

SEC No. 200930354
File No. _____

DOUBLED DRAGON CORPORATION
(Company's Full Name)

DD Meridian Park Bay Area corner Macapagal Avenue and EDSA Extension
Boulevard Brgy 76 Zone 10 San Rafael Pasay City 1302
(Company's Address)

8856 7111
(Telephone Number)

December 31
(Fiscal Year ending)

Form 17-Q for the Third Quarter of 2024
(Form Type)

N/A
Amendment Designation

N/A
Period Ended Date

N/A
(Secondary License Type and File Number)

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 CS200930354 3. BIR Tax Identification No. 287-191-423-000
4. Exact name of issuer as specified in its charter: DoubleDragon Corporation
5. Province, country or other jurisdiction of incorporation or organization: Republic of the Philippines
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office and Postal Code: DD Meridian Park Bay Area corner Macapagal Avenue and EDSA Extension Boulevard Brgy 76 Zone 10 San Rafael Pasay City 1302
8. Issuer's telephone number, including area code: (632) 8856-7111
9. Former name, former address and former fiscal year, if changed since last report: N/A
10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

Title of each Class	Number of shares of common stock outstanding and amount of debt outstanding
<u>Common Shares</u>	<u>2,345,028,600</u>
<u>Preferred Shares</u>	<u>100,000,000</u>
<u>Total Debt (in Million of Pesos)</u>	<u>63,261.82</u>

11. Are any or all of the securities listed on a Stock Exchange?
Yes ☒ No ☐

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

Stock Exchange: Philippine Stock Exchange

Securities Listed: 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 Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes ☒ No ☐ N/A

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

Yes ☒ No ☐ N/A

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

The following financial statements are submitted as part of this report:

- a) Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the three months ended September 30, 2024 and September 30, 2023; Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the nine months ended September 30, 2024 and September 30, 2023;
- b) Notes to the Unaudited Condensed Consolidated Interim Financial Statement
- c) Unaudited Condensed Consolidated Interim Statements of Financial Position as of September 30, 2024 and December 31, 2023 (audited);
- d) Unaudited Condensed Consolidated Interim Statements of Changes in Equity for the nine months ended September 30, 2024 and September 30, 2023; and
- e) Unaudited Condensed Consolidated Interim Statements of Cash Flows for the nine months ended September 30, 2024 and September 30, 2023.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES

**UNAUDITED CONDENSED
INTERIM FINANCIAL STATEMENTS
As of September 30, 2024 and December 31, 2023 and
For the Nine Months Ended September 30, 2024 and 2023**

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	(Unaudited) September 30, 2024	(Audited) December 31, 2023
ASSETS		
Current Assets		
Cash and cash equivalents	P5,370,154,075	P2,918,467,996
Receivables – net	16,927,677,016	14,295,415,072
Inventories	5,635,831,110	4,522,224,068
Due from related parties	49,356,220	49,356,220
Prepaid expenses and other current assets - net	6,785,833,275	6,248,446,537
Total Current Assets	34,768,851,696	28,033,909,893
Noncurrent Assets		
Receivables - net of current portion	298,601,611	298,601,611
Property and equipment - net	1,236,797,469	1,201,682,700
Goodwill and other intangible assets	1,080,156,441	1,091,535,467
Investment property	152,198,116,822	147,937,015,015
Right-of-use assets - net	4,815,777	15,331,566
Deferred tax assets	233,819,399	145,948,729
Other noncurrent assets	2,607,833,074	2,515,921,894
Total Noncurrent Assets	157,660,140,593	153,206,036,982
	P192,428,992,289	P181,239,946,875
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities	P6,927,016,470	P8,420,812,394
Short-term loans payable and current maturities of long-term notes payable, net of debt issue costs	16,594,647,560	15,283,212,952
Customers' deposits	1,435,056,277	685,020,347
Due to related parties	560,811,433	560,812,383
Dividends payable	1,087,105,890	486,308,726
Income tax payable	29,110,004	18,038,820
Total Current Liabilities	26,633,747,634	25,454,205,622
Noncurrent Liabilities		
Long-term notes payable - net of current maturities and debt issue costs	37,047,317,917	29,425,257,668
Bonds payable - net of bond issue costs	19,702,057,779	18,553,351,918
Lease liabilities - noncurrent portion	1,313,468,577	1,219,162,429
Deferred tax liabilities	11,532,222,068	10,695,557,305
Retirement benefits liability	45,795,658	45,795,658
Other noncurrent liabilities	1,257,038,736	1,278,244,992
Total Noncurrent Liabilities	70,897,900,735	61,217,369,970
Total Liabilities	97,531,648,369	86,671,575,592

