496	16,769,479,815
Total Liabilities	₱34,982,135,383	₱35,081,072,630

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Equity (Note 21)		
Capital stock – ₱0.53 par value		
Authorized – 15,000,000,000 shares		
Issued – 11,699,723,690 shares	₱6,200,853,553	₱6,200,853,553
Preferred Shares – ₱0.53 par value		
Authorized – 3,000,000,000 Shares		
Issued – 50,000,000 Shares	10,600,000	15,900,000
Additional paid-in capital	4,481,886,323	5,524,776,889
Treasury shares – 100,123,000 common shares and 30,000,000 preferred shares	(109,674,749)	(3,109,674,749)
Other components of equity	28,156,382	28,156,382
Retained earnings	11,216,630,048	11,594,253,030
Remeasurement gain (loss) on defined benefit plan	(4,107,070)	(4,107,070)
Total Equity Attributable to Equity Holders of the Parent Company	21,824,344,487	20,250,158,035
Non-controlling interest	54,180,394	54,180,394
Total Equity	21,878,524,881	20,304,338,429
TOTAL LIABILITIES AND EQUITY	₱56,860,660,264	₱55,385,411,059

	Jul - Sep 2024 Q3 2024 (Unaudited)	Jul - Sep 2023 Q3 2023 (Unaudited)	Jan-Sep 2024 9M 2024 (Unaudited)	Jan-Sep 2023 9M 2023 (Unaudited)
REVENUES				
Real estate sales	₱3,107,846,758	₱2,394,255,579	₱9,284,454,722	₱8,230,642,190
Leasing revenue (Note 12 and 26)	306,486,710	396,826,261	971,088,767	1,046,942,711
Property management fee, hotel, and other services	139,677,818	141,236,395	390,078,777	376,892,910
Interest income from real estate sales	77,979,831	15,334,996	142,895,559	40,118,329
	3,631,991,117	2,947,653,231	10,788,517,825	9,694,596,140
COST AND EXPENSES				
Cost of real estate sales	1,754,788,158	1,316,314,144	5,207,092,955	4,756,002,022
Cost of leasing (Note 11)	94,535,881	106,027,621	329,322,036	326,523,498
Cost of services	72,378,806	69,765,526	235,418,962	222,408,506
	1,921,702,845	1,492,107,291	5,771,833,953	5,304,934,026
GROSS PROFIT	1,710,288,272	1,455,545,940	5,016,683,872	4,389,662,114
GENERAL, ADMINISTRATIVE AND SELLING EXPENSES (Note 22)	747,826,141	675,835,198	2,472,479,503	2,396,178,441
OTHER INCOME (EXPENSES)				
Interest and other income (Note 23)	346,802,348	363,138,927	864,984,472	629,403,103
Gain (loss) from changes in fair value of investment properties (Note 12)	–	(7,210,998)	–	(7,210,998)
Share in net earnings of joint ventures and associate	–	1,958,850	–	1,958,850
Interest and other financing charges	(322,301,743)	(384,565,657)	(993,785,363)	(969,905,242)
	24,500,605	(26,678,878)	(128,800,891)	(345,754,287)
INCOME BEFORE INCOME TAX	986,962,736	753,031,864	2,415,403,478	1,647,729,386
PROVISION FOR INCOME TAX (Note 24)	259,460,866	105,219,846	614,210,132	343,616,638
NET INCOME	727,501,870	647,812,018	1,801,193,346	1,304,112,748
OTHER COMPREHENSIVE INCOME (OCI) <i>Items that will not be reclassified to profit or loss in subsequent periods:</i>				
	–	216,432	–	216,432
TOTAL COMPREHENSIVE INCOME	₱727,501,870	₱648,028,450	₱1,801,193,346	₱1,304,329,180
Net income attributable to:				
Equity holders of the Parent Company (Note 21)	₱727,501,870	₱454,411,228	₱1,801,193,346	₱847,249,019
Non-controlling interests (Note 21)	–	193,400,790	–	456,863,729
	₱727,501,870	₱647,812,018	₱1,801,193,346	₱1,304,112,748
Total comprehensive income attributable to:				
Equity holders of the Parent Company (Note 21)	₱727,501,870	₱454,627,660	₱1,801,193,346	₱847,465,451
Non-controlling interests (Note 21)	–	193,400,790	–	456,863,729
	₱727,501,870	₱648,028,450	₱1,801,193,346	₱1,304,329,180
Basic/diluted earnings per share (Note 21)	₱0.059	₱0.035	₱0.146	₱0.064
Dividend per share	₱0.040	₱0.006	₱0.040	₱0.006

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
CAPITAL STOCK (Note 21)	₱6,200,853,553	₱6,200,853,553
PREFERRED SHARES (Note 21)		
Balance at beginning of year	₱15,900,000	₱15,900,000
Issuance of preferred shares	10,600,000	–
Retirement of Preferred Shares	(15,900,000)	–
Balance at end of period	₱10,600,000	₱15,900,000
ADDITIONAL PAID-IN CAPITAL (APIC; Note 21)		
Balance at beginning of year	₱5,524,776,889	₱5,524,776,889
Issuance of preferred shares	1,941,209,434	–
Retirement of Preferred Shares	(2,984,100,000)	–
Balance at end of period	₱4,481,886,323	₱5,524,776,889
TREASURY SHARES (Note 21)		
Balance at beginning of year	(₱3,109,674,749)	(₱109,674,749)
Redemption of Preferred Shares	–	(3,000,000,000)
Retirement of Preferred Shares	3,000,000,000	–
Balance at end of period	(₱109,674,749)	(₱3,109,674,749)
RETAINED EARNINGS (Note 21)		
Balance at beginning of year	₱11,594,253,030	₱10,514,098,828
<i>Adoption of the following standards:</i>		
PIC Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry	(621,314,353)	–
IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)	(980,693,135)	–
Balance at beginning of year, as restated	9,992,245,542	10,514,098,828
Net Income	1,801,193,346	847,249,019
Common shares dividend	(463,660,840)	(140,475,908)
Preferred shares dividend	(113,148,000)	(100,765,500)
Balance at end of period	₱11,216,630,048	₱11,120,106,439
OTHER COMPONENT OF EQUITY (Note 21)	₱28,156,382	(₱683,197,961)
REMEASUREMENT GAIN (LOSS) ON DEFINED BENEFIT PLAN		
Balance at beginning of year	(₱4,107,070)	₱17,440,823
Comprehensive income	–	216,432
Balance at end of period	(₱4,107,070)	₱17,657,255
TOTAL EQUITY ATTRIBUTABLE TO PARENT COMPANY	₱21,824,344,487	₱19,086,421,426
NON-CONTROLLING INTEREST		
Beginning Balance	₱54,180,394	₱2,312,344,491
Net Income	–	456,863,729
Cash Dividend	–	(500,000,000)
Ending Balance	₱54,180,394	₱2,269,208,220
	₱21,878,524,881	₱21,355,629,646



CONSOLIDATED STATEMENTS OF CASH FLOWS

Nine-month Period Ended September 30

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱2,415,403,478	₱1,647,729,386
Adjustments for:		
Interest and other financing charges	993,785,363	969,905,242
Depreciation and amortization (Note 22)	76,675,732	88,914,010
Retirement Expense	8,565,628	20,774,383
Loss (gain) from changes in fair value of investment properties	—	7,210,998
Interest income from cash and cash equivalents (Note 23)	(94,222,453)	(117,607,039)
Interest income from real estate sales	(142,895,559)	(40,118,329)
Share in net earnings of joint ventures and associate	—	(1,958,850)
Operating income before working capital changes	3,257,312,189	2,574,849,801
Decrease (increase) in:		
Receivables (Notes 6 and 16)	(1,815,483,846)	(1,451,253,558)
Real estate inventories (Notes 7)	517,311,126	1,483,273,016
Advances to suppliers and contractors (Note 8)	41,573,477	25,522,686
Other assets (Note 13)	(791,696,399)	(312,623,591)
Increase in:		
Accounts and other payables (Notes 15)	1,769,699,730	608,424,352
Contract liabilities (Note 16)	1,213,995,836	512,729,946
Liability from purchased land intended for development	(26,195,986)	(63,330,938)
Other liabilities	(22,650,655)	(140,492,428)
Net cash provided by (used in) operations	4,151,057,252	3,237,099,286
Interest received	94,222,453	117,607,039
Interest and other financing costs paid	(1,017,785,362)	(960,344,743)
Income taxes paid	(347,253,033)	(300,052,724)
Net cash provided by (used in) operating activities	2,880,241,310	2,094,308,858
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (Increase) in due from related parties	(14,955,936)	(125,918,249)
Proceeds from Short-term investment	—	18,528,548
Additions to:		
Property and equipment (Note 12)	(157,337,447)	(81,072,252)
Intangible assets	(4,729,286)	(6,889,135)
Net cash used in investing activities	(177,022,669)	(195,351,088)
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase (decrease) in due to related parties	(28,520,662)	31,867,165
Receipts from deposits for preferred shares	14,628,802	1,005,118
Proceeds from:		
Issuance of preferred share	2,000,000,000	—
Availment of short-term and long-term debt	4,919,647,047	1,475,648,730
Issuance of bonds	—	3,000,000,000
Payments of:		
Bonds Payable	(3,000,000,000)	—
Short-term and long-term debt	(4,924,861,982)	(2,897,569,379)
Deferred Financing Cost	—	(82,114,920)
Redemption of Preferred Shares	—	(3,000,000,000)
Preferred shares issuance cost	(48,190,566)	—
Cash dividends	(353,497,936)	(216,381,855)
Dividends paid to non-controlling interest	—	(500,000,000)
Lease liabilities and interest on lease	(17,378,822)	(10,674,741)
Net cash provided by financing activities	(1,438,174,119)	(2,198,219,882)
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,265,044,522	(299,262,112)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD (Note 5)	3,543,351,959	4,130,877,582
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 5)	₱4,808,396,481	₱3,831,615,470

See accompanying Notes to Interim Condensed Consolidated Financial Statement



NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Century Properties Group Inc. (the Parent Company or CPGI), a publicly-listed company, was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on May 6, 1975. The Parent Company is a 69.14%-owned by Century Properties Inc. (CPI) as of September 30, 2024. The Group is primarily engaged in the development and construction of residential and commercial real estate projects.

The registered office address of the Parent Company is 35th Floor, Century Diamond Tower, Century City, Kalayaan Avenue, Poblacion, Makati City.

The Parent Company and its subsidiaries are collectively referred to herein as the “Group”.

1.2 RECENT DEVELOPMENTS

Public Offering of Preferred Shares

On January 5, 2024, SEC approved the Group’s application for the Primary Offer perpetual, cumulative, non-participating, non-voting, redeemable, non-convertible Series B Preferred Shares (“CPGPB”) at an offer price of One Hundred Pesos (Php100.00) per share.

On February 22, 2024, CPGPB was listed and traded on the Main Board of The Philippine Stock Exchange (PSE) with an initial Dividend Rate of 7.5432% per annum.

China Bank Capital Corporation acted as the sole issue manager, lead underwriter, and bookrunner for the transaction.

Redemption of Fixed Rate Retail Bonds

On March 1, 2024, CPGI redeemed its P3 Billion Fixed Rate 3-Year Bonds with a coupon rate of 4.8467% per annum issued on 1 March 2021.

Rating Agency Reaffirms Century Properties’ Strong Credit Score

On April 16, 2024, CPGI’s credit rating of “AA+” has been reaffirmed by Credit Rating and Investors Services Philippines, Inc. (CRISP), citing sustained market position and continued revenue growth.

CRISP stated that CPGI’s diversified market portfolio has enabled the company to maintain its position in a competitive market. It also recognized the CPGI’s strategic entry into the horizontal affordable housing development market which has positioned it comfortably for further expansion, and highlighted the company’s healthy financial position with continued growth in core revenues and a strong recovery from the downturn.



1.3 SUBSIDIARIES AND ASSOCIATE

Below is the Company's percentage of ownership in its Subsidiaries and Associate as of the filing of this report.

	Percentage of Ownership as of the Filing of the Report	
	Direct	Indirect
Century Communities Corporation (CCC)	100	-
Century City Development Corporation (CCDC)	100	-
Century Limitless Corporation (CLC)	100	-
Century Properties Management Inc. (CPMI)	100	-
Phirst Park Homes Inc. (PPHI)	100	-
Century Destinations and Lifestyle Corp. (Formerly Century Properties Hotel and Leisure, Inc.)	100	-
Century Nuliv Development Corporation (Formerly Century Prima Corp)	100	-

Currently, the Company has seven wholly-owned subsidiaries Communities Corporation (CCC), Century City Development Corporation (CCDC), Century Limitless Corporation (CLC), Century Properties Management Inc. (CPMI), Century Destinations and Lifestyle Corp (CDLC) and Century Nuliv Development Corporation (CNDC) and Phirst Park Homes Inc (PPHI). Through these Subsidiaries, CPGI develops, markets and sells residential, office, medical and retail properties in the Philippines, as well as manages residential and commercial properties in the Philippines.

Century Communities Corporation

CCC, incorporated in 1994, is focused on horizontal house and lot developments. From the conceptualization to the sellout of a project, CCC provides experienced specialists who develop and execute the right strategy to successfully market a project. CCC is currently developing Canyon Ranch, a 25-hectare house and lot development located in Carmona, Cavite.

Century City Development Corporation

CCDC, incorporated in 2006, is focused on developing mixed-use communities that include residences, office and retail properties. CCDC is currently developing Century City, a 3.4-hectare mixed-use development along Kalayaan Avenue in Makati City.

Century Limitless Corporation

CLC, incorporated in 2008, is Century's brand category that focuses on developing high-quality, affordable residential projects. Projects under CLC will cater to first-time home buyers, start-up families and investors seeking safe, secure and convenient homes.

Century Properties Management, Inc.

Incorporated in 1989, CPMI is one of the largest property management companies in the Philippines, as measured by total gross floor area under management. CPMI currently has 58 projects in its portfolio, covering a total gross floor area of 3.45 million sq.m. CPMI has been awarded 18 safety and security distinctions from the Safety Organization of the Philippines.

Century Destinations and Lifestyle Corp (CDLC)

Incorporated in 2014, CDLC shall operate, conduct and engage in hotel business and related business ventures.



PHirst Park Homes Inc. (PPHI)

PHirst Park Homes Inc., incorporated on August 31, 2018, is the first-home division and brand of CPGI. Its projects are located within the fringes of Metro Manila and its target market are first-time homebuyers. Its current projects are located at Lipa and Batulao in Batangas, San Pablo and Calamba in Laguna, Naic, General Trias and Tanza in Cavite, Baliwag and Pandi in Bulacan, Tayabas in Quezon, Magalang in Pampanga, Balanga in Bataan and Gapan Nueva Ecija, which involve a multi-phase horizontal residential property and offer both Townhouse units & Single Attached units. PHirst Park Homes is a joint venture project between Century Properties Group Inc. and Mitsubishi Corporation with a 60-40% shareholding, respectively.

*Century Nuliv Development Corporation (CNDC)
(Formerly Century Prima Corp.)*

Incorporated in 2020, CNDC shall focus on continuing Century's legacy of serving the needs of the premium and luxury market. Its subdivisions and enclaves consist of premium townvillas, house and lots, and low-rise, low-density condos located in Metro Manila and key growth cities in the Philippines. CNDC's developments feature innovative and inspired architectural designs and provide superior customer experience that is keenly attuned to primary home buyer preferences and new generation living. Century Nuliv Townvillas at Acqua is the brand's maiden project, strategically located within the award-winning Acqua Private Residences community in Mandaluyong City; followed soon after by a similar townvilla community within the Azure North Estate in San Fernando, Pampanga.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Preparation

The consolidated financial statements have been prepared using the historical cost basis except for investment properties that have been measured at fair value. The consolidated financial statements are presented in Philippine Peso (₱), which is the functional currency of the Parent Company and its subsidiaries. All amounts are rounded off to the nearest ₱, except when otherwise indicated.

The Group has prepared the financial statements on the basis that it will continue to operate as a going concern.

Statement of Compliance

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRSs), as modified by the application of the financial reporting relief on the accounting for significant financing components as issued and approved by the SEC in response to the COVID-19 pandemic:

- a. Assessing if the transaction price includes a significant financing component discussed in Philippine Interpretations Committee (PIC) Questions and Answers (Q&A) No. 2018-12-D;
- b. Treatment of land in the determination of percentage of completion (POC) discussed in PIC Q&A No. 2018-12-E; and,
- c. Application of International Financial Reporting Interpretations Committee (IFRIC) Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, *Borrowing Cost*).

These accounting pronouncements address the issues of PFRS 15, *Revenue from Contracts with Customers*, affecting the real estate industry:

- *Deferral of the following provisions of Philippine Interpretations Committee (PIC) Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry*
 - a. Assessing if the transaction price includes a significant financing component (as amended by PIC Q&A 2020-04);
 - b. Treatment of land in the determination of the percentage-of-completion (POC); and
- *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)*
 The consolidated financial statements also include the availment of relief under SEC MC No. 4-2020 to defer the adoption of IFRIC Agenda Decision on Over Time Transfers of Constructed Goods under PAS 23, *Borrowing Cost* (the IFRIC Agenda Decision on Borrowing Cost) until December 31, 2020.

In December 2020, the SEC issued MC No. 34-2020, allowing the further deferral of the adoption of provisions (a) and (b) above of PIC Q&A 2018-12 and the IFRIC Agenda Decision on Borrowing Cost, for another three (3) years or until December 31, 2023.