Forward

	(Unaudited) September 30, 2024	(Audited) December 31, 2023
Equity Attributable to Equity Holders of the Parent Company		
Capital stock	P10,237,310,060	P10,237,310,060
Additional paid-in capital	5,540,589,852	5,540,589,852
Retained earnings	37,516,027,305	37,357,785,252
Treasury stock	(391,673,305)	(391,673,305)
Reserves	(679,646,928)	(510,591,641)
	52,222,606,984	52,233,420,218
Non-controlling Interests	42,674,736,936	42,334,951,065
Total Equity	94,897,343,920	94,568,371,283
	P192,428,992,289	P181,239,946,875

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

(Unaudited)
For the quarters ended September 30

	2024	2023
INCOME		
Rent income	P1,029,219,812	P850,525,291
Real estate sales	267,318,941	581,139,132
Hotel revenues	211,451,925	164,202,182
Interest income	29,281,895	15,169,906
Others – net	492,627,108	591,608,545
	2,029,899,681	2,202,645,056
COSTS AND EXPENSES		
Cost of real estate sales	136,157,176	289,430,838
Cost of hotel operations	135,348,651	107,778,363
Selling expenses	44,784,629	30,387,882
General and administrative expenses	523,028,922	477,554,500
Interest expense	267,029,034	379,490,230
	1,106,348,412	1,284,641,813
INCOME BEFORE INCOME TAX	923,551,269	918,003,243
INCOME TAX EXPENSE	37,601,940	42,766,503
NET INCOME/COMPREHENSIVE INCOME	P885,949,329	P875,236,740
Net income attributable to:		
Equity holders of the Parent Company	P506,606,710	P626,149,448
Non-controlling interest	379,342,619	249,087,292
	P885,949,329	P875,236,740

DOUBLEDragon CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

Unaudited
For the Nine Months Ended
September 30

	2024	2023
INCOME		
Rent income	P2,984,570,471	P2,799,988,388
Real estate sales	838,618,516	1,210,391,583
Hotel revenues	618,143,255	457,086,661
Interest income	58,653,299	87,751,963
Others – net	1,920,376,313	1,590,804,338
	6,420,361,854	6,146,022,933
COSTS AND EXPENSES		
Cost of real estate sales	429,901,247	617,300,337
Cost of hotel operations	432,749,223	320,493,927
Selling expenses	117,803,109	92,486,575
General and administrative expenses	1,532,031,683	1,350,934,607
Interest expense	1,179,968,287	1,142,375,426
	3,692,453,549	3,523,590,872
INCOME BEFORE INCOME TAX	2,727,908,305	2,622,432,061
INCOME TAX EXPENSE	195,349,186	149,517,511
NET INCOME/COMPREHENSIVE INCOME	P 2,532,559,119	P2,472,914,550
Net income attributable to:		
Equity holders of the Parent Company	P1,505,580,627	P1,431,670,638
Non-controlling interest	1,026,978,492	1,041,243,912
	P2,532,559,119	P2,472,914,550
Basic Earnings Per Share	P0.3323	P0.3350
Diluted Earnings Per Share	P0.3323	P0.3350

DOUBLED DRAGON CORPORATION
UNAUDITED CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED SEPTEMBER 30

	2024		2023	
	Number of Shares	Amount (PHP)	Number of Shares	Amount (PHP)
CAPITAL STOCK				
Authorized				
Common Shares - P0.10 par value - February 10, 2014; P1 par value - April 10, 2013; P100 par value - 2012	5,000,000,000	500,000,000	5,000,000,000	500,000,000
Preferred Shares - P100 par value - April 14, 2016	200,000,000	20,000,000,000	200,000,000	20,000,000,000
Issued and outstanding				
Balance at September 30 - common shares	2,373,100,600	237,310,060	2,373,100,600	237,310,060
Balance at September 30 - preferred shares	100,000,000	10,000,000,000	100,000,000	10,000,000,000
Balance at September 30		10,237,310,060		10,237,310,060
ADDITIONAL PAID-IN CAPITAL		5,540,589,852		5,540,589,852
RETAINED EARNINGS				
Balance at beginning of year		37,357,785,252		29,610,178,785
Net income for the period		1,505,580,627		1,431,670,638
Dividends declared		(1,347,338,574)		(1,261,530,698)
Balance at September 30		37,516,027,305		29,780,318,725
RESERVES		(679,646,928)		(20,041,324)
LESS: TREASURY SHARES				
Common shares	(28,072,000)	(391,673,305)	(28,072,000)	(391,673,305)
NON-CONTROLLING INTEREST				
Balance at beginning of year		42,334,951,065		36,689,126,859
Net income for the period		1,026,978,492		1,041,243,912
Dividends declared		(687,192,621)		(781,177,472)
Balance at September 30		42,674,736,936		36,949,193,299
		94,897,343,920		82,095,697,307

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF CASH FLOWS

	Unaudited	
	Nine Months Ended September 30	
	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	P2,727,908,305	P2,622,432,061
Adjustments for:		
Interest expense	1,179,968,287	1,142,375,426
Depreciation and amortization	86,517,672	41,415,571
Interest income	(58,653,299)	(87,751,963)
Impairment loss on receivables	39,856,480	40,349,660
Operating income before working capital changes	3,975,597,445	3,758,820,755
Decrease (Increase) in:		
Receivables	(2,151,500,276)	(2,245,849,508)
Inventories	(1,113,607,042)	(305,820,763)
Prepaid expenses and other current assets	(537,386,737)	(360,596,544)
Increase (Decrease) in:		
Accounts payable and other current liabilities	(746,427,850)	(996,454,961)
Customers' deposits	750,035,930	112,088,764
Due to related parties	(950)	(9,506,901)
Cash generated from (absorbed by) operations	176,710,520	(47,319,158)
Interest received	4,046,304	87,751,963
Interest paid	(3,212,154,805)	(3,335,312,839)
Income tax paid	(11,574,357)	(629,475)
Net cash provided by (used in) operating activities	(3,042,972,338)	(3,295,509,509)
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Investment property	(1,929,808,711)	(1,237,719,348)
Property and equipment	(110,253,415)	(825,274,713)
Increase in other noncurrent assets	(91,140,417)	(247,157,955)
Net cash used in investing activities	(2,131,202,543)	(2,310,152,016)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Availment of notes, net of debt issue costs	10,757,779,527	7,179,540,909
Issuance of bonds, net of debt issue costs	10,820,150,480	3,579,009,554
Payments of:		
Notes and loans	(1,989,665,392)	(3,134,471,021)
Bonds	(9,700,000,000)	-
Dividends	(2,081,812,363)	(1,561,709,487)
Payments of lease liability	(159,415,519)	-
Decrease in other noncurrent liabilities	(21,175,773)	(281,846,848)
Net cash provided (used) by financing activities	7,625,860,960	5,780,523,107
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,451,686,079	174,861,582
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,918,467,996	5,547,000,190
CASH AND CASH EQUIVALENTS AT END OF YEAR	P5,370,154,075	P5,721,861,772

DOUBLEDAGON CORPORATION AND SUBSIDIARIES
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL
STATEMENTS

1. Reporting Entity

DoubleDragon Corporation, formerly DoubleDragon Properties Corp., (“DD” or the “Parent Company”), was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on December 9, 2009 primarily to engage in the business of real estate development including but not limited to residential and condominium projects, to acquire by purchase or lease land and interest in land, to own, hold, impose, promote, develop, subdivide and manage any land owned, held or occupied by the Parent Company, to construct, manage or administer buildings such as condominiums, apartments, hotels, restaurants, stores or other structures and to mortgage, sell, lease or otherwise dispose of land, interests in land and buildings or other structures at any time.

The Parent Company’s shares are listed in the Philippine Stock Exchange (“PSE”) on April 7, 2014 under the stock symbol “DD”.

The Parent Company’s registered office address is at 10th Floor, DoubleDragon Plaza, DD Meridian Park Bay Area, Corner Macapagal Avenue and EDSA Extension Boulevard, Brgy. 76 Zone 10, San Rafael, Pasay City, Metro Manila.

2. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with Philippine Accounting Standards (PAS) 34, Interim Financial Reporting. Selected explanatory notes are included to explain events and transactions that are significant to the understanding of the changes in financial position and performance of the Group since the last annual consolidated financial statements as at and for the year ended December 31, 2023. The condensed consolidated interim financial statements do not include all the information required for a complete set of financial statements in accordance with Philippine Financial Reporting Standards (PFRS), and should be read in conjunction with the audited consolidated financial statements of DoubleDragon Corporation and Subsidiaries (collectively referred to as the “Group”) as at and for the year ended December 31, 2023. The audited consolidated financial statements are available upon request from the Group’s registered office at DD Meridian Park Bay Area, Corner Macapagal Avenue and EDSA Extension Boulevard, Brgy. 76 Zone 10, San Rafael, Pasay City, Metro Manila.

The condensed consolidated interim financial statements are presented in Philippine peso and all values are rounded off to the nearest peso, except when otherwise indicated.

The Group has availed of financial reporting reliefs granted by the SEC relating to several implementation issues of PFRS 15, Revenue from Contracts with Customers, affecting the real estate industry under MC 34-2020, Deferral of PIC Q&A No. 2018-12 and IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23) for Real Estate Industry. The Group adopted the guidelines of the Financial Reporting Reliefs granted by the SEC. It assessed and has determined that the impact on the existing contracts is not material for interim financials statements presented and the beginning balance of retained earnings. No

adjustments have been made relative to the adoption and the Group will continue to assess new contracts to determine if the significant financing component is material and for recognition.

4. Summary of Significant Accounting Policies

Except as described below, the accounting policies applied by the Company in these condensed interim financial statements are the same as those applied by the Company in its financial statements as of and for the year ended December 31, 2023. The following changes in accounting policies are also expected to be reflected in the Company's financial statements as of and for the year ended December 31, 2024.

Effective January 1, 2024

There are amendments to existing standards effective for annual periods beginning in 2024, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and none of these are expected to have significant impact on the Group's consolidated financial statements:

- i. PAS 1 (Amendments), Presentation of Financial Statements – Classification of Liabilities as Current or Non-current (effective from January 1, 2024)
- ii. PAS 1 (Amendments), Presentation of Financial Statements – Non-current Liabilities with Covenants (effective from January 1, 2024)
- iii. PAS 7 (Amendments), Cash Flow Statements and PFRS 7 (Amendments), Financial Instruments: Disclosures – Supplier Finance Arrangements (effective from January 1, 2024) PFRS 16 (Amendments), Leases – Lease Liability in a Sale and Leaseback (effective from January 1, 2024)

Under prevailing circumstances, the adoption of the foregoing new and amended PFRSs is not expected to have any material effect on the financial statements of the Company.

5. Use of Judgments and Estimates

In preparing the condensed consolidated interim financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those the applied to the consolidated financial statements as at and for the year ended December 31, 2023.

6. Segment Information

Operating Segments

The reporting format of the Group's operating segments is determined based on the Group's risks and rates of return which are affected predominantly by differences in the products and services produced. The operating businesses are organized and managed separately according to the nature of the products produced and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group's reportable segments are real estate development, leasing, and hospitality. The real estate development segment is engaged in the development of real estate assets to be held as trading inventory and for sale. This segment was developed as part of the Group's tactical approach to early stage growth, as part of that plan we will be transitioning out of this segment once the current inventory has been fully sold. The leasing and hospitality segments which are focused in recurring revenue will be the core pillars of the Group's growth plans moving forward. The leasing segment is engaged in the acquisition and/or development of real estate assets in the retail, office and industrial sector that are held for rentals. The hospitality segment is engaged in the acquisition and/or development of hotels which will be managed and operated the Group. The hospitality segment includes the development of a homegrown hotel brand with a unique sale-and-manage business model.

Others pertain to the segments engaged in marketing, property management activities and hotel operations.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with the operating profit or loss in the consolidated financial statements.

The Group has three significant reportable segments for 2021 and 2020, namely the real estate development, leasing, and hospitality. Leasing segment is presented into three sub-segments, which composed of retail, office and industrial.