The details and the impact of the adoption of the above financial reporting reliefs are discussed in the section below under Changes in Accounting Policies and Disclosures.

PFRSs include Philippine Financial Reporting Standards, Philippine Accounting Standards (PAS) and interpretations issued by PIC.

Basis of Consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries as of September 30, 2024 and December 31, 2023.

An investee is included in the consolidation at the point when control is achieved. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee).

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included or excluded in the consolidated financial statements from the date the Group gains control or until the date the Group ceases to control the subsidiary.

The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company, using uniform accounting policies for like transactions and other events in similar circumstances. All intra-group balances, transactions, unrealized gains and losses resulting from intra-group transactions and dividends are eliminated in full in the consolidated financial statements.

Non-controlling interests (NCI) pertain to the equity in a subsidiary not attributable, directly or indirectly to the Parent Company. Any equity instruments, including preferred shares, issued by a subsidiary that are not owned by the Parent Company, are non-controlling interests. The portion of profit or loss and net assets in subsidiaries not wholly-owned by the Parent Company are presented separately in the consolidated statement of comprehensive income and within the equity section of the consolidated statement of financial position and consolidated statement of changes in equity, separately from the Parent Company's equity.



Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the NCI, even if this results in the NCI having a deficit balance.

Changes in the controlling ownership interest, i.e., acquisition of non-controlling interest or partial disposal of interest over a subsidiary that do not result in a loss of control, are accounted for as equity transactions.

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

	Percentage of Ownership	
	2024	2023
Century Limitless Corporation (CLC)	100	100
Century Acqua Lifestyle Corporation (CALC)	100	100
Tanza Properties I, Inc. (TPI I)	100	100
Tanza Properties II, Inc. (TPI II)	100	100
Tanza Properties III, Inc. (TPI III)	100	100
Katipunan Prime Development Corporation (KPDC)	100	100
Century PHirst Corporation (CPC)*	100	100
Century Properties Management, Inc. (CPMI)	100	100
Siglo Suites, Inc. (SSI)	100	100
Century Communities Corporation (CCC)	100	100
Century City Development Corporation (CCDC)	100	100
Century City Development Corporation II (CCDC II)****	100	100
Centuria Medical Development Corporation (CMDIC)	100	100
Milano Development Corporation (MDC)	100	100
Century Destination Lifestyle Corporation (CDLC)**	100	100
PHirst Park Homes, Inc. (PPHI)	100	100
Century Nuliv Development Corporation (CNDC)***	100	100
*formerly PHirst Park Homes Development Corporation (PPHDC)		
**formerly Century Properties Hotel and Leisure Inc. (CPHLI)		
***formerly Century Prima Corporation (CPC).		
****60% owned by CCDC and 40% owned by CPGI		

Acquisition of Additional Interest - PPHI

On May 31, 2023, the Board of Directors (BOD) of CPGI approved the acquisition of 1,060,000,000 common shares with a par value of ₱1.00 per common share from Mitsubishi Corporation (MC), representing the latter's 40% ownership interest in PPHI, and 265,000 Preferred B shares with a par value of ₱1,000 per share owned by MC in PPHI. The Philippine Competition Commission (PCC) has approved the acquisition transaction on August 9, 2023 and the transaction was made effective on October 30, 2023 in accordance with the terms of the acquisition at a transaction price of ₱1.09 per common share and ₱1,085.28 per preferred share (see Note 20). On November 24, 2023, CPGI completed the payment of the consideration.

Acquisition of Additional Interests – TPI, TPII, and TPIII

On May 31, 2023, the Board of Directors of the Century Limitless Corporation (CLC) also approved the acquisition of the 40% shareholdings of MC in the following subsidiaries:

- a. 409,780 common shares with par value of ₱100.00 per share and 175,620 preferred shares with

- par value of ₱100.00 per share in TPI.
- b. 140,000 common shares with par value of ₱100.00 per share of MC in TPII.
- c. 120,000 common shares with par value of ₱100.00 per share of MC in TPIII.

The PCC has approved the above transaction on August 9, 2023 and the transaction was made effective on October 30, 2023 in accordance with the terms of the acquisition (see Note 20). On November 24, 2023, CLC completed the payment of the consideration.

Adoption of New and Amended Accounting Standards and Interpretations

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements as at and for the year ended December 31, 2023, except for the following new standards and amendments effective as at January 1, 2023. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

- Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
- adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed.

The amendments have had an impact on the Group's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in 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.

- Amendments to PAS 7 and PFRS 7, *Disclosures: Supplier Finance Arrangements*

The amendments specify disclosure requirements to enhance the current requirements, which are intended to assist users of financial statements in understanding the effects of supplier finance arrangements on an entity's liabilities, cash flows and exposure to liquidity risk

The amendments are effective for annual reporting periods beginning on or after January 1, 2024 and must be applied retrospectively.

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*

The amendments narrow the scope of the initial recognition exception under PAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments also clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expense) or to the related asset component (and interest expense).

- Amendments to PAS 8, *Definition of Accounting Estimates*

The amendments introduce a new definition of accounting estimates and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, the amendments clarify that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors

- Amendments to PAS 12, *International Tax Reform – Pillar Two Model Rules*
The amendments introduce a mandatory exception in PAS 12 from recognizing and disclosing deferred tax assets and liabilities related to Pillar Two income taxes.

The amendments also clarify that PAS 12 applies to income taxes arising from tax law enacted or substantively enacted to implement the Pillar Two Model Rules published by the Organization for Economic Cooperation and Development (OECD), including tax law that implements qualified domestic minimum top-up taxes. Such tax legislation, and the income taxes arising from it, are referred to as ‘Pillar Two legislation’ and ‘Pillar Two income taxes’, respectively.

The temporary exception from recognition and disclosure of information about deferred taxes and the requirement to disclose the application of the exception, apply immediately and retrospectively upon adoption of the amendments in June 2023.

Meanwhile, the disclosure of the current tax expense related to Pillar Two income taxes and the disclosures in relation to periods before the legislation is effective are required for annual reporting periods beginning on or after 1 January 2023.

The amendment is currently not applicable to the Group.

- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*

The amendments specify how a seller-lessee measures the lease liability arising in a sale and leaseback transaction in a way that it does not recognize any amount of the gain or loss that relates to the right of use retained. 13 The amendments are effective for annual reporting periods beginning on or after January 1, 2024, and must be applied retrospectively. Earlier adoption is permitted, and that fact must be disclosed.

- 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 Philippine SEC issued SEC MC No. 14-2018 and SEC 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 three years until December 31, 2020. On December 15, 2020, the Philippine SEC issued SEC 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 POC discussed in PIC Q&A 2018-12-E	Until December 31, 2023

The SEC Memorandum Circulars also provided the mandatory disclosure requirements should an entity decide to avail of any relief. Disclosures should include:

- The accounting policies applied.
- Discussion of the deferral of the subject implementation issues in the PIC Q&A.
- Qualitative discussion of the impact on the financial statements had the concerned application guidelines in the PIC Q&A been adopted.
- Should any of the deferral options result into a change in accounting policy (e.g., when an entity excludes land and/or uninstalled materials in the POC calculation under the previous standard but opted to include such components under the relief provided by the circular), such accounting change will have to be accounted for under PAS 8, i.e., retrospectively, together with the corresponding required quantitative disclosures.

In November 2020, the PIC issued the following Q&A which provide additional guidance on the real estate industry issues covered by the above SEC deferrals:

- PIC Q&A 2020-04, which provides additional guidance on determining whether the transaction price includes a significant financing component.

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 has opted to adopt the relevant provisions of the PIC Q&A using the modified retrospective approach.

The effect of the adoption are as follows:

(In millions)	As previously reported, December 31, 2023	Adjustment Increase (Decrease)	As restated, Jan. 1, 2024
Installment Contract Receivable	₱9,240.52	(₱776.64)	₱8,463.88
Deferred Tax Liabilities	2,458.74	(155.33)	2,303.41
Retained Earnings	11,594.25	(621.31)	10,972.94

- *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)*
 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 paragraph 35(c) of IFRS 15 (PFRS 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 PAS 23, *Borrowing Costs*, 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. 4-2020, 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. Effective January 1, 2024, the Real Estate Industry will adopt the IFRIC agenda decision and any subsequent amendments thereto retrospectively or as the SEC will later prescribe. A real estate company may opt not to avail of the deferral and instead comply in full with the requirements of the IFRIC Agenda Decision.

For real estate companies that avail of the deferral, the SEC requires disclosure in the Notes to the Consolidated Financial Statements of the accounting policies applied, a discussion of the deferral of the subject implementation issues, and a qualitative discussion of the impact in the financial statements had the IFRIC agenda decision been adopted. The Group has opted to adopt the above IFRIC Agenda Decision using the modified retrospective approach.

The effect of the adoption are as follows:

(In millions)	As previously reported, December 31, 2023	Adjustment Increase (Decrease)	As restated, Jan. 1, 2024
Real estate inventories	₱18,832.24	(₱1,225.86)	₱17,606.38
Deferred Tax Liabilities	2,458.74	(245.17)	2,213.57
Retained Earnings	11,594.25	(980.69)	10,613.56

Standards Issued but not yet Effective

Pronouncements issued but not yet effective are listed below. The Group intends to adopt the following pronouncements when they become effective. Except as otherwise stated, the Group does not expect the adoption of these pronouncements to have a significant impact on the consolidated financial statements.

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*
- 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*

Current versus Noncurrent Classification

The Group presents assets and liabilities in the consolidated statement of financial position based on current/noncurrent classification.

An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as noncurrent.

Financial Instruments

Financial assets

Initial recognition, Classification and Measurement

At initial recognition, financial assets are classified and measured at amortized cost, fair value through other comprehensive income (FVOCI), and fair value through profit or loss (FVTPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. Except for trade receivables that do not contain a significant financing component, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under PFRS 15.

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

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

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

Subsequent measurement of financial assets

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

- Financial assets at amortized cost (debt instruments);
- Financial assets at FVTPL
- Financial assets at FVOCI, where cumulative gains or losses previously recognized are reclassified to profit or loss
- Financial assets designated at FVOCI, where cumulative gains or losses previously recognized are not reclassified to profit or loss

Financial assets at amortized cost

The Group measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortized cost are initially recognized at fair value plus directly attributable transaction costs and subsequently measured using the effective interest (EIR) method, less any impairment in value. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

As of September 30, 2024 and December 31, 2023, the Group's financial assets at amortized cost include "Cash and cash equivalents", "Short-term investments", "Receivables" (excluding other receivables), rental deposits under "Other current assets" and "Due from related parties"

Financial liabilities

Initial recognition, Classification and Measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fee and other fees.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at FVTPL

The Group has no financial liability as at FVTPL.

Loans and borrowings

This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.



Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of comprehensive income.

As of September 30, 2024 and December 31, 2023, the Group's financial liabilities at amortized cost includes "Accounts and other payables" (excluding customer's advances and statutory liabilities), "Due to related parties", "Short-term debt", "Liability from purchased land", "Long-term debt", "Bonds Payable" and "Liabilities to Preferred Shareholders" under noncurrent liabilities.

Impairment of Financial Assets

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

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

Financial assets are credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of those financial assets have occurred. For these credit exposures, lifetime ECLs are also recognized and interest revenue is calculated by applying the credit-adjusted EIR to the amortized cost of the financial asset.

The Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix for management fee and leasing receivables and vintage analyses for Installment Contract Receivables (ICRs) that are based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For all debt financial assets other than ICRs, leasing and management fee receivables, ECLs are recognized using the general approach wherein the Group tracks changes in credit risk and recognizes a loss allowance based on either a 12-month or lifetime ECLs at each reporting date.

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

Exposures that have not deteriorated significantly since origination, or where the deterioration remains within the Group's investment grade criteria are considered to have a low credit risk. The provision for credit losses for these financial assets is based on a 12-month ECL. The low credit risk exemption has been applied on debt investments that meet the investment grade criteria of the Group from the time of origination.



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

For “Cash and cash equivalents”, “Short-term Investments” and “Due from related parties” the Group applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Group’s policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Group uses the ratings from Standard and Poor’s (S&P), Moody’s and Fitch, as applicable, to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

Derecognition of Financial Assets and Liabilities

Financial assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

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

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities

A financial liability is derecognized when the obligation under the financial liability is discharged or cancelled or has expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing financial liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new financial liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of comprehensive income.

Write-off

The Group writes off a financial asset, in whole or in part, when the asset is considered uncollectible, it has exhausted all practical recovery efforts and has concluded that it has no reasonable expectations of recovering the financial asset in its entirety or a portion thereof.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. The Group assesses that it has a currently enforceable right of offset if the right is not contingent on a future event, and is legally enforceable in the normal course of business, event of default, and event of insolvency or bankruptcy of the Group and all of the counterparties.

Real Estate Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realizable value (NRV).

Cost includes:

- Land cost
- Land improvement cost
- Borrowing cost
- Amounts paid to contractors for construction and development
- Planning and design costs, costs of site preparation, professional fees, property transfer taxes, construction overheads and other related costs.

NRV is the estimated selling price in the ordinary course of business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs of sale.

Real estate inventories include land held for future development. The Group has plans, as approved by the BOD, to construct and develop these parcels of land as a residential property for sale in the ordinary course of business. The physical construction activities have not commenced as of September 30, 2024 and December 31, 2023.

Deposits for Land

The Group normally makes deposits before a CTS or Deed of Absolute Sale (DOAS) is executed between the Group and the landowner. These are recognized and carried at cost less impairment losses, if any.

Borrowing Costs

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized, except for borrowing cost for real estate inventories that are under construction in accordance with the *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods*. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest measure using the EIR method and other costs that an entity incurs in connection with the borrowing of funds.

Where borrowings are associated with specific developments, the amount capitalized is the gross interest incurred on those borrowings less any investment income arising on their temporary investment. Interest is capitalized from the commencement of the development work until the date of practical completion. The capitalization of finance costs is suspended if there are prolonged periods when development activity is interrupted.



Investments in and Advances to Joint Ventures and Associate

An investment is accounted for using the equity method from the day it becomes a joint venture or associate. On acquisition of investment, the excess of the cost of investment over the investor's share in the net fair value of the investee's identifiable assets, liabilities and contingent liabilities is accounted for as goodwill and included in the carrying amount of the investment and not amortized.

Any excess of the investor's share of the net fair value of the investee's identifiable assets, liabilities and contingent liabilities over the cost of the investment is excluded from the carrying amount of the investment, and is instead included as income in the determination of the share in the earnings of the investees.

Under the equity method, the investments in the investee companies are carried in the consolidated statement of financial position at cost plus post-acquisition changes in the Group's share in the net assets of the investee companies, less any impairment in values. The consolidated statement of comprehensive income reflects the share of the results of the operations of the investee companies, if there's any. The Group's share of post-acquisition movements in the investee's equity reserves is recognized directly in equity. Profits and losses resulting from transactions between the Group and the investee companies are eliminated to the extent of the interest in the investee companies and for unrealized losses to the extent that there is no evidence of impairment of the asset transferred. Dividends received are treated as a reduction of the carrying value of the investment.

Investment Properties

Investment properties comprise of properties that are held to earn rentals or capital appreciation or both and that are not occupied by the entities in the Group.

Investment properties are measured initially at cost including certain transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise. The fair values of investment properties are determined based on annual valuation performed by accredited external independent real estate valuation experts based on the "income approach" using discounted cash flow analysis for its income generating buildings which are based on the buildings discounted future cash flows.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner's occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner's occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

For a transfer from investment property to inventories, the change in use is evidenced by commencement of development with a view to sale. When the Group decides to dispose of an investment property without development, it continues to treat the property as an investment property until it is derecognized and does not treat it as inventory. Similarly, if an entity begins to redevelop an existing investment property for continued future use as investment property, the property remains an investment property and is not reclassified as owner-occupied property during the redevelopment.



For a transfer from investment property carried at fair value to inventories, the property's deemed cost for subsequent accounting shall be its fair value at the date of change in use.

Property and Equipment

Property and equipment are carried at cost less accumulated depreciation and amortization and any impairment in value. The cost of an item of property and equipment includes its purchase price and any cost attributable in bringing the asset to the intended location and working condition.

Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance, are normally charged to expenses in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation of property and equipment commences once the property and equipment are put into operational use and is computed on a straight-line basis over the estimated useful lives (EUL) of the property and equipment as follows:

	Years
Office equipment	3 - 5
Computer equipment	3 - 5
Furniture and fixtures	3 - 5
Transportation equipment	5
Leasehold improvements	5 or lease term, whichever is shorter
Construction equipment	5
Building	40
Right-of-use assets	3 - 6

The useful lives and depreciation method are reviewed at financial year end to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment. When property and equipment are retired or otherwise disposed of, the cost and the related accumulated depreciation and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations.

Construction in progress, included in property and equipment, is stated at cost. Depreciation is computed when the relevant asset is completed and becomes available for use in operations, at which time, the asset is reclassified to its property and equipment category.

Fully depreciated property and equipment are retained in the accounts until they are no longer in use and no further depreciation and amortization is charged against current operations.

The Group classifies its right-of-use assets as part of property and equipment.

Impairment of Nonfinancial Assets

The Group assesses as at reporting date whether there is an indication that its nonfinancial assets (e.g., property and equipment, deposit for purchased land and investments and advances in joint



ventures and associate) may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is calculated as the higher of the asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset. Impairment losses are recognized in the expense categories of profit or loss consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. If such is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the consolidated statement of income unless the asset is carried at revalued amount, in which case, the reversal is treated as a revaluation increase. After such reversal, the depreciation and amortization charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

For investments in associates and joint ventures, after application of the equity method, the Group determines whether it is necessary to recognize any additional impairment loss with respect to the Group's net investment in the investee companies. The Group determines at each reporting date whether there is any objective evidence that the investment in associates or joint ventures is impaired. If this is the case, the Group calculates the amount of impairment as being the difference between the recoverable amount and the carrying value of the investee company and recognizes the difference in the consolidated statement of comprehensive income.

Leases

Group as a lessee

Except for short-term leases and leases of low-value assets, the Group applies a single recognition and measurement approach for all leases. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Short-term leases

The Group applies the short-term lease recognition exemption to its short-term leases of office spaces (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

Group as a lessor

Leases where the Group does not transfer substantially all the risk and benefits of the ownership of the asset are classified as operating leases. Otherwise, they are classified as finance leases. Rental income from operating leases is recognized as income on a straight-line basis over the lease term.

Liabilities on Preferred Shares Subscription

Liabilities on preferred shares subscription represent cash received by CALC, a subsidiary, that are convertible to a fixed number of CALC's stocks in the future. CALC's preferred shares are considered as compound financial instruments which contain both liability and equity components. Since the preferred shares are non-redeemable and entitles the holder to a pro-rata share of assets upon liquidation, including twenty-eight (28) free nights to stay at the hotel, this financial instrument is classified as an equity instrument. However, the preferred shares establish a contractual right to a dividend [i.e., the net room rental revenue (NRRR)], thus, it contains a financial liability with respect to the share in the NRRR.

Equity

Common stock, Preferred stock and Additional paid-in capital

The Group records common stock and preferred stock at par value and additional paid-in capital in excess of the total contributions received over the aggregate par value of the equity share. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

Retained earnings

Retained earnings represent accumulated earnings of the Group less dividends declared, if any and transition adjustments from policy changes.

Treasury shares

Treasury shares are Parent Company' own equity instruments (whether common or preferred) which are reacquired and are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Parent Company's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified, in case of common shares, for the Parent Company and no dividends are allocated to them respectively. When the shares are retired, the common or preferred capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

Non-controlling interest

Non-controlling interest are recognized and measured at the proportionate share of the non-controlling interest to the net assets of the Group. When non-controlling interest is subsequently acquired, the difference between the acquisition price and the carrying value of the interest as at acquisition date is recognized as equity reserve under "Other components of equity" account in the consolidated statement of financial position.

Revenue and Cost Recognition under PFRS 15

Revenue from Contract with Customers

The Group primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group



expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements, except for the provisioning of water and electricity in its leasing units, wherein it is acting as agent.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 3.

Real estate sales

The Group derives its real estate revenue from sale of lots, house and lot and condominium units. Revenue from the sale of these real estate projects under pre-completion stage are recognized over time during the construction period (or percentage of completion) since based on the terms and conditions of its contract with the buyers, the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

In measuring the progress of its performance obligation over time, the Group uses the output method. The Group recognizes revenue on the basis of direct measurements of the value to customers of the goods or services transferred to date, relative to the remaining goods or services promised under the contract. Progress is measured based on the physical proportion of the real estate project's completion. This is based on the monthly project accomplishment report prepared by the third-party project engineers which integrates the surveys of performance to date of the construction activities for both sub-contracted and those that are fulfilled by the developer itself. Any excess of progress of work over the right to an amount of consideration that is unconditional, is recognized as trade receivables under residential and office development receivables account. Any excess of collections over the recognized trade receivables is included in the "customer's deposit" account in the liabilities section of the consolidated statement of financial position.

Property management fee, hotel and other services

Revenue from property management, hotel and other services is recognized over time as they are rendered since the customer simultaneously receives and consumes the benefits provided by the Group's performance of its obligation. Property management fee and other services consist of revenue arising from management contracts, auction services and technical services while Hotel revenue consist of revenue arising from the rental of rooms, food and beverage sales, and other service revenue.

Cost of real estate sales

The Group recognizes costs relating to satisfied performance obligations as these are incurred taking into consideration the contract fulfillment assets such as connection fees. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses and capitalized borrowing costs. These costs are allocated between the sold units being recognized as cost of sales and the unsold units being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, and final contract settlements which may result in revisions to estimated costs and gross margins are recognized in the year in which the changes are determined.



Leasing Revenue

The Group leases its commercial real estate properties to others through operating leases. Rental income on leased properties is recognized on a straight-line basis over the lease term, or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. Contingent rents are recognized as revenue in the period in which they are earned.

Income from Forfeited Collections

Income from forfeited collections recorded under "Interest and other income" is recognized at a point in time when the deposits from potential buyers are deemed nonrefundable due to prescription of the period for entering into a contracted sale. Such income is also recognized, subject to the provisions of Republic Act 6552, *Realty Installment Buyer Act*, upon prescription of the period for the payment of required amortizations from defaulting buyers.

Interest Income

Interest income is recognized as it accrues, taking into account the effective yield on the asset.

Other Income

Other income consists of customer-related fees such as penalties and surcharges are recognized as they accrue, taking into account the provisions of the related contract.

Cost of Leasing

Cost of leasing pertains to direct costs of leasing the Group's commercial properties. These costs are expensed as incurred.

Cost of Services

Cost of services pertains to direct costs of property management, hotel and other services. These costs are expensed as incurred.

General and Administrative Expenses

General and administrative expenses constitute costs of administering the business and are expensed as incurred.

Contract Balances

Installment contract receivables (ICRs)

ICRs pertain to any excess of progress of work over the right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group transfers goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional. The contract assets are presented within the "Installment contract receivables" as allowed by PIC Q&A 2018-12D on the recording of contract asset.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract. The contract



liabilities also include payments received by the Group from the customers for which revenue recognition has not yet commenced.

Costs to Obtain Contract

The incremental costs of obtaining a contract with a customer are recognized as an asset if the Group expects to recover them. The Group has determined that commissions paid to brokers and marketing agents on the sale of pre-completed real estate units are deferred when recovery is reasonably expected and are recorded as "Prepaid commissions" in the consolidated statement of financial position. These are charged to expense in the period in which the related revenue is recognized as earned. Commission expense is included in the "General and administrative expenses" account in the consolidated statement of comprehensive income.

Costs incurred prior to obtaining contract with customer are expensed as incurred.

Amortization, de-recognition and impairment of capitalized costs to obtain a contract

Following the pattern of real estate revenue recognition, the Group amortizes capitalized costs to obtain a contract to cost of sales over the expected construction period using percentage of completion. The amortization is included within cost of sales.

A capitalized cost to obtain a contract is derecognized either when it is disposed of or when no further economic benefits are expected to flow from its use or disposal.

At each reporting date, the Group determines whether there is an indication that cost to obtain a contract maybe impaired. If such indication exists, the Group makes an estimate by comparing the carrying amount of the assets to the remaining amount of consideration that the Group expects to receive less the costs that relate to providing services under the relevant contract. In determining the estimated amount of consideration, the Group uses the same principles as it does to determine the contract transaction price, except that any constraints used to reduce the transaction price is removed for the impairment test.

Pension Cost

Pension cost is actuarially determined using the projected unit credit method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with an option to accelerate when significant changes to underlying assumptions occur.

Pension cost includes current service cost, interest cost, past service cost and gains and losses, and curtailment and non-routine settlement.

The liability recognized by the Group in respect of the funded defined benefit pension plan is the present value of the defined benefit obligation at the reporting date. The defined benefit obligation is calculated by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using risk-free interest rates of government bonds that have terms to maturity approximating the terms of the related pension liabilities or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

Remeasurements, comprising of actuarial gains or losses, the effect of the asset ceiling, excluding net interest cost and the return on plan assets (excluding net interest), are recognized immediately in the consolidated statement of financial position with a corresponding debit or credit to other

comprehensive income (OCI) in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods

Income Taxes

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that have been enacted or substantively enacted as of the reporting date.

Deferred tax

Deferred tax is provided using the balance sheet liability method on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred tax assets are recognized for all deductible temporary differences, carry forward benefit of unused tax credits from the excess of minimum corporate income tax (MCIT) over regular corporate income tax (RCIT), and unused net operating loss carryover (NOLCO), to the extent that it is probable that sufficient taxable income will be available against which the deductible temporary differences and the carry forward of unused tax credits from MCIT and unused NOLCO can be utilized. Deferred tax, however, is not recognized on temporary differences that arise from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income.

Deferred tax liabilities are not provided on non-taxable temporary differences associated with investments in domestic subsidiaries and associate.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Value-added Tax (VAT)

Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable and is included as part of the "Accounts and other payables" account in the consolidated statement of financial position. When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset and is included as part of the "Other current assets" and "Other noncurrent assets" accounts in the consolidated statement of financial position to the extent of the recoverable amount.



Foreign Currency Transactions

Transactions denominated in foreign currencies are initially recorded using the exchange rates prevailing at transaction dates. Foreign currency-denominated monetary assets and liabilities are retranslated using the closing exchange rates at reporting date. Exchange gains or losses arising from foreign currency transactions are credited to or charged against current operations.

Segment Reporting

The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on the Group's business segments is presented in Note 4 to the consolidated financial statements.

Earnings Per Share

Basic earnings per share (EPS) is computed by dividing net income attributable to common stockholders by the weighted average number of common shares issued and outstanding during the year and adjusted to give retroactive effect to any stock dividends declared during the period. The net income attributable to common stockholders of the Parent Company is net of dividends attributable to preferred stockholders.

Diluted EPS is computed by dividing net income attributable to common equity holders by the weighted average number of common shares issued and outstanding during the year plus the weighted average number of common shares that would be issued on conversion of all the dilutive potential common shares. The calculation of diluted EPS does not assume conversion, exercise or other issue of potential common shares that would have an antidilutive effect on earnings per share.

As of September 30, 2024 and 2023, the Group has no potentially dilutive common shares.

Events After the Reporting Date

Post year-end events up to the date of auditor's report that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the consolidated financial statements when material.

3. SIGNIFICANT ACCOUNTING JUDGEMENT AND ESTIMATES

The preparation of the consolidated financial statements in compliance with PFRSs requires the Group to make judgments and estimates that affect the amounts reported in the consolidated financial statements and accompanying notes. The judgments, estimates and assumptions used in the accompanying consolidated financial statements are based upon management's evaluation of relevant facts and circumstances as of the date of the consolidated financial statements. Future events may occur which will cause the judgments and assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the consolidated financial statements as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the consolidated financial statements.

Material partly-owned subsidiaries

The consolidated financial statements include additional information about subsidiaries that have NCI that are material to the Company (see Note 20). Management determined material partly-owned subsidiaries as those with carrying value of NCI greater than 5% of total NCI as at end of the year.

Existence of a contract

The Group's primary document for a contract with a customer is a signed CTS. It has determined, however, that in cases wherein CTS are not signed by both parties, the combination of its other signed documentation such as reservation agreement, official receipts, buyers' computation sheets and invoices, would contain all the criteria to qualify as contract with the customer under PFRS 15.

Revenue recognition method and measure of progress

The Group concluded that revenue for real estate sales is to be recognized over time because: (a) the Group's performance does not create an asset with an alternative use; and (b) the Group has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Group's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Group requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Group. The Group considers that the initial and continuing investments by the buyer of about 5% would demonstrate the buyer's commitment to pay.

The Group has determined that output method used in measuring the progress of the performance obligation faithfully depicts the Group's performance in transferring control of real estate development to the customers.

Incorporation of forward-looking information

The Group incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL.

To do this, the Group has considered a range of relevant forward-looking macro-economic assumptions for the determination of unbiased general industry adjustments and any related specific industry adjustments that support the calculation of ECLs. Based on its evaluation and assessment and after taking into consideration external actual and forecast information, the Group considers a representative range of possible forecast scenarios. This process involves gathering two or more economic scenarios and considering the relative probabilities of each outcome. External information includes economic data and forecasts published by governmental bodies, monetary authorities and selected private-sector and academic institutions.

The Group has identified and documented key drivers of credit risk and credit losses of each portfolio of financial instruments and, using an analysis of historical data, has estimated relationships between macro-economic variables and credit risk and credit losses.

Predictive relationship between the key indicators and default and loss rates on various portfolios of financial assets have been developed based on analyzing historical data over the past 5 years. The methodologies and assumptions including any forecasts of future economic conditions are reviewed regularly.

The Group has not identified any uncertain event that it has assessed to be relevant to the risk of default occurring but where it is not able to estimate the impact on ECL due to lack of reasonable and supportable information.

Operating lease commitments - the Group as a lessor

Management has determined that the Group retains all significant risks and rewards of underlying assets and thus, accounts for the contracts as operating leases. The ownership of the underlying assets is not transferred to the lessee by the end of the lease term. Leasing revenue amounted to ₱971.09 million and ₱1,046.94 million for the nine-months period ended September 30, 2024 and 2023, respectively (see Note 21).

Distinction of property between real estate inventories, property and equipment and investment properties

The Group determines whether a property will be classified as real estate inventories, property and equipment or investment properties. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle (real estate inventories) and even if the real estate inventories are leased out, the classification remains on the condition that the intent to sell remains. The Group also considers whether the property is held for administrative purposes and classifies the property under property and equipment. All other properties that are not yet determined to be sold in the normal operating cycle nor held for administrative purposes are classified as investment properties.

In 2023, the Group, as approved by the BOD, decided to remove 158 units it owns in Novotel Suites Manila at Acqua 6 with a total cost of ₱1,152.68 million from the hotel pool and to sell these as regular residential units. Accordingly, the Group reclassified such amount from “property and equipment” to “real estate inventories” (Notes 8 and 13).

Management’s Use of Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Revenue recognition on real estate projects

The Group’s revenue recognition require management to make use of estimates and assumptions that may affect the reported amounts of revenues and costs. The Group’s revenue from real estate and construction contracts is recognized based on POC are measured principally on the basis of the estimated completion of a physical proportion of the contract work. Apart from involving significant estimates in determining the quantity of imports such as materials, labor and equipment needed, the assessment process for the POC is complex and requires technical determination by management’s specialists (third-party project engineers).

Collectability of the sales price

In determining whether the sales price is collectible, the Group considers that the initial and continuing investments by the buyer of 5% would demonstrate the buyer's commitment to pay. Based on the historical trend of cancellations of customer contracts, the management believes that 5% continues to be reasonable. The revenue arising from these sales contracts amounted to ₱9,284.45 million and ₱8,230.64 million for the nine-month period ended September 30, 2024 and 2023, respectively.

Fair value of investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognized in profit or loss except for investment properties under construction. The Group determined that the fair value of its investment properties under construction cannot yet be reliably measurable, as such these investment properties are measure at cost. Once the construction is complete or the fair value is reliably measurable, whichever comes first, the Group will measure the investment property at fair value.

For its investment properties that are complete and whose fair values are reliably measurable, the Group engages annually independent valuation specialists to determine its fair value. The appraisers used income approach using discounted cash flow method for its properties which are based on future cash flows available for such properties.

Evaluation of impairment of financial assets

The Group uses a provision matrix to calculate ECLs for cash and cash equivalents, short-term investments, receivables other than ICRs, due from related parties, rental deposits and investment in bonds. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns. The Group incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information such as inflation and GDP growth rates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The Group uses vintage analysis approach to calculate ECLs for ICRs. The vintage analysis accounts for expected losses by calculating the cumulative loss rates of a given loan pool. It derives the probability of default from the historical data of a homogenous portfolio that share the same origination period. The information on the number of defaults during fixed time intervals of the accounts is utilized to create the PD model. It allows the evaluation of the loan activity from its origination period until the end of the contract period.

The Group defines a financial instrument as "in default" when a customer is more than 90 days past due on its contractual obligations. However, in certain cases, the Group may also consider a financial asset to be "in default" when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full. An instrument is considered to be no longer in default (i.e., to have cured) when it no longer meets any of the default criteria.

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical

credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

There have been no significant changes in estimation techniques or significant assumptions made during the reporting period.

As of September 30, 2024, and December 31, 2023, the allowance for impairment losses on financial assets of the Group amounted to ₱34.85 million and ₱34.85 million, respectively (see Note 7). As of September 30, 2024, and December 31, 2023, the carrying values of these assets are as follows:

	September 30, 2024	December 31, 2023
	(in millions)	(in millions)
Cash and cash equivalents (Note 5)	₱4,808.40	₱3,543.35
Short-term investments (Note 6)	18.26	18.26
Receivables* (Note 7)	12,243.10	11,549.90
Due from related parties (Note 17)	1.872.01	1,566.24
Rental deposits (Note 14)	92.28	94.25

**Excluding other receivables that are non-financial in nature amounting to ₱430.72 million and ₱365.13 million as of September 30, 2024 and December 31, 2023, respectively.*

Estimating NRV of real estate inventories

The Group reviews the NRV of real estate inventories and compares it with the cost since assets should not be carried in excess of amounts expected to be realized from sale. Real estate inventories are written down below cost when the estimated NRV is found to be lower than the cost.

NRV for completed real estate inventories is assessed with reference to market conditions and prices existing at the reporting date and is determined by the Group having taken suitable external advice and in light of recent market transactions. NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction less an estimate of the time value of money to the date of completion. The estimates used took into consideration fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period.