Segment Assets and Liabilities

Segment assets include all operating assets used by a segment and consist primarily of operating cash, receivables, real estate inventories, prepaid expenses and other current assets, property and equipment and computer software licenses, net of accumulated depreciation and amortization, investment property and other noncurrent assets. Segment liabilities include all operating liabilities and consist primarily of accounts payable and other current liabilities, customers' deposits and other noncurrent liabilities. Segment assets and liabilities do not include deferred taxes.

Inter-segment Transactions

Segment revenues, expenses and performance include sales and purchases between operating segments. Inter-segment transactions are set on an arm's length basis similar to transactions with nonrelated parties.

Major Customer

The Group does not have a single external customer from which sales revenue generated amounted to 10% or more of the total revenues of the Group.

Operating Segments

Analyses of financial information by business segment follow:

September 30, 2024

	Real Estate Development	Retail Leasing	Office Leasing	Industrial Leasing	Hospitality	Others	Eliminations	Consolidated
Revenue								
External revenues	P927,375,280	P1,624,502,260	P1,479,340,051	P64,550,080	P593,276,852	P1,731,317,331	P -	P6,420,361,854
Inter-segment	-	9,679,208	145,615,919	-	24,866,403	3,794,046,545	(3,974,208,075)	-
Total Revenue	P927,375,280	P1,634,181,468	P1,624,955,970	P64,550,080	P618,143,255	P5,525,363,876	(P3,974,208,075)	P6,420,361,854
Segment Results	P440,496,294	P981,661,988	P1,022,365,806	P46,087,644	P121,920,610	P240,076,060	P(320,049,283)	P2,532,559,119
Total Comprehensive Income Attributable to								
Equity holders of the Parent	P -	P -	P -	P -	P -	P -	P -	P1,505,580,627
Non-controlling interests	-	-	-	-	-	-	-	1,026,978,492
	P -	P -	P -	P -	P -	P -	P -	P2,532,559,119
Segment Assets	P11,463,963,622	P89,430,048,056	P82,230,377,088	P9,226,620,078	P11,810,586,842	P106,986,181,413	(P118,718,784,811)	P192,428,992,288
Segment Liabilities	P10,136,727,878	P88,570,491,300	P19,639,628,234	P1,392,739,136	P16,950,873,092	P48,980,552,075	(P88,139,363,346)	P97,531,648,369
Other Information								
Capital expenditures	P16,027,277	P290,838,813	P442,566,995	P262,283,963	P663,011,549	P -	P -	P1,674,728,597
Depreciation and amortization	P8,102,079	P8,590,089	P1,647,049	P -	P35,440,453	P1,583,703	P31,154,299	P86,517,672

December 31, 2023

	Real Estate Development	Retail Leasing	Office Leasing	Industrial Leasing	Hospitality	Others	Eliminations	Consolidated
Revenue								
External revenues	P1,425,351,895	P8,407,527,475	P10,965,679,449	P375,198,567	P655,938,416	P2,912,184,115	P -	P24,741,879,917
Inter-segment	-	720,488,862	209,732,882	-	15,733,654	3,976,664,918	(4,922,620,316)	-
Total Revenue	P1,425,351,895	P9,128,016,337	P11,175,412,331	P375,198,567	P671,672,070	P6,888,849,033	(P4,922,620,316)	P24,741,879,917
Segment Results	P260,575,561	P3,900,655,595	P13,802,830,020	P320,405,337	P771,234,835	(P1,359,373,480)	(P1,768,968,365)	P15,927,359,503
Total Comprehensive Income Attributable to								
Equity holders of the Parent	P -	P -	P -	P -	P -	P -	P -	P9,251,261,972
Non-controlling interests	-	-	-	-	-	-	-	6,676,097,531
	P -	P -	P -	P -	P -	P -	P -	P15,927,359,503
Segment Assets	P10,852,060,542	P74,102,860,421	P90,898,000,048	P9,154,475,890	P12,798,896,117	P82,397,482,782	(P98,963,828,925)	P181,239,946,875
Segment Liabilities	P3,736,381,755	P58,694,052,790	P8,156,114,640	P926,140,162	P10,273,980,064	P82,719,868,212	(P77,834,962,031)	P86,671,575,592
Other Information								
Capital expenditures	P227,273,520	P400,753,506	P896,988,845	P93,484,071	P2,172,923,567	P -	P -	P3,791,423,509
Depreciation and amortization	P10,107,816	P14,327,127	P14,829,089	P -	P38,726,982	P97,252,623	(P25,879,177)	P149,364,460

Capital expenditures on noncurrent assets represent additions to property and equipment, computer software licenses, intangible assets and investment property. Noncash expenses pertain to depreciation and amortization expense attributable to the reportable segments.