The carrying values of real estate inventories amounted to ₱16,365.87 million and ₱18,832.24 million as of September 30, 2024 and December 31, 2023, respectively (see Note 8).

Impairment of nonfinancial assets

The Group assesses impairment on its nonfinancial assets and considers the following important indicators:

- Significant changes in asset usage;
- Significant decline in assets' market value;
- Obsolescence or physical damage of an asset;
- Significant underperformance relative to expected historical or projected future operating results;
- Significant changes in the manner of usage of the acquired assets or the strategy for the Group's overall business; and
- Significant negative industry or economic trends.

If such indications are present and where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. The recoverable amount is the asset's fair value less cost to sell or value in use whichever is higher.

The fair value less cost to sell is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to be generated from the continued use of the asset. The Group is required to make estimates and assumptions that can materially affect the carrying amount of the asset being assessed.

No impairment was recognized for the Group's nonfinancial assets as of September 30, 2024 and December 31, 2023.

Recognition of deferred tax assets

The Group reviews the carrying amounts of deferred tax assets at each reporting date and reduces the amounts to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. Significant judgment is required to determine the amount of deferred tax assets that can be recognized based upon the likely timing and level of future taxable income together with future planning strategies.

4. SEGMENT REPORTING

Business segment information is reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources among operating segments. Accordingly, the segment information is reported based on the nature of service the Group is providing.

The segments where the Group operate follow:

- Real estate development - sale of high-end, upper middle-income and affordable residential lots and units and lease of residential developments under partnership agreements;
- Leasing - lease of the Group's retail mall;
- Property management - facilities management of the residential and corporate developments of the Group and other third-party projects, including provision of technical and related consultancy services.

Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements.

The financial information about the operations of these operating segments is summarized below:

	For the Six-Month Period Ended September 30, 2024				
	Real Estate Development	Leasing	Hotel and Property Management	Adjustments and Elimination	Consolidated
Revenue	₱9,427,350,281	₱1,005,536,180	₱390,078,777	(₱34,447,413)	₱10,788,517,825
Costs and expenses					
Cost of real estate sales and services	5,207,092,955	329,322,036	235,418,962	–	5,771,833,953
General, administrative and selling expenses	2,447,800,651	95,160,653	100,153,826	(170,635,627)	2,472,479,503
Operating income	1,772,456,675	581,053,491	54,505,989	136,188,214	2,544,204,369
Other income	2,465,453,971	10,616,505	6,431,596	(1,617,517,600)	864,984,472
Other expense	(657,686,302)	(336,005,106)	(93,955)	–	(993,785,363)
Income before income tax	3,580,224,340	255,664,890	60,843,630	(1,481,329,386)	2,415,403,478
Provision for income tax	557,986,915	43,828,664	12,394,553	–	614,210,132
Net income	₱3,022,237,425	₱211,836,226	₱48,449,077	(₱1,481,329,386)	₱1,801,193,346



	For the Six-Month Period Ended September 30, 2024				
	Real Estate Development	Leasing	Hotel and Property Management	Adjustments and Elimination	Consolidated
Net income attributable to:					
Owners of the Parent Company	₱3,022,237,425	₱211,836,226	₱48,449,077	(₱1,481,329,386)	₱1,801,193,346
Non-controlling interests	—	—	—	—	—
	₱3,022,237,425	₱211,836,226	₱48,449,077	(₱1,481,329,386)	₱1,801,193,346

	As of September 30, 2024				
Other information					
Segment assets	₱68,769,341,287	₱ 18,772,553,478	₱ 1,098,979,844	(₱31,889,074,751)	₱56,751,799,858
Deferred tax assets	78,761,056	—	20,175,202	9,924,148	108,860,406
Total Assets	₱68,848,102,343	₱18,772,553,478	₱1,119,155,046	(₱31,879,150,603)	₱56,860,660,264
Segment liabilities	₱37,699,279,328	₱13,230,644,914	₱1,221,219,237	(₱19,506,788,234)	₱32,644,355,245
Deferred tax liabilities	1,443,357,198	909,278,922	—	(14,855,982)	2,337,780,138
Total Liabilities	₱39,142,636,526	₱14,139,923,836	₱1,221,219,237	(₱19,521,644,216)	₱34,982,135,383

	For the Nine-Month Period Ended September 30, 2023				
	Real Estate Development	Leasing	Hotel and Property Management	Adjustments and Elimination	Consolidated
Revenue	₱8,290,418,539	₱1,046,942,711	₱376,892,910	(₱19,658,020)	₱9,694,596,140
Costs and expenses					
Cost of real estate sales and services	4,756,002,022	326,523,498	222,408,506	—	5,304,934,026
General, administrative and selling expenses	2,322,287,685	49,108,801	107,721,630	(82,939,675)	2,396,178,441
Operating income	1,212,128,832	671,310,412	46,762,774	63,281,655	1,993,483,673
Other income	1,520,763,955	161,077,627	5,927,509	(1,063,618,136)	624,150,955
Other expense	(537,908,672)	(350,471,615)	(84,677,941)	3,152,986	(969,905,242)
Income before income tax	2,194,984,115	481,916,424	(31,987,658)	(997,183,495)	1,647,729,386
Provision for income tax	299,802,749	123,006,665	(11,516,530)	(67,676,246)	343,616,638
Net income (loss)	₱1,895,181,366	₱358,909,759	(₱20,471,128)	(₱929,507,249)	₱1,304,112,748
Net income attributable to:					
Owners of the Parent Company	₱1,438,317,637	₱358,909,759	(₱20,471,128)	(₱929,507,249)	₱847,249,019
Non-controlling interests	456,863,729	—	—	—	456,863,729
	₱1,895,181,366	₱358,909,759	(₱20,471,128)	(₱929,507,249)	₱1,304,112,748

	As of September 30, 2023				
Other information					
Segment assets	₱64,511,131,618	₱18,768,320,673	₱1,425,435,659	(₱30,491,816,520)	₱54,213,071,430
Deferred tax assets	—	—	33,866,310	10,004,509	43,870,819
Total Assets	₱64,511,131,618	₱18,768,320,673	₱1,459,301,969	(₱30,481,812,011)	₱54,256,942,249
Segment liabilities	₱35,686,080,023	₱13,224,908,122	₱1,421,342,942	(₱19,988,514,435)	₱30,343,816,652
Deferred tax liabilities	1,639,559,422	926,709,536	—	(8,772,988)	2,557,495,970
Total Liabilities	₱37,325,639,445	₱14,156,081,658	₱1,421,342,942	(₱19,997,287,423)	₱32,901,312,622

5. CASH AND CASH EQUIVALENTS

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Cash on hand and in banks	₱3,016,537,794	₱2,187,042,638
Cash equivalents	1,791,858,687	1,356,309,321
	₱4,808,396,481	₱3,543,351,959

Cash in banks earns interest at the prevailing bank deposit rates.

Cash equivalents are short-term, highly liquid investments that are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group and earn interest at prevailing short-term rates ranging from 3.00% to 5.85% in 2024, and 1.60% to 2.40%. Interest income in cash and cash equivalents amounted to ₱94.22 million and ₱113.37 million for the nine-month period ended September 30, 2024 and 2023, respectively.

6. SHORT-TERM INVESTMENTS

As of September 30, 2024 and December 31, 2023, short-term investments amounted to ₱18.26 million. Short-term investments include money market placements exceeding 3 months but less than one year. Short-term investments earn at prevailing short-term rates of 4.31% to 5.85% in 2024, and 2.30% to 3.38% in 2023.

Interest income earned on short-term investments amounted to ₱4.58 million and ₱4.24 million for the six months period-ended September 30, 2024 and 2023, respectively.

7. RECEIVABLES

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Trade receivables		
ICR	₱10,946,777,204	₱10,513,080,456
Leasing receivable	565,636,546	433,567,822
Management fees	199,190,357	191,548,312
Receivable from employees and agents (see Note 16)	430,718,846	365,129,483
Advances to condominium corporations	112,821,565	113,681,294
Advances to customers	145,016,588	130,572,262
Other receivables	308,505,469	202,299,203
	12,708,666,575	11,949,878,832
Allowance for impairment losses	(34,851,667)	(34,851,667)
	12,673,814,908	11,915,027,165
Non-current portion of ICR	(1,062,900,379)	(1,268,850,078)
	₱11,610,914,529	₱10,646,177,087

ICRs pertain to receivables from the sale of real estate properties. These are collectible in monthly installments over a period of one (1) to five (5) years, bear no interest and with lump sum collection upon project turnover. Titles to real estate properties are not transferred to the buyer until full payment has been made. During the year, the Group recognized additional ICRs in relation to the launch of its new projects.

Leasing receivables represent the outstanding receivables arising from the lease of commercial centers relating to the Group's mall and offices and are collectible within 30 days from billing date. These are covered by security deposit of tenants' equivalent to two to four-month rental and two to four-month



advance rent paid by the lessees. This includes both the fixed and contingent portion of lease. It also includes accrued rental receivable pertains to the effect of straight-line calculation of rental income.

Management fees are revenues arising from property management contracts. These are collectible on a 15- to 30-day basis depending on the terms of the management service agreement.

Receivable from employees and agents pertains to cash advances for retitling costs and other operational and corporate-related expenses. These are realized within twelve months and bears no interest. It also includes salary and other loans granted to the employees and are recoverable through salary deductions. These are noninterest-bearing and are due and demandable.

Advances to condominium corporations pertain to expenses paid by the Group on behalf of the condominium corporations for various expenses incurred for the projects already turned over. These receivables are due and demandable and bear no interest.

Advances to customers pertain to expenses paid by the Group on behalf of the customers for the taxes and other costs incurred in securing the title in the name of the customers. These receivables are billed separately to the respective buyers and are expected to be collected within one (1) year.

Others, mainly consist of receivables for repairs and installation cost charge to tenants and reimbursement of regulatory payments.

The allowance for expected credit losses pertain to management fees and other receivables.

Receivable financing

The Group entered into various agreements with a local bank whereby the Group assigned its ICRs and contract assets with recourse at weighted average interest rates ranging from 6.07% to 9.50% in September 30, 2024. The assignment agreements provide that the Group will substitute defaulted CTS with other CTS of equivalent value.

The Group still retains the assigned receivables in the receivables account and records the proceeds from these sales as long-term debt (see Note 18). The gross amount of ICRs and contract assets used as collateral amounted to ₱482.92 million and ₱921.96 million as of September 30, 2024 and of December 31, 2023, respectively (see Note 18).

8. REAL ESTATE INVENTORIES

This account represents the real estate projects for which the Group has been granted license to sell by the Housing and Land Use Regulatory Board of the Philippines. Details of this account follows:

	September 30, 2024	December 31, 2023
	(Unaudited)	(Audited)
Condominium units	₱ 8,456,418,362	₱11,449,852,612
Residential house and lots	7,067,123,479	6,352,878,859
Land held for future developments	842,326,778	1,029,503,732
	₱16,365,868,619	₱18,832,235,203

The roll forward of this account follows:

	September 30, 2024	December 31, 2023
	(Unaudited)	(Audited)
Balance at beginning of year	₱18,832,235,203	₱17,723,397,564
Construction costs incurred	3,249,210,838	4,103,984,361
Purchase of land	1,440,570,991	1,708,076,167
Borrowing costs capitalized (Note 18)	–	157,112,951
Transfers from (to) property and equipment	(723,189,039)	1,152,684,987
Impact of the adoption IFRIC agenda decision on over time transfer of constructed goods (PAS 23)	(1,225,866,419)	–
Cost of real estate sales	(5,207,092,955)	(6,013,020,827)
Balance at end of year	₱16,365,868,619	₱18,832,235,203

General and specific borrowings were used to finance the Group's ongoing real estate projects. The related borrowing costs were capitalized as part of real estate inventories. The capitalization rate used in 2024 and 2023 are nil and 1.40%, respectively, for general borrowing costs.

Real estate inventories recognized as "Cost of real estate sales" amounted to ₱5,207.09 million and ₱4,756.00 million for the nine-month period ended September 30, 2024 and 2023, respectively.

In 2023, the Group purchased land in Batangas, Bacolod and Nueva Ecija which will be developed into a residential house and lot to be held for sale with amount totaling to ₱1,708.07 million. The related deposit on land amounting to ₱297.69 million were applied as the payment for the purchase of land.

The carrying values of inventories mortgaged for trust receipts payables and bank loans amounted to ₱5,224.64 million and ₱2,296.48 million as of September 30, 2024 and December 31, 2023, respectively (see Note 18).

9. ADVANCES TO SUPPLIERS AND CONTRACTORS

Advances to suppliers and contractors amounting to ₱1,613.08 million and ₱1,661.85 million as of September 30, 2024 and December 31, 2023, respectively, are recouped and capitalized as part of inventories upon every progress billing payment depending on the percentage of accomplishment. These advances are intended for the construction of the Group's projects.

10. DEPOSIT FOR PURCHASED LAND

This account consists of deposits made to property owners for the acquisition of parcels of land for which the use is currently undetermined. Deposits for purchased land amounted to ₱1,116.79 million as of September 30, 2024 and December 31, 2023.

11. INVESTMENT IN AND ADVANCES TO JOINT VENTURES AND ASSOCIATE

Investment in and advances to joint ventures and associate amounted to ₱277.32 million as of September 30, 2024 and December 31, 2023, respectively.

The Group has not incurred any contingent liabilities as of September 30, 2024 and December 31, 2023 in relation to its interest in the joint ventures and associate, nor do the joint ventures and associate themselves have any contingent liabilities for which the Group is contingently liable. The Group has not entered into any capital commitments in relation to its interest in the joint ventures and associate and did not receive any dividends from the joint ventures and associate.

12. INVESTMENT PROPERTIES

The Group's investment properties consist of commercial properties currently being leased out. Commercial properties include office buildings and retail mall located in key cities and municipalities in the Philippines.

Movements in this account are as follows:

	2024	2023
Cost	8,343,741,289	8,343,741,289
Change in fair value:		
Balance at beginning of year	4,078,167,801	4,051,238,721
Gain from change in fair value of investment property	—	26,929,080
Balance at end of year	4,078,167,801	4,078,167,801
	₱12,421,909,090	₱12,421,909,090

For the nine-month period ended September 2024 and 2023, the Group recognized leasing revenue from the use of the said real properties amounting to ₱971.09 million and ₱1,046.94 million, respectively, and incurred direct cost of leasing amounting to ₱329.32 million and ₱326.52 million, respectively, in relation to these investment properties.

The carrying values of investment properties mortgaged for trust receipts payables and bank loans amounted to ₱8,444.03 million as of September 30, 2024 and December 31, 2023 (see Note 18).

Investment properties are stated at fair value, which has been determined based on valuations performed by a SEC-accredited independent valuer as of September 30, 2024 and December 31, 2023.

For the Group's leasing properties, the Group adopted the discounted cash flow analysis which considers the future cash flows from lease contracts.

The fair value of the investment properties classified as buildings and land in the consolidated financial statements is categorized within Level 3 of the fair value hierarchy.

The key assumptions used to determine the fair value of the investment properties and sensitivity analyses are as follows:

Property	Valuation technique	Significant unobservable inputs	Range	
			2023	2022
Land and Buildings	DCF	Discount rates for similar lease contracts, market rent levels, expected vacancy and expected maintenance.	Discount rate – 10.30% to 11.80%	Discount rate - 11.26 % to 12.48%
			Market rent levels - ₱400 to ₱1,500/sqm per month	Market rent levels - ₱400 to ₱1,500/sqm per month
			Expected vacancy - 5% to 30%;	Expected vacancy - 5% to 45%
			Expected maintenance - 1% to 5% of gross revenue	Expected maintenance - 2% to 10% of gross revenue

For DCF, significant increases (decreases) in estimated market rent levels and rent growth per annum in isolation would result in a significantly higher (lower) fair value of the investment properties. Significant increases (decreases) in the expected vacancy rate and discount rate in isolation would result in a significantly lower (higher) fair value.

13. PROPERTY AND EQUIPMENT

The composition and movements of this account are as follows:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Office Furniture and Equipment	₱62,461,509	₱58,066,661
Transportation Equipment	7,113,858	5,005,836
Leasehold Improvements	57,565,903	42,156,793
Construction Equipment	110,244,878	45,217,461
Land and building	1,899,356,601	1,180,878,963
Right-of-use Assets	40,723,978	41,431,445
	₱2,177,466,727	₱1,372,757,159

Property and equipment include Land and building that pertains to the following:

- 152 CALC owned units in Novotel Suites Manila at Acqua 6 Tower of Acqua Private Residences amounting to ₱621.57 million and ₱625.05 million as of September 30, 2024 and December 31, 2023, respectively.
- The Pebble (four-storey waterfront clubhouse) of Acqua Private Residences amounted to ₱554.60 million and ₱556.82 million as of September 30, 2024, and December 31, 2023, respectively.

As of September 30, 2024, and December 31, 2023, there are no restrictions on the items of property and equipment of the Group and none of these are pledged as security for the Group's obligations.



The depreciation and amortization on September 30, 2024 and 2023 are recognized as follows:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
General, administrative, and selling expenses (Note 21)	₱76,675,732	₱88,914,010

There is no interest expense or borrowing cost capitalized for PPE in 2024 and 2023.

14. OTHER ASSETS

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Current:		
Prepaid commissions	₱ 701,055,034	₱689,553,895
Input taxes	945,456,614	480,309,960
Creditable withholding taxes	749,408,469	333,995,593
Prepaid expenses	118,478,347	122,770,169
Deferred financing cost	–	19,978,705
Others	36,704,166	33,283,294
	₱2,551,102,630	₱1,679,891,616
Noncurrent:		
Prepaid commissions	₱80,921,110	₱80,921,110
Creditable withholding taxes	243,553,449	330,156,449
Advances to landowners	259,024,174	259,024,174
Rental deposits (Note 28)	92,278,588	94,247,911
Input taxes	93,892,220	93,892,220
Intangible assets	47,181,643	43,311,171
Others	38,920,243	29,865,318
	₱855,771,427	₱931,418,353

Prepaid commissions pertain to capitalized commission expenses payable to its agents on the sale of its real estate projects related to contracts that have qualified for revenue recognition. These will be recognized as commission expense under “General, administrative and selling expenses” in the period in which the related real estate sales are recognized.

Input taxes are fully realizable and will be applied against output VAT.

Creditable withholding taxes are attributable to taxes withheld by third parties arising from real estate sale, property management fees and leasing revenues.

Advances to landowners pertains to the initial payment made by the Group, in accordance to its memorandum of agreement to acquire 56 hectares of property to developed a beach style lifestyle destination in the Municipality of Palawan.



Rental deposits mostly pertain to security deposits held and applied in relation to the Group's lease contracts for its administrative and sales offices. The deposits are noninterest-bearing and are recoverable through application of rentals at the end of the lease term.

Intangible assets include software costs and trademarks. Software cost includes application software and intellectual property licenses owned by the Group. Trademarks are licenses acquired separately by the Group. These licenses arising from the Group's marketing activities have been granted for a minimum of 10 years by the relevant government agency with the option to renew at the end of the period at little or no cost to the Group. Previous licenses acquired have been renewed and enabled the Group to determine that these assets have an indefinite useful life.

15. ACCOUNTS AND OTHER PAYABLES

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Accounts payable	₱3,036,818,989	₱2,602,712,570
Customers' advances	3,416,057,872	2,367,510,254
Accrued expenses	1,046,131,002	825,702,285
Retention payable	478,098,913	399,446,373
Dividends payable	223,310,904	—
Other payables	26,787,016	24,193,790
	₱8,227,204,696	₱6,219,565,272

Accounts payable are attributable to the construction costs incurred by the Group. These are noninterest-bearing and with terms of 15 to 90 days.

Customers' advances pertain to funding from buyers of real estate for future application against transfer and registration fees and other taxes to be incurred upon transfer of properties to the buyer. The movement of customers' advances is mainly due to advance payment of buyers less fees incurred for the turned over properties.

"Accrued expenses" consist mainly of, commission, salaries, taxes, interest, utilities, marketing costs, professional fees, insurance, and other outside services.

Retention payable is noninterest-bearing and is normally settled on a 30-day term upon completion of the relevant contracts.

16. CONTRACT LIABILITIES

Contract liabilities consist of collections from real estate customers which have not qualified for revenue recognition and excess of collections over the recognized receivables based on percentage of completion. The movement in contract liability is mainly due to reservation sales and advance payment of buyers less real estate sales recognized upon reaching the equity threshold and from increase in percentage of completion. As of September 30, 2024 and December 31, 2023, carrying values of contract liabilities amounted to ₱5,087.07 million and ₱3,873.08 million, respectively.

17. RELATED PARTY TRANSACTIONS

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence which include affiliates.

Terms and Conditions of Transactions with Related Parties

The Group in their regular conduct of business has entered into transactions with related parties principally consisting of advances and reimbursement of expenses, development, management, marketing, leasing and administrative service agreements and purchases which are made at normal market prices. Outstanding balances at year-end are unsecured and noninterest-bearing. There have been no guarantees provided or received for any related party receivables or payables. Related party transactions are settled in cash.

The Group has material related party transactions policies containing the approval requirements and limits on amounts and extent of related party transactions in compliance with the requirements under the Revised SRC Rule 68 and SEC Memorandum Circular 10, series of 2019.

The Group has an approval requirement such that material related party transactions shall be reviewed by the Related Party Transactions Committee (the Committee) and endorsed to the BOD for approval. Material related party transactions are those transactions that meet the threshold value as approved by the Committee amounting to ₱50.0 million and other requirements as may be recommended by the Committee.

The related party transactions are shown under the following accounts in the consolidated financial statements:

Due from Related Parties

	Outstanding balances		Amount of transactions		Terms and Conditions
	2024	2023	2024	2023	
Ultimate Parent	₱1,157,424,113	₱866,610,929	₱290,813,183	₱596,173,016	
Officers and stockholders	245,589,653	230,977,152	14,612,501	7,800,000	
Under common control					Noninterest bearing, due and demandable, unsecured, no impairment
CISI	450,659,309	450,659,309	–	–	
CGIC	77,093	77,093	–	507	
CRIT	507	507	–	(10,314)	
Entity managed by a related party					
CAC	18,262,197	17,918,763	–	(13,041,653)	
	₱1,872,012,872	₱1,566,243,753	₱305,425,684	₱590,921,556	

Due to Related Parties

	Outstanding balance		Amount of transaction		Terms and Conditions
	2024	2023	2024	2023	
Ultimate Parent	P–	₱243,861,878	(₱243,861,878)	₱6,577,128	Noninterest bearing, due and demandable, unsecured
CGIC	456,360	456,360	–	–	
Officers and stockholders	111,258,193	139,778,855	(28,520,662)	19,459,339	
	₱111,714,553	₱384,097,093	(₱272,380,516)	₱26,036,467	

Significant transactions of the Group with related parties are described below:

Due from related parties pertains to advances provided by the Group to the stockholders and other affiliates. These are generally unsecured, noninterest-bearing, and are due and demandable and are not impaired.

Due to related parties pertains to advances made by the Group for the capital expenditure of the affiliates. These are generally noninterest bearing and are due and demandable.

In 2023, CPMI write-off its advances to CAC amounting to ₱12.83 million.

Key management compensation

The key management personnel of the Group include all directors, executives, and senior management. The details of compensation and benefits of key management personnel for the nine-month period ended September 30, 2024, and 2023 follow:

	September 30, 2024	September 30, 2023
Short-term employee benefits	₱86,671,278	₱82,036,231
Post-employment benefits	4,333,621	4,101,866
	₱91,004,899	₱86,138,097

Terms and condition of transactions with related parties

There have been no guarantees provided or received for any related party receivables or payables. As of September 30, 2024, and December 31, 2023, the Group has not made any provision for probable losses 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.

18. SHORT-TERM AND LONG-TERM DEBT

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Short-term debt:		
Bank loans	₱983,750,000	₱766,000,000
Trust receipts	–	25,664,471
	₱983,750,000	₱791,664,471
	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Long-term debt:		
Bank loans – net of discount	₱9,223,356,351	₱9,045,691,229
Payable under CTS financing	907,576,818	1,306,542,403
	10,130,933,169	10,352,233,632
Less current portion	1,376,549,090	3,851,897,104
Noncurrent portion	₱8,754,384,079	₱6,500,336,528

Short-term Debt

Trust receipts

Trust receipts (TRs) are facilities obtained from various banks to finance purchases of construction materials the Group's projects. Under these facilities, the banks pay the Group's suppliers then require the Group to execute trust receipts over the goods purchased. The TRs have average interest rates ranging from 7.60% and 5.75% to 6.25% in 2024 and 2023, respectively. These are paid monthly or quarterly in arrears with full payment of principal balance at maturity of one year and with an option to prepay.

Short-term bank loans

Bank loans pertain to the following various short-term promissory note (PN) obtained by the Group:

- On February 28, 2024, the Group availed with ChinaBank a term loan amounting to ₱1,000.00 million with an interest rate of 7.90% per annum. The loan interest is payable quarterly, and the principal is payable on December 18, 2024.
- On 5 June 2023, the Company entered into a Master Trust and Agency Agreement with PNB Trust for the Issuance of Short-Term Master Promissory Note ("MPN"). As of September 30, 2024, and as of December 31, 2023, the outstanding balance of the MPN amounted to ₱63.00 million and ₱256.00 million, respectively.
 - On 7 July 2023, the Company issued a six-month Short-Term Series A MPN due 3 January 2024 amounting to ₱86 Million at a fixed rate of 6.7181% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
 - On 9 August 2023, the Company issued a six-month Short-Term Series B MPN due 5 February 2024 amounting to ₱144 Million at a fixed rate of 6.0731% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.

- On 13 September 2023, the Company issued a six-month Short-Term Series C MPN due 11 March 2024 amounting to ₱49 Million at a fixed rate of 6.7807% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
- On 13 September 2023, the Company issued a twelve-month Short-Term Series D MPN due 7 September 2024 amounting to ₱63 Million at a fixed rate of 7.1457% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
- On 10 May 2024, the Company issued a six-month Short-Term Series E MPN due 6 November 2024 amounting to ₱33 Million at a fixed rate of 6.5502% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
- On 10 May 2024, the Company issued a twelve-month Short-Term Series F MPN due 5 May 2025 amounting to ₱40 Million at a fixed rate of 7.1457% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
- On 2 August 2024, the Company issued a six-month Short-Term Series G MPN due 29 January 2025 amounting to ₱248 Million at a fixed rate of 6.8413% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.
- On 2 August 2024, the Company issued a twelve-month Short-Term Series H MPN due 25 July 2025 amounting to ₱84 Million at a fixed rate of 7.0170% per annum. The proceeds of the Short-Term MPN were utilized for the Company's working capital and/or general corporate purposes.

The issuances of the MPN were made on the basis of Section 10.1(l) of the Securities Regulation Code ("SRC") or on the basis of the qualified buyer exemption, which is a transaction exempt from the securities registration requirement. Accordingly, all the lenders or the beneficial owners of the MPN are qualified buyers as such term is defined in the SRC and its implementing regulations (as amended by SEC Memorandum Circular No. 6, series of 2021) ("SRC Rules").

The SEC Form 10.1 was submitted to the SEC for each series as a notice of exemption from the registration requirement prior to the issuance of the MPN, pursuant to Rule 10.1.6.1 of the SRC Rules.

- In 2023, the Group availed of a short-term PN facility with Philtrust Bank with total amount of ₱465.00 million with an interest rate of 8.00% per annum, which is payable monthly until full payment with option to renew annually. During the first quarter of 2024, the Group availed additional ₱60.00 million from the PN facility with an interest rate of 8.00% per annum, which is payable monthly until full payment with option to renew annually. As of September 30, 2024, and December 31, 2023 the outstanding balance of the PNs amounted to ₱525.00 million and ₱465.00 million, respectively.

- In 2023, the Group availed of a short-term PN facility with Chinabank Savings Bank with total amount of ₱30.00 million with an interest rate of 8.38% per annum, which is payable monthly until full payment. During the first quarter of 2024, the Group availed an additional ₱68.75 million from the PN facility with an interest rate of 8.25% per annum, which is payable monthly until full payment. As of September 30, 2024, and December 31, 2023 the outstanding balance of the PNs amounted to ₱91.25 million and ₱30.00 million, respectively.
- In 2023, the Group availed of a short-term PN facility with Bank of the Philippine Islands with total amount of ₱15.00 million with an interest rate of 7.75% per annum, interest is payable monthly until full payment or renewal.

Long-term Debt

Bank Loans

Bank loans pertains to the following various long-term debt availed by the Group:

Date of availment	September 30, 2024 (in millions)	December 31, 2023 (in millions)	Maturity	Interest Rate	Payment Terms
September 2024	₱3,200.00	₱–	September 2029	7.82%, annual repricing	Interest and principal payable quarterly
March and August 2024	100.00	–	Various maturities until July 2026	8.75%-8.88%	Interest and principal payable quarterly
November 2023,	1,381.65	1,500.00	November 2028	8.06%, Fixed up to 2 years only; Repricing on November 2025	Interest and principal payable quarterly
January - December 2023	400.00	400.00	Various maturities until July 2026	8.21%-9.08%; Quarterly repricing	Interest and principal payable quarterly
August and October 2022	3,803.75	3,893.75	October 2027	7.39%; Fixed up to 2 years only; Quarterly repricing by Aug 2024	Interest and principal payable quarterly
December 2022	344.31	427.30	September 2026	8.50%; Annual repricing	Interest and principal payable quarterly
May 2021	102.73	202.95	May 2025	4.65%; Annual repricing	Interest and principal payable quarterly
October 2019	–	2,432.50	September 2024	7.75%; Semi-annual repricing	Interest and principal payable quarterly
September - October 2019	–	249.70	September 2024	8.75%; Annual repricing	Interest and principal payable quarterly
	₱9,332.44	₱9,107.52			

CTS financing

CTS financing pertains to loan facilities which were used in the construction of the Group's real estate development projects. The related PNs have terms ranging from twelve (12) to forty-eight (48) months and are secured by the buyer's post-dated checks, the corresponding CTS, and parcels of land held by the Parent Company. The Group retained the assigned ICRs and recorded the proceeds from these assignments as "Long-term debt". These CTS loans bear fixed interest rates ranging from 7.00% to 7.75% and 5.88% to 8.50% as September 30, 2024 and December 31, 2023, respectively (see Note 6).

Security and Debt Covenants

Certain bilateral, trust receipts, payables under CTS financing and bank loans have mortgaged real estate inventories and assigned ICRs and contract assets wherein such assets can no longer be allowed to be separately used as collateral for another credit facility, grant loans to directors, officers and

partners, and act as guarantor or surety in favor of banks. As of September 30, 2024 and December 31, 2023, the carrying values of these assets mortgaged for trust receipts, payables under CTS financing and bank loans are as follows:

	September 30, 2024	December 31, 2023
Real estate inventories	₱5,224,636,681	₱2,296,480,207
ICR	482,918,733	921,957,349
Investment properties	8,444,029,839	8,444,029,839

Certain bilateral loans have covenants to maintain a debt-to-equity ratio of not more than 2.33x and a debt service coverage ratio of at least 1.5x and current ratio of 1.2x. Debt includes note payables, short term and long-term debt. The bank loans have a covenant, specific to the projects it is financing, of having loan to security value of no more than 50% to 60%. Security value includes, among other things, valuation appraisal by independent appraisers and takes into account the sold and unsold sales and market value of the properties. The loan agreements require submission of the valuation of each mortgage properties on an annual basis or upon request of the facility agent. As of September 30, 2024 and December 31, 2023, the Company complied with the provisions of its debt covenants.

Borrowing Costs

Borrowing cost capitalized amounted to nil and ₱48.48 million for the nine-month period ended September 30, 2024 and for the year ended December 31, 2023, respectively (see Notes 7 and 11).

Interest Expense and Other Finance Charges

Interest and other financing charges for the short-term and long-term debts for the nine-month periods ended September 30, 2024 and 2023 totaled to ₱663.64 million and ₱529.34 million, respectively.

19. BONDS PAYABLE

This account consists of the following:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Principal		
Balances at the beginning of year	₱9,000,000,000	₱6,000,000,000
Addition	—	3,000,000,000
Repayment	(3,000,000,000)	—
	6,000,000,000	9,000,000,000
Deferred financing cost:	122,562,896	122,562,896
Carrying value	5,877,437,104	8,877,437,104
Less: Current portion	—	3,000,000,000
Non-current portion	₱5,877,437,104	₱5,877,437,104

On March 3, 2023, the Certificate of Permit to Offer Securities for Sale was approved by the Securities and Exchange Commission relative to the Parent Company's Second Tranche Offer of Fixed Rate Retail Bonds consisting of up to Two Billion Pesos (₱2,000,000,000) with an Over-subscription Option of up to One Billion Pesos (₱1,000,000,000), worth of Fixed Rate Bonds comprising of 6.5760% per annum three (3) year fixed rate bonds ("Series A Bonds"), 7.4054% per annum five (5) year fixed rate bonds ("Series B Bonds") and 7.6800% per annum seven (7) year fixed rate bonds ("Series C Bonds"), under its Six Billion Pesos (₱6,000,000,000) Debt Securities Program Shelf Registration. This bond was listed at the PDEX on March 17, 2023. The bonds are rated



“AA+” by Credit Rating and Investor Services Philippines Inc. (CRISP). Total debt issue costs amounted to ₱82.11 million and were capitalized as debt issue costs to be amortized over the life of the bonds.

On February 11, 2022, the Securities and Exchange Commission approved the application of the Parent Company’s Shelf Registration of Debt Securities in the aggregate amount of Six Billion Pesos (₱6,000,000,000) to be offered within a period of 3 years or such period as Securities and Exchange Commission may allow at an Issue Price of 100% of Face Value. The First Tranche of the Fixed Rate Retail Bonds is Two Billion Pesos (₱2,000,000,000) with an Oversubscription Option of up to One Billion Pesos (₱1,000,000,000) Five (5)-Year Fixed Retail Bonds due 2027.

On February 24, 2022, the Parent Company listed at the PDEX its five-year bonds, with interest rates of 5.7524%% p.a. The bonds are rated “AA” by Credit Rating and Investor Services Philippines Inc. (CRISP).

On March 1, 2021, the Parent Company listed at the PDEX a ₱3.00 billion unsecured fixed-rate peso denominated three-year retail bonds, with interest rates of 4.8467% p.a. In the first quarter of 2024, the said three-year bonds amounting to ₱3.00 billion were paid in full.