The Group has only one geographical segment, which is the Philippines.

7. Cash and Cash Equivalents

This account consists of:

	September 30, 2024	December 31, 2023
Cash on hand	P223,657,946	P227,544,231
Cash in banks	5,146,496,129	2,128,208,928
Short-term placements	-	562,714,837
	P5,370,154,075	P2,918,467,996

Cash in banks earn annual interest at the respective bank deposit rates. Short-term placements are made for varying periods of up to three months depending on the immediate cash requirements of the Group, and earn annual interest at the respective short-term placement rates. Total interest income from cash in banks and short-term placements amounted to P4.05 million and P81.41 million for the nine months ended September 30, 2024 and 2023, respectively.

8. Receivables

This account consists of:

	September 30, 2024	December 31, 2023
Installment contracts receivable	P3,630,684,432	P3,344,028,359
Rent receivable	13,151,267,650	10,859,574,039
Receivables from:		
Contractors	159,360,329	159,360,329
Tenants	64,935,927	59,878,306
Condominium corporation and unit owners	92,428,788	89,091,171
Hotel operations	66,596,550	127,697,511
Leasehold rights' buyers	346,848,421	355,050,959
Advances to employees	40,244,477	28,436,133
Others	166,398,769	64,386,768
	17,718,765,343	15,087,503,575
Less allowance for impairment loss	791,088,327	792,088,503
	16,927,677,016	P14,295,415,072

Installment contracts receivable from real estate buyers pertains to receivables from the sale of condominium and subdivision units. These receivables are collectible in monthly installments over a period of one to five years. These non-interest bearing installment contracts receivable are discounted using effective annual interest rates ranging from 5.00% to 10.00% that are specific to the tenor of the installment contracts receivable. Titles to real estate properties are not transferred to the buyers until full payment has been made.

Rent receivable pertains to receivables arising from the lease of commercial and office spaces relating to the Group's CityMall, CentralHub and DD Meridian Park operations. These are generally collectible within 30 days. This account also consists of accrued rentals arising from the excess of rent income over rental collections made by lessees in accordance with straight-line rental recognition as mandated by PFRS 16, Leases.

Receivables from tenants include utilities, common usage service area fees and other charges billed to tenants which are due within 30 days upon billing.

Other income includes CUSA and interest and penalties charged to tenant advertising income, retail and restaurant sales and other charges

9. Prepaid expenses and other current assets - net

This account consists of:

	September 30, 2024	December 31, 2023
Input VAT – net	P2,060,572,485	P2,252,395,076
Advances to contractors and suppliers	1,931,230,785	1,807,179,442
Creditable withholding taxes	852,397,873	601,179,748
Prepaid expenses:		
Taxes	1,585,566,399	1,349,198,246
Commission	11,087,844	12,737,482
Insurance	25,405,164	9,998,412
Others	162,692,435	107,733,475
Refundable deposits	11,609,685	8,741,876
Other current assets	145,270,605	99,282,780
	P6,785,833,275	P6,248,446,537

10. Goodwill and Intangible Assets

This account consists of:

	September 30, 2024	December 31, 2023
Hotel101 brand	P664,300,000	P664,300,000
Goodwill	350,377,742	350,377,742
Franchise rights	27,436,829	39,163,752
Computer software licenses – net	11,086,119	8,770,482
Concession right	23,273,503	24,263,719
Others	3,682,248	4,659,772
	P1,080,156,441	P1,091,535,467

The recoverable amount of the cash-generating unit was determined to be higher than its carrying amount as at September 30, 2024 and December 31, 2023. Hence, management assessed that there is no impairment loss in the value of goodwill for the nine months ended September 30, 2024 and 2023.

11. Investment Property

This account consists of:

	September 30, 2024	December 31, 2023
Land	P31,194,347,423	P31,194,347,423
Building	101,914,367,141	101,207,446,360
Right-of-use assets – land	1,324,277,962	1,322,601,062
Construction in progress	17,765,124,296	14,212,620,170
	P152,198,116,822	P147,937,015,015

The following table provides the fair value hierarchy of the Group's investment property as at September 30, 2024 and December 31, 2023:

		Level 2	
		September 30, 2024	December 31, 2023
Date of Valuation			
Land	Various	P31,194,347,423	P31,553,055,293
Commercial	Various	58,392,639,340	54,027,366,054
Corporate/office	Various	62,611,130,059	62,356,593,668
		P152,198,116,822	P147,937,015,015

The Group recognized unrealized gains from changes in fair values of investment property amounting to nil for the nine months ended September 30, 2024 and 2023, respectively.

12. Short-term and Long-term Debts

Notes Payable

Details of the account are as follows:

	September 30, 2024	December 31, 2023
Balance at beginning of the year	P45,077,772,952	P41,483,322,832
Availments	10,890,280,000	7,597,200,000
Payments	(1,989,665,392)	(4,002,749,880)
	53,978,387,560	45,077,772,952
Less short-term notes and current portion of long-term notes	16,594,647,560	15,283,212,952
Noncurrent portion	37,383,740,000	29,794,560,000
Less unamortized debt issue costs	336,422,083	369,302,332
	P37,047,317,917	P29,425,257,668

The long-term debt agreements contain, among others, covenants relating to maintenance of certain financial ratios, working capital requirements, restrictions on loans and guarantees, disposal of a substantial portion of assets, capital expenditures, significant changes in the ownership, payments of dividends and redemption of capital stock.

The Group is in compliance with the covenants of the debt agreements as at September 30, 2024 and December 31, 2023.

Bonds Payable

Details of the account are as follows:

	September 30, 2024	December 31, 2023
Balance at beginning and end of year	P18,615,000,000	P15,000,000,000
Availments	11,000,000,000	3,615,000,000
Payments	(9,700,000,000)	-
	19,915,000,000	18,615,000,000
Less unamortized debt issue costs	212,942,221	61,648,082
	P19,702,057,779	P18,553,351,918

13. Other noncurrent liabilities

This account consists of:

	September 30, 2024	December 31, 2023
Security deposits - net of current	P268,431,426	P273,196,848
Unearned rent income	149,700,373	124,276,990
Deferred output VAT - net	713,818,499	779,608,627
Retention payable - net of current	125,088,438	101,162,527
	P1,257,038,736	P1,278,244,992

14. Income Taxes

Income tax expense (benefit) consists of:

		For the nine months ended September 30
	2024	2023
Current	P111,411,148	P141,671,101
Deferred	83,938,038	7,846,410
	P195,349,186	P149,517,511

15. Basic and Diluted Earnings Per Share

Basic and diluted earnings per share for the nine months ended September 30, 2024 and 2023 are computed as follows:

	For the nine months ended September 30	
	2024	2023
Net income attributable to equity holders of the Parent Company	P1,505,580,627	P1,431,670,638
Dividends on preferred shares for the period	(726,375,000)	(646,195,000)
Net income attributable to common shareholders of the Parent Company (a)	P779,205,627	P785,475,638
Weighted average number of common shares outstanding (b)	2,345,028,600	2,345,028,600
Dilutive shares arising from stock options		-
Adjusted weighted average number of common shares for diluted EPS (c)	2,345,028,600	2,345,028,600
Basic earnings per common share attributable to equity holders of the Parent Company (a/b)	P0.3323	P0.3350
Diluted earnings per common share attributable to equity holders of the Parent Company (a/c)	P0.3323	P0.3350

16. Equity

The authorized capital stock of the Parent Company consists of:

	September 30, 2024	December 31, 2023
Authorized Capital Stock		
Common - P0.10 par value	P500,000,000	P500,000,000
Preferred - P100 par value	20,000,000,000	20,000,000,000
Number of Shares Authorized for Issued		
Common	5,000,000,000	5,000,000,000
Preferred	200,000,000	200,000,000

Details of the number of subscribed and outstanding shares are as follows:

	September 30, 2024	December 31, 2023
Common		
Subscribed shares at beginning and end of the period	2,373,100,600	2,373,100,600
Treasury shares	(28,072,000)	(28,072,000)
Outstanding shares at the end of the period	2,345,028,600	2,345,028,600
Preferred		
Balance at beginning and end of the period	100,000,000	100,000,000