Interest Expense and Other Finance Charges

Interest and other financing charges from bonds payable for the nine-month periods ended September 30, 2024 and 2023 totaled to ₱330.15 million and ₱350.67 million, respectively.

Security and Debt Covenants

Covenants related to bonds payable include maintenance of current ratio of at least 1.5x, debt-to-equity ratio of not more than 2.0x and debt service coverage ratio of at least 1.2x. As of September 30, 2024 and December 31, 2023, the Group has complied with the provisions of its bond covenants.

20. LIABILITY FROM PURCHASED LAND

This account pertains to the outstanding payable of the Group for the cost of land purchases recognized under “Real estate inventories” amounting to ₱31.46 million and ₱49.48 million, as of September 30, 2024 and December 31, 2023, respectively.

21. EQUITY

Earnings per share

Basic/diluted earnings per share amounts attributable to equity holders of the Parent Company for the nine-month period ended September 30, 2024 and 2023 are as follows:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Net income attributable to the owners of the Parent Company	₱1,801,193,346	₱392,837,791
Dividends declared to preferred shares	113,148,000	100,765,500
	1,688,045,346	292,072,291
Weighted average number of shares	11,599,600,690	11,599,600,690
Basic/diluted earnings per share	₱0.146	₱0.025



Basic earnings per share are calculated using the net income attributable to the equity holders of Parent Company less dividend declared to preferred shares divided by the weighted average number of shares. No dilutive potential ordinary shares are outstanding as of September 30, 2024 and 2023.

Common shares

The Group's authorized capital stock and issued and subscribed shares amounted to 15,000.00 million shares and 11,699.72 million shares, respectively as of September 30, 2023 and December 31, 2022. There are no movements in the Group's authorized, issued and subscribed shares in 2023 and 2022.

The following summarizes the Group's record of registration of securities under the Revised Securities Regulation Code:

On February 09, 2000, the Parent Company was listed with the Philippine Stock Exchange with a total of 3,554.72 million common shares, issued, paid and outstanding. The offering of the shares was at ₱1.00 per share.

On November 11, 2014, the Philippine Stock Exchange, Inc. approved the application of the Group to list additional 730.32 million common shares, with a par value of ₱0.53 per share, to cover the Group's 20.62% stock dividend declaration to stockholders of record as of October 27, 2014 which was paid on November 14, 2014.

On August 30, 2019, the Group's BOD authorized and approved the amendment of the stockholders' resolution dated September 29, 2017, specifically: (a) change in the par value of the proposed reclassified 3.00 billion Preferred Shares from ₱1.00 to ₱0.53 per share and (b) no increase in the authorized capital stock of the Parent Company, together with the consequent amendment of article nine of the amended articles of incorporation of the Parent Company. The amendment was approved by the SEC in January 2020.

As of September 30, 2024 and December 31, 2023, the Parent Company had 496 and 497 stockholders, respectively, with at least one board lot at the PSE, for a total of 11,599,600,690 (₱0.53 par value) issued and outstanding common shares.

Preferred stock

On February 22, 2024, the Group listed and traded on the Main Board of The Philippine Stock Exchange, Inc. its 20,000,000 perpetual, cumulative, non-participating, non-voting, redeemable, non-convertible Series B Preferred Shares under the trading symbol CPGPB with an initial Dividend Rate of 7.5432% per annum at an Offer Price of Php100.00 per share. The preferred shares were offered to the public on February 6 to 13, 2024. The SEC approved the Group's application for the Primary Offer on January 5, 2024. The dividends on the preferred shares shall be paid quarterly, every May 22, August 22, November 22, and February 22 of each year.

The 20,000,000 preferred stock with a par value of ₱0.53 were fully subscribed totaling ₱10.60 million. Additional paid-in capital from preferred stock amounted ₱1,989.40 million and issuance cost totaled ₱48.19 million resulting in a net additional paid-in capital ₱1,941.21 million. Total cash received from issuance of preferred shares amounted to ₱1,951.81 million.



On January 10, 2020, the Parent Company listed at the main board of the PSE its maiden follow-on offering of preferred stock under the trading symbol “CPGP”. These preferred stocks are cumulative, non-voting, non-participating and redeemable at the option of the Parent Company. The Parent Company offered 20 million preferred stocks at ₱100.00 each with an oversubscription option of up to 10 million preferred stocks on December 16, 2019 to January 3, 2020, after the SEC issued an order rendering the Registration Statement that was filed on October 19, 2019 effective and a corresponding permit to offer the securities for sale. The initial dividend rate was set at 6.7177% per annum. The dividends on the preferred stock shall be paid quarterly, every January 10, April 10, July 10, and October 10 of each year.

The 30,000,000 preferred stock with a par value of ₱0.53 were fully subscribed totaling ₱15.90 million. Additional paid-in capital from preferred stock amounted ₱2,984.10 million and issuance cost totaled ₱99.06 million resulting in a net additional paid-in capital ₱2,885.03 million. Total cash received from issuance of preferred shares amounted to ₱2,910.77 million.

On July 10, 2023, the Parent Company fully redeemed its ₱3,000 million Cumulative, Non-Voting, Non-Convertible, Non-Participating, Redeemable Peso-denominated Preferred Shares (“Preferred Shares” or “CPGP”). The redemption price was the issue price of ₱100.00 per share, plus any accumulated unpaid cash dividends. As of December 31, 2023, the redemption of shares is treated as treasury shares recorded at cost.

On May 27, 2024, the Group amend the Article 6, Section 2 of the Amended Articles of Incorporation, specifically on the provision for **Redemption of Preferred Shares**. The Board of Directors unanimously approved and resolved that any shares redeemed or purchased by the Corporation shall be **deemed and recorded as retired** and may be reissued at the option of the Company.

Treasury shares

On January 7, 2013, the BOD of the Parent Company approved a share buyback program for those shareholders who opt to divest of their shareholdings in the Parent Company. A total of ₱800.00 million worth of shares were up for buyback for a time period of up to 24 months. In 2014 and 2013, a total of 85.68 million shares and 14.44 million shares were reacquired at a total cost of ₱87.15 million and ₱22.52 million, respectively.

As of September 30, 2024, and December 31, 2023, treasury shares amounted to ₱109.67 million consisting of 100.12 million common shares and ₱3,109.67 million consisting of 100.12 million common shares and 30.00 million preferred shares, respectively.

Retained earnings

Retained earnings include the accumulated equity in undistributed net earnings of consolidated subsidiaries amounting to ₱10,564.56 million and ₱11,594.25 million as of September 30, 2024, and December 31, 2023, respectively.

Cash dividend declaration

The Board of Directors (BOD) of CPGI approved the following dividend declaration in 2024, 2023 and 2022.

	Date of Declaration	Total Amount of Dividends	Dividends per share/ Dividend rate	Shares Record Date	Date of Payment
<i>Dividend for:</i>					
Preferred Shares	April 4, 2024	₱37,716,000	7.5432%	April 25, 2024	May 22, 2024
Preferred Shares	July 15, 2024	37,716,000	7.5432%	July 29, 2024	August 22, 2024
Preferred Shares	July 15, 2024	37,716,000	7.5432%	October 28, 2024	November 22, 2024
Common Shares	June 26, 2024	278,193,224	₱0.023983	July 29, 2024	August 12, 2024
Common Shares	June 26, 2024	185,467,616	0.015989	September 30, 2024	October 14, 2024
2024		₱576,808,840			
Common Shares	June 29, 2023	₱70,237,954	₱0.006055	July 28, 2023	August 11, 2023
Common Shares	June 29, 2023	70,237,954	0.006055	September 29, 2023	October 13, 2023
Preferred Shares	March 8, 2023	50,382,750	6.7177%	July 5, 2023	July 10, 2023
Preferred Shares	March 8, 2023	50,382,750	6.7177%	April 3, 2023	April 11, 2023
2023		₱241,241,408			
Preferred Shares	December 6, 2022	₱50,382,750	6.7177%	January 5, 2023	January 10, 2023
Preferred Shares	August 11, 2022	50,382,750	6.7177%	October 5, 2022	October 10, 2022
Preferred Shares	May 26, 2022	50,382,750	6.7177%	July 6, 2022	July 11, 2022
Preferred Shares	February 4, 2022	50,382,750	6.7177%	April 6, 2022	April 11, 2022
2022		₱201,531,000			

Non-controlling interest

On May 31, 2023, the Board of Directors (BOD) of CPGI approved the acquisition of 1,060,000,000 common shares with a par value of ₱1.00 per common share from Mitsubishi Corporation (MC), representing the latter's 40% ownership interest in PPHI, and 265,000 Preferred B shares with a par value of ₱1,000 per share owned by MC in PPHI. The Philippine Competition Commission (PCC) has approved the above transaction on August 9, 2023, and on November 24, 2023, CPGI concluded the acquisition at a transaction price of ₱1.09 per common share and ₱1,085.28 per preferred share. The difference between the acquisition price of ₱1,438.00 million and the carrying value of NCI of ₱2,155.32 million as of October 30, 2023, amounting to ₱717.32 million, was recognized in the Group's equity reserve.

On May 31, 2023, the Board of Directors of the Century Limitless Corporation (CLC) also approved the acquisition of the 40% shareholdings of MC in the following subsidiaries:

- 409,780 common shares with par value of ₱100.00 per share and 175,620 preferred shares with par value of ₱100.00 per share in TPI.
- 140,000 common shares with par value of ₱100.00 per share of MC in TPII.
- 120,000 common shares with par value of ₱100.00 per share of MC in TPIII.

The PCC has approved the above transaction on August 9, 2023 and on November 24, 2023, CLC completed the above acquisition for a total acquisition price of ₱141.00 million. The difference between the acquisition price and the carrying value of NCI of ₱135.03 million as of October 30, 2023, amounting to ₱5.97 million, was recognized in the Group's equity reserve.

On December 15, 2022, CALC recognized the equity portion of its deposit for preferred shares subscription. This resulted to increase in non-controlling interest amounting to ₱54.18 million.

Non-controlling interest - dividends declared

The BOD of CPGI subsidiaries approved the following dividend declarations to non-controlling interest.

	Date of Declaration	Total Amount of Dividends	Dividends per share	Dividend declared to NCI	Date of Payment
<i>Declared by:</i>					
TP1	May 30, 2023	₱78,000,000	₱177.66	₱31,200,000	May 31, 2023
TP2	May 30, 2023	24,000,000	68.57	9,600,000	May 31, 2023
TP3	May 30, 2023	160,500,000	535.00	64,200,000	May 31, 2023
PPHI	May 30, 2023	987,500,000	0.37	395,000,000	May 31, 2023
2023		₱1,250,000,000		₱500,000,000	

Other components of equity

Other components of equity mainly pertain to the equity reserve recognized between the consideration paid by MC and the carrying value of the net assets of TPI I, TPI II, TPI III and Century City Development Corp II (CCDC II) given up amounting to ₱104.49 million as of December 31, 2020. Net of the difference between the acquisition price paid by CPGI and the value of the non-controlling interest held by MC in CCDCII as of August 24, 2020, amounting to ₱782.24 million was charged against the Group's equity reserve.

In 2023, the Group acquired the total outstanding shares held by MC in its subsidiaries, TPI I, TPI II, TPI III and PPHI. The difference between the total acquisition price of ₱1,579.00 million and the carrying amount of NCI as of October 30, 2023 amounting to ₱2,290.35 million, which amounted to ₱711.35 million, was recognized in the Group's equity reserve.

It also includes the remeasurement loss on equity instruments at FVOCI amounting to ₱5.45 million as of September 30, 2024 and December 31, 2023, respectively, was also charge against the Group equity reserve.

Capital management

The primary objective of the Group's capital management is to ensure that it maintains a strong and healthy consolidated statement of financial position to support its current business operations and drive its expansion and growth in the future.

The Group undertakes to establish the appropriate capital structure for each business line, to allow it sufficient financial flexibility, while providing it sufficient cushion to absorb cyclical industry risks.

The Group considers debt as a stable source of funding. The Group attempts to continually lengthen the maturity profile of its debt portfolio and makes it a goal to spread out its debt maturities by not having a significant percentage of its total debt maturing in a single year.

The Group manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. It monitors capital using leverage ratios on both a gross debt and net debt basis. The Group is subject to externally imposed capital requirements from its bank loans which it has complied with as of September 30, 2024 and December 31, 2023.

Equity, which the Group considers as capital, pertains to the equity attributable to equity holders of the Parent Company excluding other components of equity and remeasurement loss on defined benefit plan, amounting to a total of ₱21,148.23 million and ₱20,226.11 million as of September 30, 2024 and December 31, 2023, respectively.

No changes were made in the objectives, policies or processes for managing capital in September 30, 2024 and December 31, 2023.

22. GENERAL, ADMINISTRATIVE AND SELLING EXPENSES

This account consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Commission	683,907,602	₱694,020,750
Salaries, wages and employee benefits	486,246,068	575,065,325
Marketing and promotions	456,733,319	434,734,119
Taxes and licenses	288,736,438	185,326,996
Entertainment, amusement and recreation	91,214,666	74,894,111
Depreciation and amortization	76,675,732	88,914,010
Outside services	73,276,948	85,935,041
Professional fees	57,686,156	61,217,856
Supplies	39,725,059	24,251,230
Utilities	28,260,924	26,298,583
Repairs and maintenances	19,657,091	25,636,201
Transportation and travel	19,479,046	16,033,065
Rent	11,493,982	8,041,606
Communication	7,579,838	11,772,969
Miscellaneous	131,806,634	84,036,579
	₱2,472,479,503	₱2,396,178,441

Miscellaneous pertains mainly to research development, sponsorships, recruitment fess, software maintenance and insurance

23. INTEREST AND OTHER INCOME

This account consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Income from forfeited collections	₱78,737,435	₱33,142,271
Interest income from cash and cash equivalents and short-term investments (Note 4)	94,222,453	117,607,039
Interest income from in-house financing	122,845,211	75,055,990
Interest income from on-loan	158,525,111	—
Other income	410,654,262	403,597,803
	₱864,984,472	₱629,403,103

Income from forfeited collections pertains to forfeited collections from reservation fees whose allowable period of completion has prescribed and terminated sales contracts.



Other income mainly consists of the penalties and other surcharges billed against defaulted installments from sales contracts. Real estate buyers are normally charged a penalty of 3.00% of the monthly installment for every month in arrears from the time the specific installment becomes due and payable.

24. PENSION COST

The Group has a funded, noncontributory, defined benefit pension plan covering substantially all of its regular employees. The benefits are based on the projected retirement benefit of 22.5 days' pay per year of service in accordance with Republic Act 7641. The benefits are based on current salaries and years of service and compensation on the last year of employment. An independent actuary conducts an actuarial valuation of the retirement benefit obligation using the projected unit credit method.

The plan assets as of September 30, 2024 and December 31, 2023 pertain solely to bank deposits. The Group does not expect to contribute to its retirement fund in 2024.

Outstanding pension liabilities amounted ₱298.71 million and ₱290.15 million as of September 30, 2024 and December 31, 2023, respectively.

25. INCOME TAXES

The provision for income tax consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Current	₱ 504,931,382	₱339,278,154
Deferred	109,278,750	4,338,484
	₱614,210,132	₱343,616,638

Income tax includes regular corporate income tax (RCIT) at the rate of 25% in 2024 and 2023, minimum corporate income tax (MCIT) is at the rate of 2% in 2024 and 1.5% in 2023, and final taxes paid is at the rate of 20%, which is a final withholding tax on gross interest income from debt instruments and other deposit substitutes.

The deferred tax assets and liabilities are presented in the consolidated statements of financial position as follows:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
Deferred tax assets – net	₱108,860,406	₱48,357,179
Deferred tax liabilities – net	2,337,780,138	2,458,740,459

26. LEASE CONTRACTS

Group as lessee

The Group has lease contracts for various office spaces with lease terms of two (2) to three (3) years. Rental due is based on the agreed fixed monthly rent, subject to escalation. As of September 30, 2024 and December 31, 2023, the Group has lease liability amounting to ₱34.21 million and ₱34.21 million, respectively.

Group as lessor

The Group is a lessor of its commercial units in its retail mall, hospital, office and commercial spaces. The leases have terms ranging from one (1) year to (10) years, with renewal options. Monthly rent payment is computed using a fixed rate per square meter and variable rent based on percentage of sales of the tenants for the year. Leasing revenue recognized amounted to ₱664.60 million and ₱650.12 million for the nine-month period ended September 30, 2024, and 2023, respectively.

27. OTHER NON-CURRENT LIABILITIES

Deposits for Preferred Shares Subscription

The Group's deposit for preferred shares subscription pertains to deposits received by the Group from buyers of its preferred shares. On June 17, 2015, the Group's preferred shares divided into Class A, Class B, Class C and Class D have been registered with SEC for public offering.

Movements of issuances and cancellation of shares per Preferred Class are summarized in the table below.

Class of shares	Number of Shares				Total
	Preferred A shares	Preferred B shares	Preferred C shares	Preferred D shares	
Authorized shares	6,344	520	520	520	7,904
Par value in ₱	10	100	1,000	10,000	11,110
Subscribes shares at December 31, 2021	5,629	429	481	143	6,682
Subscription during 2022	—	—	—	—	—
Cancellation of shares	(169)	(39)	(39)	—	(247)
Number of shares at December 31, 2022	5,460	390	442	143	6,435
Subscription during 2023	—	—	—	—	—
Cancellation of shares	(13)	—	—	—	(13)
Number of shares at December 31, 2023	5,447	390	442	143	6,422
Subscription during 2024	—	—	—	—	—
Cancellation of shares	—	—	—	—	—
Number of shares at September 30, 2024	5,447	390	442	143	6,422

The preferred shares have the following features, rights, privileges and obligations which can be availed by the preferred shareholders upon full payment:

- All classes of the preferred shares are non-voting.
- Preferred shareholders are entitled to use and occupy, for twenty-eight (28) nights per year (the "Annual Usage Entitlement"), the rooms to be owned by the Group in the planned Acqua 6 Tower of the Acqua Private Residences (upon its completion and only when such rooms are ready for occupancy), with the room class based on the class of preferred shares owned. Annual Usage Entitlements are non-cumulative.

The corresponding room class of each class of shares are as follows:

Class of Preferred Shares	Corresponding Room Class
Preferred A shares	Studio Room
Preferred B shares	One Bedroom Deluxe Room
Preferred C shares	One Bedroom Superior Room
Preferred D shares	One Bedroom Premier Room

- c. The preferred shareholders shall be entitled to a share in Net Room Rental Revenue at the rate of 40% for all of the 152 rooms to be owned by the Group. The share of a preferred shareholder in the Net Room Rental Revenue shall be payable annually. The share of a preferred shareholder in the Net Room Rental Revenue shall be calculated based on the attributable square meters (“SQM”) corresponding to the class of preferred shares held by such preferred shareholder for every 13 preferred shares held.
- d. Net Room Rental Revenue means total revenue from rentals of all rooms less total room cost of sales. The corresponding attributable SQM of each class of shares are as follows:

Class of Preferred Shares	Corresponding Attributable SQM
Preferred A shares	8.00
Preferred B shares	11.75
Preferred C shares	19.00
Preferred D shares	21.75

- e. The preferred shareholders shall no longer participate in any dividend declaration of the Group.

The preferred shareholders shall regularly and diligently pay the fees, contributions, charges and other dues, including but not limited to the Annual Management Fee, Annual Operating Budget, Furniture, Fittings and Equipment Reserve, pertaining to the maintenance and use of the rooms to be owned by the Group.

Upon full payment and availability of the rooms and when the rights and benefits vest upon completion of the Project, these deposits will be reclassified to preferred shares and will be split between the equity and liability components. As of September 30, 2024 and December 31, 2023, 5013 shares and 5013 shares have been fully paid, respectively.

Total liabilities for preferred shares subscriptions received presented under financial statement caption “Other noncurrent liabilities” amounted to to ₱948.32 million and ₱948.32 million as of September 30, 2024 and December 31, 2023, respectively.

Advance Deposits and Refundable Deposits

Refundable deposits pertain to utilities and meter deposits, and security deposits collected from tenants which are refundable at the end of the lease contracts. The Group received refundable deposits and security deposits classified as “Other current liabilities” amounting to ₱14.83 million and ₱59.85 million and “Other noncurrent liabilities” amounting to ₱659.97 million and ₱645.44 million as of September 30, 2024 and December 31, 2023, respectively .

Deferred Lease Income

Deferred lease income is amortized over the lease term on a straight-line basis and which amortization is recorded as part of “Leasing revenue” in the statements of comprehensive income. The carrying value of the deferred lease income presented under financial statement caption “Other current liabilities” amounted to ₱14.00 million and ₱14.00 million and “Other noncurrent liabilities” amounted to ₱45.89 million and ₱98.02 million as of September 30, 2024 and December 31, 2023, respectively.

28. FINANCIAL INSTRUMENTS

	September 30, 2024		December 31, 2023	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial assets				
ICR	₱10,946,777,204	₱11,000,259,817	₱10,513,080,456	₱10,864,280,557
Rental deposits	92,278,588	95,498,204	94,247,911	95,479,912
	₱11,039,055,792	₱11,095,758,021	₱10,607,328,367	₱10,959,760,469
Other financial liabilities				
Long-term debt	₱11,114,683,169	₱11,510,921,624	₱10,352,233,632	₱10,742,816,902
Bonds payable	5,877,437,104	6,000,000,000	8,877,437,104	9,000,000,000
Liability from purchased land	23,288,091	26,687,102	49,484,077	52,564,486
Refundable deposits	654,156,003	697,859,184	679,930,221	679,753,641
Total financial liabilities	₱17,669,564,367	₱18,235,467,910	₱19,959,085,034	₱20,475,135,029

Fair Value of Financial Instruments

The methods and assumptions used by the Group in estimating the fair value of the financial instruments are as follows:

Financial assets

Cash and cash equivalents, receivables (excluding ICRs), due from related parties, marginal deposit accounts and other payables, due to related parties and short-term debt

Carrying amounts approximate fair values due to the short-term maturities of these instruments.

ICRs

Fair value is based on undiscounted value of future cash flows using the prevailing interest rates for similar types of receivables as of the reporting date using the remaining terms of maturity. Discount rates ranging from 8.12% to 9.23% were used in calculating the fair value as of September 30, 2024 and December 31, 2023.

Rental deposits and investment in bonds

The fair values of rental deposits and investment in bonds are based on the discounted value of future cash flows using the applicable market interest rates. Discount rates ranging from 5.21% to 6.24% were used in calculating the fair value of the Group’s rental deposits as of September 30, 2024 and December 31, 2023, respectively.

Long-term debt, bonds payable, liability from purchased land, refundable deposits

The fair values are estimated using the discounted cash flow method using the Group’s current incremental borrowing rates for similar borrowings with maturities consistent with those remaining for



the liability being valued. The discount rates used for long-term debt ranged from 1.79% to 2.82% and 1.55% to 2.82% as of September 30, 2024 and December 31, 2023, respectively. The discount rates used for the bonds payable ranged from 5.05% to 6.09% and 4.05% to 4.83% as of September 30, 2024 and December 31, 2023, respectively. The discount rates used for the liability from purchased land ranged from 1.79% to 2.82% and 1.55% to 2.67% as of September 30, 2024 and December 31, 2023, respectively.

The discount rates used for refundable deposits ranged from 5.05% to 6.09% and 4.25% to 5.01% as of September 30, 2024 and December 31, 2023, respectively.

The Group has no financial instruments measured under Level 3 of fair value hierarchy. For the nine-month period ended September 30, 2024 and for the year ended December 31, 2023, the Group did not have transfers between Level 1 and 2 fair value measurements and no transfers into and out of Level 3 fair value measurements.

Financial Risk Management Policies and Objectives

The Group has various financial assets and liabilities such as cash and cash equivalents, receivables, due to and from related parties, and accounts payable and other liabilities, which arise directly from its operations. The Group has bonds payable, short-term and long-term debt availed for financing purposes.

Exposure to credit, interest rate and liquidity risks arise in the normal course of the Group's business activities.

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

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

The Group's BOD reviews and approves the policies for managing each of these risks and they are summarized below:

Credit Risk

Credit risk is the risk that the counterparty to a financial instrument will cause a financial loss for the Group by failing to discharge an obligation.

The Group trades only with recognized, creditworthy third parties. The Group's receivables are monitored on an ongoing basis to manage exposure to bad debts and to ensure timely execution of necessary intervention efforts. Real estate buyers are subject to standard credit check procedures, which are calibrated based on payment scheme offered. The Group assessed that its customer portfolio is homogeneous. The Group's respective credit management units conduct a comprehensive credit investigation and evaluation of each buyer to establish creditworthiness.

In addition, the credit risk for ICRs is mitigated as the Group has the right to cancel the sales contract without need for any court action and take possession of the subject house in case of refusal by the buyer to pay on time the due installment contracts receivable. This risk is further mitigated because the corresponding title to the subdivision units sold under this arrangement is transferred to the buyers only upon full payment of the contract price. With respect to credit risk arising from the other financial assets of the Group, exposure to credit risk arises from default of the counterparty, with a maximum

exposure equal to the carrying amount of these instruments. The Group transacts only with institutions or banks which have demonstrated financial soundness for the past 5 years.

The credit quality of the financial assets was determined as follows:

Cash and cash equivalents and rental deposits – these are considered as high-grade financial assets as these are entered into with reputable counterparties.

Receivables – these are considered as high grade since there are no default in payments.

Due from related parties – these are considered as standard grade as these are settled on time or are slightly delayed due to unresolved concerns.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from either the inability to sell financial assets quickly at their fair values; or the counterparty failing on repayment of a contractual obligation; or inability to generate cash inflows as anticipated. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans and advances from related parties. It matches its projected cash flows to the projected amortization of long-term borrowings. For its short-term funding, the Group's policy is to ensure that there are sufficient operating inflows to match repayments of short-term debt.

The following table shows the maturity profile of the Group's financial assets used for liquidity purposes and liabilities based on contractual undiscounted payments:

	September 30, 2024		
	Within 1 Year	1 - 5 years	Total
Financial assets			
Cash and cash equivalents	₱4,808,396,481	₱–	₱4,808,396,481
Short-term investments	18,258,017	–	18,258,017
Receivables*	11,180,195,684	1,062,900,379	12,243,096,063
Due from related parties	1,872,012,872	–	1,872,012,872
Rental Deposits	–	92,278,588	92,278,588
	₱17,878,863,054	₱1,155,178,967	₱19,034,042,021
Financial liabilities			
Accounts and other payables**	₱4,383,475,048	₱–	₱4,383,475,048
Due to related parties	111,714,553	–	111,714,553
Short-term debt	983,750,000	–	983,750,000
Liability from purchased land	23,288,091	–	23,288,091
Long-term debt:			
Principal	1,376,549,090	8,816,204,846	10,192,753,936
Interest	–	61,820,767	61,820,767
Bonds payable:			
Principal	–	6,000,000,000	6,000,000,000
Interest	–	122,562,896	122,562,896
Lease liability	16,830,485	–	16,830,485
Security deposits	29,334,462	624,821,541	654,156,003
	₱6,924,941,729	₱15,625,410,050	₱22,550,351,779

* Excluding receivables from employees amounting to ₱430.72 million as of September 30, 2024.

** Excluding customers' advances and statutory liabilities amounting to ₱3,416.06 million and ₱427.67 million, respectively, as of September 30, 2024.

	December 31, 2023		Total
	Within 1 Year	More than 1 year	
Financial assets			
Cash and cash equivalents	₱ 3,543,351,959	₱—	₱ 3,543,351,959
Short-term deposits	18,258,017	—	18,258,017
Receivables*	10,281,047,604	1,268,850,078	11,549,897,682
Due from related parties	1,566,243,753	—	1,566,243,753
Rental deposits	—	94,247,911	94,247,911
	₱15,408,901,333	₱1,363,097,989	₱16,771,999,322
Financial liabilities			
Accounts and other payables**	₱3,596,326,143	₱—	₱3,596,326,143
Due to related parties	384,097,093	—	384,097,093
Short-term debt	791,664,471	—	791,664,471
Liability from purchased land	49,484,077	—	49,484,077
Long-term debt:			
Principal	3,851,897,104	6,562,157,296	10,414,054,400
Interest	—	61,820,767	61,820,767
Bonds payable:			
Principal	3,000,000,000	6,000,000,000	9,000,000,000
Interest	—	122,562,896	122,562,896
Lease liabilities	17,374,824	16,834,482	34,209,306
Security deposits	59,850,397	645,436,816	705,287,213
	₱11,750,694,109	₱13,408,812,257	₱25,159,506,366

* Excluding other receivables from employees amounting to ₱365.13 million as of December 31, 2023.

**Excluding customers' advances and statutory liabilities amounting to ₱2,372.29 million and ₱255.73 million, respectively, as of December 31, 2023.

Foreign currency risk

Financial assets and credit facilities of the Group, as well as major contracts entered into for the purchase of raw materials, are mainly denominated in Philippine Peso.

Interest rate risk is the risk that changes in the market interest rates will reduce the Group's current or future earnings and/or economic value. The Group's interest rate risk management policy centers on reducing the overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Group's interest-bearing debt obligations with floating interest rates or rates subject to repricing as it can cause a change in the amount of interest payments.

There is no other impact on the Group's total comprehensive income other than those already affecting the net income.

29. CONTINGENCIES

The Group is contingently liable for lawsuits or claims filed by third parties (substantially civil cases that are either pending decision by the courts or are under negotiation, the outcomes of which are not presently determinable). In the opinion of management and its legal counsels, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of these lawsuits, claims or assessments. No provisions were made for the period-ended September 30, 2024 and December 31, 2023 with respect to the foregoing matters.

30. NOTES TO CASH FLOWS

Below are the noncash transactions for the period ended September 30, 2024 and September 30, 2023.

- a. Accretion of unamortized discount for noninterest-bearing contracts receivable amounting to ₱142.90 million and ₱40.12 million for the nine-month periods ended September 30, 2024 and 2023, respectively (see Note 7).
- b. Transfer of real estate inventories to property and equipment amounting to ₱723.19 for the nine-month periods ended September 30, 2024.
- c. Impact of adoption 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)* in installment contract receivables amounting to ₱776.64 million for the nine-month periods ended September 30, 2024 (see Note 2).
- d. Impact of adoption of IFRIC *Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)* in Real estate inventories amounting to ₱1,225.86 million for the nine-month periods ended September 30, 2024 (see Note 2).
- e. Borrowing costs capitalized in real estate inventories amounting to ₱184.53 million for the six-month periods ended September 30, 2023 (see Note 8).

EXHIBIT 1
**MANAGEMENT DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION
AND RESULTS OF OPERATIONS**

***Results of Operations and Material Changes to the Company's Income Statement for the nine-month period ended September 30, 2024 compared to September 30, 2023
(In Millions of Peso)***

	2024	2023	Movement Amount	%
REVENUE				
Real estate revenue	₱9,284.45	₱8,230.64	₱1,053.81	12.80%
Leasing revenue	971.09	1,046.94	(75.85)	-7.25%
Property management fee, hotel and other services	390.08	376.89	13.19	3.50%
Interest income from real estate sales	142.89	40.12	102.77	256.19%
	10,788.51	9,694.59	1,093.92	11.28%
COST AND EXPENSES				
Cost of real estate revenue	5,207.09	4,756.00	451.09	9.48%
Cost of leasing	329.32	326.52	2.80	0.86%
Cost of services	235.42	222.41	13.01	5.85%
	5,771.83	5,304.93	466.90	8.80%
GROSS PROFIT	5,016.68	4,389.66	627.02	14.28%
GENERAL, ADMINISTRATIVE AND SELLING EXPENSES	2,472.48	2,396.18	76.30	3.18%
OTHER INCOME (EXPENSES)				
Interest and other income	864.98	629.40	235.58	37.43%
Gain from change in fair value of investment properties	—	(7.21)	7.21	-100.00%
Share in net earnings of JVs and associate	—	1.96	(1.96)	-100.00%
Interest and other financing charges	(993.78)	(969.90)	(23.88)	2.46%
	(128.80)	(345.75)	216.95	-62.75%
INCOME BEFORE INCOME TAX	2,415.40	1,647.73	767.67	46.57%
PROVISION FOR INCOME TAX	614.21	343.62	270.59	78.75%
NET INCOME	₱1,801.19	₱1,304.11	₱497.08	38.12%

Revenues

The Group's total revenue increase by 11.28% due to the following:

12.80% Increase in Real Estate Revenue

The increase is due to higher sales take up, collections and on-schedule construction activities substantially from first home market segment projects during the period. Phirst Park Homes, Inc., the first home business segment of CPGI, contributed P6.9Bn in revenues up from previous comparative period of P5.3Bn.

256.19% Increase in Interest Income from Real Estate Sales

Increase in interest income for real estate sales is due to higher collections on Installment Contract Receivables (ICR). In accordance with existing accounting standards, ICR are booked at net present value to take out imputed interest arising from installment nature of the receivables. The netted out imputed



interest upon booking of sales is recognized as earned or accreted income only when corresponding actual collection is done.

7.23% increase in Leasing Revenue

The decrease was due to non- renewal of lease contracts by certain lessees and to lower lease rates from new tenants during the period.

3.50% Increase in Property Management, Hotel, and Other Services

The hotel operations doubled its revenue in the current period as domestic tourism continue to grow while property management revenue was slightly down by 7% due to leasing and commercial real estate market affecting a portion of the group's customer base.

Cost and Expenses

The Group's cost and expense increased by 8.8% due to the following:

- 9.48% increase in cost of sales directly attributable to the increase of real estate revenue.
- 5.85% increase in cost of services is directly attributable to the cost of hotel operations and higher property management fee and other services.

3.18% increase in General, Administrative and Selling Expense

The slight increase is mainly due to the increase operating costs to support the growing business of first homes business segment of the group.

37.43% increase in Interest and Other Income

The increase is mainly attributable to interest income earned from parked excess funds in short-term fixed income instruments.

2.46% increase in Interest and Other Financing Charges

The increase is due to higher borrowing rate of the group compared with same period last year.

78.75% increase in Provision for Income Tax

The increase was primarily due to higher taxable income during the period.

As a result of the foregoing, net income increased by 38.12%.



Financial Condition and Material Changes to the Company's Statement of Financial Position for the period-ended September 30, 2024, compared to December 31, 2023
(In Millions of Peso)

	September 30, 2024	December 31, 2023	Movement	
			Amount	%
ASSETS				
Cash and cash equivalents	P 4,808.40	P3,543.35	P1,265.04	35.70%
Short-term investments	18.26	18.26	—	0.00%
Receivables	11,610.91	10,646.18	964.74	9.06%
Real estate inventories	16,365.87	18,832.24	(2,466.37)	-13.01%
Due from related parties	1,872.01	1,566.24	305.77	19.52%
Advances to suppliers and contractors	1,613.08	1,661.84	(48.76)	-2.93%
Other current assets	2,551.10	1,679.89	871.21	51.86%
Total Current Assets	38,839.63	37,948.00	891.63	2.35%
Noncurrent portion of installment contract receivables	1,062.90	1,268.85	(205.95)	-16.23%
Deposits for purchased land	1,116.79	1,116.79	—	0.00%
Investments in and advances to joint ventures and associate	277.33	277.32	—	0.00%
Investment properties	12,421.91	12,421.91	—	0.00%
Property and equipment	2,177.47	1,372.76	804.71	58.62%
Deferred tax assets – net	108.86	48.36	60.50	125.12%
Other noncurrent assets	855.77	931.42	(75.64)	-8.12%
Total Noncurrent Assets	18,021.03	17,437.41	583.62	3.35%
TOTAL ASSETS	56,860.66	55,385.41	1,475.25	2.66%
LIABILITIES				
Accounts and other payables	8,227.20	6,219.58	2,007.63	32.28%
Contract liabilities	5,087.07	3,873.08	1,214.00	31.34%
Short-term debt	983.75	791.66	192.09	24.26%
Current portion of:				
Long-term debt	1,376.55	3,851.90	(2,475.35)	-64.26%
Bonds Payable	—	3,000.00	(3,000.00)	-100.00%
Liability from purchased land	23.29	49.48	(26.20)	-52.94%
Lease Liability	16.83	17.37	(0.54)	-3.13%
Due to related parties	111.71	384.10	(272.39)	-70.92%
Income Tax Payable	210.23	50.58	159.65	315.62%
Other current liabilities	43.53	73.85	(30.32)	-41.06%
Total Current Liabilities	16,080.16	18,311.60	(2,231.43)	-12.19%
Noncurrent portion of:				
Long-term debt	8,754.38	6,500.34	2,254.05	34.68%
Bonds Payable	5,877.44	5,877.44	—	0.00%
Lease Liability	—	16.83	(16.83)	-100.00%
Pension liabilities	298.71	290.15	8.57	2.95%
Deferred tax liabilities	2,337.78	2,458.74	(120.96)	-4.92%
Other noncurrent liabilities	1,633.66	1,625.98	7.67	0.47%
Total Noncurrent Liabilities	18,901.97	16,769.48	2,132.50	12.72%
Total Liabilities	34,982.13	35,081.08	(98.93)	-0.28%
EQUITY				
Capital stock	6,200.85	6,200.85	—	0.00%
Preferred shares	10.60	15.90	(5.30)	-33.33%
Additional paid-in capital	4,481.89	5,524.78	(1,042.89)	-18.88%
Treasury shares	(109.67)	(3,109.67)	3,000.00	-96.47%
Other components of equity	28.16	28.16	—	0.00%
Retained earnings	11,216.63	11,594.25	(377.62)	-3.26%
Remeasurement loss on defined benefit plan	(4.11)	(4.11)	—	0.00%
Total Equity Attributable to Equity Holders of the Parent Company	21,824.35	20,250.16	1,574.19	7.77%
Non-controlling interest	54.18	54.18	—	0.00%
	21,878.53	20,304.34	1,574.19	7.75%
	P56,860.66	P55,385.41	P1,475.25	2.66%

Assets

The Group's total assets slightly increased by 2.66% due to the following:

- Cash and cash equivalents and short-term investments increase by 35.70% as a result of higher cash flow provided by operating activities during the period.
- Receivables including non-current portion increased by 6.37% primarily due to higher sales take up and revenue recognition during the period, resulting from strong performance of the group's first home business segment and partially offset by the impact of adoption 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)* and the collections from installment contract receivables.
- Real estate inventories decrease by 13.10% due to recognition of cost sales for sold units and the impact of the adoption of *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)* in which borrowing cost capitalized is removed from real estate inventories.
- Increase from due from related parties by 19.52% due to additional advances from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.
- 30.47% increase in total other current and non-current assets primarily due to an increase in prepaid selling expenses for pre-sales during the period and increase in input taxes.

Liabilities

The Group's total liabilities decreased by 0.28% due to the following:

- Accounts and other payables increased by 32.28% primarily due to collections of customers advances and accruals made at the end of the period and increase in inventory related purchases.
- Total short-term and long-term debt decreased by 0.26% due to net repayments of loans during the period.
- In March 2024, the Group redeemed its ₱3,000 million unsecured fixed rate peso retails which resulted in a 33.79% decrease in bonds payable.
- 36.79% decrease in liability in purchase land due to payments made during the period.
- Income tax payable increased by 315.62% due to higher income during the period.
- Deferred tax liability decreased by 4.92% due to the tax impact of the adoption of new accounting standards.

Equity

The Group's 7.75% increase in total stockholders' equity is mostly due to:

- Issuance of ₱2,000 million preferred shares.
- Net income during the period amounting to ₱1,801.19 million.
- This is offset by ₱48 million preferred shares issuance cost.
- ₱463.66 million dividends declared for common shares.
- ₱113.15 dividend declared for preferred shares.



- ₱1,600 million Impact of adoption of adoption 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)* and *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Cost)*.

There are no known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way.

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

There are no material commitments for capital expenditures.

There are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations apart from the impact of ongoing Covid-19 pandemic.

There are no significant elements of income or loss that did not arise from the Company's continuing operations.

There are no seasonal aspects that had a material effect on the financial condition or results of operations of the Company.

The top five (5) key performance indicators of the Company are shown below:

Financial Indicators	30-September-24	30-September-23
Current Ratios (a)	2.4x	2.1x
Debt to Equity (b)	0.8x	0.8x
Debt to EBITDA (c)	3.7x	5.3x
Return on Assets (d)	4.3%	3.2%
Return on Equity (e)	11.4%	7.7%

Notes:

- 1) Current ratio is obtained by dividing the Current Assets of the Company by its Current liabilities. This ratio is used as a test of the Company's liquidity.
- 2) Debt to Equity ratio computed by dividing total interest-bearing debt (includes short-term and long-term debts and bonds payable) by total equity.
- 3) Debt to EBITDA is calculated by dividing EBITDA for the period by total interest-bearing debt.
- 4) Return on assets is calculated by dividing net income for the period by average total assets (beginning plus end of the period divided by two).
- 5) Return on equity is calculated by dividing net income for the period by average total equity (beginning plus end of the period divided by two).

Current ratio decreased mainly due to decrease in inventories and contract receivables due to the impact of adoption of new standards.

Debt to equity is maintained at 0.8x with decrease in interest bearing liabilities and increase in equity.

Debt to EBITDA decreased primarily due to the increase in annualized EBITDA as of September 30, 2024 compared to the same period as of September 30, 2023.

Return on Equity and Return on Assets increase due to higher annualized net income recognized during the period ended September 30, 2024 compared to the same period ended September 30, 2023.



Key Performance Indicators

Selected Financial Indicators

September 30, 2024 and September 30, 2023

Financial ratios	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Current/Liquidity Ratios		
Current Assets	38,839,633,781	35,719,516,285
Current Liabilities	16,080,162,887	17,213,310,516
Current Ratios	2.4	2.1
Current Assets	38,839,633,781	35,719,516,285
Inventory	16,365,868,619	16,658,863,431
Quick Assets	22,473,765,162	19,060,652,854
Current Liabilities	16,080,162,887	17,213,310,516
Quick Ratios	1.4	1.1
Liabilities and Debt Ratios		
Short-term debt	983,750,000	579,012,745
Long-term debt – Current	1,376,549,090	3,979,919,509
Long-term debt - non-current	8,754,384,079	5,269,665,115
Bonds payable	5,877,437,104	8,866,782,827
Debt	16,992,120,273	18,695,380,196
Equity	21,878,524,878	21,355,629,647
Debt-to-Equity	0.8	0.9
Debt	16,992,120,273	18,695,380,196
Cash and Cash Equivalents	4,808,396,481	3,831,615,470
Net Debt	12,183,723,792	14,863,764,726
Equity	21,878,524,881	21,355,629,647
Net Debt-to-Equity	0.6	0.7
Debt	16,992,120,273	18,695,380,196
EBITDA (annualized for interim)	4,574,358,956	3,502,352,583
Debt-to-EBITDA	3.7	5.3
Income before Income Tax	2,415,403,478	1,647,729,381
Interest expense	938,690,007	890,121,046
Depreciation and amortization	76,675,732	88,914,010
EBITDA	3,430,769,217	2,626,764,437
EBIT	3,354,093,485	2,537,850,427
Interest expense	938,690,007	890,121,046
Interest Coverage Ratio	3.6	2.9
Asset to Equity Ratios		
Total Assets	56,860,660,264	54,256,942,249
Total Equity	21,878,524,881	21,355,629,647
Asset to Equity Ratio	2.6	2.5
Liabilities to Equity Ratios		
Total Liabilities	34,982,135,383	32,901,312,602
Total Equity	21,878,524,881	21,355,629,647
Liabilities to Equity Ratio	1.6	1.5



Financial ratios	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
Profitability ratios		
Revenue	10,788,517,825	9,694,596,140
Gross Profit	5,016,683,872	4,389,662,114
Gross Profit Ratio	47%	45%
Net Income Attributable to Equity holders of the Parent Company	1,801,193,349	847,249,019
Revenue	10,788,517,825	9,694,596,140
Net Income Margin	16.7%	8.7%
Total Net Income after tax (annualized)	2,401,591,128	1,738,816,985
Total Asset CY	56,860,660,264	53,631,774,110
Total Asset PY	55,385,411,059	53,931,100,448
Average total asset	56,123,035,661	53,781,437,279
Return on Asset	4.3%	3.2%
Total Net Income after tax (annualized)	2,401,591,128	1,738,816,985
Total Equity CY	21,878,524,881	21,355,629,647
Total Equity PY	20,304,338,429	23,792,541,874
Average total equity	21,091,431,654	22,574,085,761
Return on Equity	11.4%	7.7%
Net Income	1,801,193,346	1,304,112,739
Revenue	10,788,517,825	9,694,596,140
Net Income Margin	16.7%	13.5%



PART II--OTHER INFORMATION

Item 3. 2nd Quarter of 2024 Developments

A. New Projects or Investments in another line of business or corporation.

None

B. Composition of Board of Directors

Name of Director	Position
Jose E.B. Antonio	Chairman of the Board
John Victor R. Antonio	Director
Jose Marco R. Antonio	Director
Jose Carlo R. Antonio	Director
Ricardo P. Cuerva	Director
Rafael G. Yaptinchay	Director
Hilda R. Antonio	Director
Jose L. Cuisia	Independent Director
Stephen T. CuUnjieng	Independent Director
Carlos C. Ejercito	Independent Director
Aileen U. Ongkauko	Independent Director

C. Performance of the corporation or result/progress of operations.

Please see unaudited Financial Statements and Management's Discussion and Analysis.

D. Declaration of Dividends.

	Date of Declaration	Total Amount of Dividends	Dividends per share/ Dividend rate	Shares Record Date	Date of Payment
Dividend for:					
Preferred Shares	April 4, 2024	₱37,716,000	7.5432%	April 25, 2024	May 22, 2024
Preferred Shares	July 15, 2024	37,716,000	7.5432%	July 29, 2024	August 22, 2024
Preferred Shares	July 15, 2024	37,716,000	7.5432%	October 28, 2024	November 22, 2024
Common Shares	June 26, 2024	278,193,224	₱0.023983	July 29, 2024	August 12, 2024
Common Shares	June 26, 2024	185,467,616	0.015989	September 30, 2024	October 14, 2024
		₱576,808,840			

E. Contracts of merger, consolidation or joint venture; contract of management, licensing, marketing, distributorship, technical assistance or similar agreements.

None

F. Offering of rights, granting of Stock Options and corresponding plans thereof.

None



G. Acquisition of additional mining claims or other capital assets or patents, formula, real estate.

Not Applicable

H. Other information, material events or happenings that may have affected or may affect market price of security.

None.

I. Transferring of assets, except in normal course of business.

None.

Item 4. Other Notes as of 2nd Quarter of 2024 Operations and Financials.

J. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that is unusual because of their nature, size, or incidents.

None.

K. Nature and amount of changes in estimates of amounts reported in prior periods and their material effect in the current period.

There were no changes in estimates of amounts reported in prior interim period or prior financial years that have a material effect in the current interim period.

L. New financing through loans/ issuances, repurchases and repayments of debt and equity securities.

See Notes to Financial Statements and Management Discussion and Analysis.

M. Material events to the end of the interim period that have not been reflected in the financial statements for the interim period.

None

N. The effect of changes in the composition of the issuer during the interim period including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations.

None

O. Changes in contingent liabilities or contingent assets since the last annual statement of financial position date.

None

P. Existence of material contingencies and other material events or transactions during the interim period

None.

Q. Events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.

None



R. Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period.

None.

S. Material commitments for capital expenditures, general purpose and expected sources of funds.

The movement of capital expenditures being contracted arose from the regular land development and construction requirements.

T. Known trends, events or uncertainties that have had or that are reasonably expected to have impact on sales/revenues/income from continuing operations.

As of September 30, 2024, there are no known trends, events or uncertainties that are reasonably expected to have impact on sales/revenues/income from continuing operations except for those being disclosed in the 2nd quarter of 2024 financial statements.

U. Significant elements of income or loss that did not arise from continuing operations.

None.

V. Causes for any material change/s from period to period in one or more-line items of the financial statements.

See Notes to Financial Statements and Management Discussion and Analysis (MD&A) as material changes are described in detail in the MD&A section

W. Seasonal aspects that had material effect on the financial condition or results of operations.

None.

X. Disclosures not made under SEC Form 17-C.

None.

SIGNATURES

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

CENTURY PROPERTIES GROUP INC.

By:

A handwritten signature in black ink, appearing to read "R. Mangune", is written over the printed name of Rosalinda G. Mangune.

ROSALINDA G. MANGUNE
Comptroller



CENTURY PROPERTIES GROUP INC. AND SUBSIDIARIES
SCHEDULE OF USE OF PROCEEDS FROM PREFERRED SHARES
September 30, 2024

Use of Proceeds	As of September 30, 2024
Proceeds from the sale of Preferred Shares	₱2,000,000,000
Less: Offer Related Expenses	
Underwriting fees	19,500,000
Professional and Agency Fees	16,355,348
DST	106,000
SEC registration and legal research fee	1,830,655
PSE Filing fee (inclusive of VAT)	5,600,000
Stock Transfer and Receiving Agent fee	728,000
Insurance Commission processing fee	10,100
Other miscellaneous expenses (signing, publicity, etc.)	774,480
Subtotal	44,904,582
Net proceeds for the Offer	₱1,955,095,418
Disbursements	1,955,095,418
Balance of Proceeds as of September 30, 2024	₱-

Century Properties Group, Inc. raised from the Preferred Shares gross proceeds of ₱2.00 billion. After issue-related expenses, actual net proceeds amounted to approximately ₱1.96 billion were used to partially repay existing obligations of the Company, and partially finance capital expenditures of vertical project development and other corporate fund requirements.



CENTURY PROPERTIES GROUP INC. AND SUBSIDIARIES

SCHEDULE OF BONDS PROCEEDS

September 30, 2024

₱3.0 BILLION BONDS DUE ON 2027

Use of Proceeds	ESTIMATED PER PROSPECTUS	ACTUAL
Estimated proceeds from the sale of Bonds	₱3,000,000,000	₱3,000,000,000
Less: Upfront fees		
SEC registration and legal research fee	1,325,625	1,325,625
Underwriting fees	22,500,000	22,500,000
DST	22,500,000	22,500,000
Estimated Professional and Agency Fees	9,343,100	23,436,549
Listing application fees	100,000	100,000
Other Miscellaneous expense	50,000	44,837
Subtotal	₱55,818,725	₱69,907,011
Net proceeds	₱2,944,181,275	₱2,930,092,989

Balance of Proceeds as of September 30, 2024

NIL

Century Properties Group, Inc. raised from the Bonds gross proceeds of ₱3.00 billion. After issue-related expenses, actual net proceeds amounted to approximately ₱2.93 billion were used to partially repay existing obligations of the Company, and partially finance capital expenditures of vertical project development and other corporate fund requirements.

CENTURY PROPERTIES GROUP INC. AND SUBSIDIARIES
SCHEDULE OF BONDS PROCEEDS
September 30, 2024
P3.0 BILLION BONDS

- P0.7 billion due on 2027
- P1.3 billion due on 2028
- P1.0 billion due on 2030

Use of Proceeds	ESTIMATED PER PROSPECTUS	ACTUAL
Estimated proceeds from the sale of Bonds	P3,000,000,000	P3,000,000,000
Less: Upfront fees		
SEC registration and legal research fee	757,530	757,530
Underwriting fees	22,500,000	22,500,000
DST	22,500,000	22,500,000
Estimated Professional and Agency Fees	9,683,000	7,526,920
Listing application fees	300,000	300,000
Other Miscellaneous expense	50,000	50,000
Subtotal	P55,790,530	P53,634,450
Net proceeds	P2,944,209,470	P2,946,365,550

Balance of Proceeds as of September 30, 2024
NIL

Century Properties Group, Inc. raised from the Bonds gross proceeds of P3.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P2.95 billion were used to partially repay existing obligations of the Company, and partially finance capital expenditures of vertical project development and other corporate fund requirements.