Retained Earnings

The summary of dividend declarations of the Parent Company is as follows:

Type of Dividend	Share Class	Date of Declaration	Date of Record	Date of Payment	Dividend Per Share	Total
Regular Cash Dividend	Preferred	March 16, 2023	March 30, 2023	April 14, 2023	P1.61945	P161.95 million
Regular Cash Dividend	Common	May 15, 2023	June 8, 2023	July 5, 2023	0.2624	615.34 million
Regular Cash Dividend	Preferred	June 16, 2023	July 3, 2023	July 14, 2023	2.42125	242.13 million
Regular Cash Dividend	Preferred	September 15, 2023	September 29, 2023	October 16, 2023	2.42125	242.13 million
Regular Cash Dividend	Preferred	December 14, 2023	December 29, 2023	January 15, 2024	2.42125	242.13 million
Regular Cash Dividend	Preferred	March 12, 2024	March 26, 2024	April 15, 2024	2.42125	242.13 million
Regular Cash Dividend	Preferred	June 19, 2024	July 3, 2024	July 15, 2024	2.42125	242.13 million
Regular Cash Dividend	Preferred	September 18, 2024	October 3, 2024	October 14, 2024	2.42125	242.13 million
Regular Cash Dividend	Common	September 27, 2024	November 6, 2024	November 29, 2024	0.26480	620.96 million

Dividends of Subsidiaries

The summary of cash dividend declarations of the subsidiaries is as follows:

Subsidiary	Share Class	Date of Declaration	Date of Record	Date of Payment	Dividend Per Share	Total
DDMPR	Common	December 13, 2023	January 22, 2024	February 14, 2024	0.0257	P457.84 million
DDMPR	Common	April 15, 2024	May 7, 2024	May 31, 2024	0.023137	412.47 million
DDMPR	Common	May 15, 2024	June 19, 2024	July 15, 2024	0.023476	418.52 million
DDMPR	Common	September 27, 2024	October 31, 2024	November 26, 2024	0.023561	420.03 million
CMMBI	Common	April 29, 2024	April 30, 2024	May 17, 2024	3.36720	22.45 million
CMDZI	Common	April 29, 2024	May 29, 2024	May 29, 2024	0.0349725	18.65 million
CMGBI	Common	April 29, 2024	May 30, 2024	June 3, 2024	0.04214	14.40 million
CMTMI	Common	April 29, 2024	May 30, 2024	August 30, 2024	0.01820	11.10 million

17. Financial Risk and Capital Management Objectives and Policies

Objectives and Policies

The Group has significant exposure to the following financial risks primarily from its use of financial instruments:

- Credit Risk
- Liquidity Risk
- Interest Rate Risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risks, and the Group's management of capital.

The main purpose of the Group's dealings in financial instruments is to fund its respective operations and capital expenditures.

The BOD has overall responsibility for the establishment and oversight of the Group's risk management framework. The BOD has established the Executive Committee, which is responsible for developing and monitoring the Group's risk management policies. The committee identifies all issues affecting the operations of the Group and reports regularly to the BOD on its activities.

The Group's risk management policies are established to identify and analyze the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. All risks faced by the Group are incorporated in the annual operating budget. Mitigating strategies and procedures are also devised to address the risks that inevitably occur so as not to affect the Group's operations and forecasted results. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group's principal financial assets include cash and cash equivalents, receivables, due from related parties and refundable deposits. These financial assets are used to fund the Group's operations and capital expenditures.

Credit Risk

Credit risk represents the risk of loss the Group would incur if credit customers and counterparties fail to perform their contractual obligations. The risk arises principally from the Group's cash and cash equivalents, receivables, due from related parties and refundable deposits. The objective is to reduce the risk of loss through default by counterparties.

In respect of installments contracts receivable, credit risk is managed primarily through credit reviews and an analysis of receivables on a continuous basis. Customer payments are facilitated by post-dated checks. Exposure to bad debts is not significant as titles to real estate properties are not transferred to the buyers until full payment has been made. There are no large concentrations of credit risk given the Group's diverse customer base.

Credit risk arising from rent receivable is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants. For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables.

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting period follows:

	September 30, 2024	December 31, 2023
Cash and cash equivalents*	P5,146,496,129	P2,690,923,765
Receivables**	17,226,278,627	14,594,016,683
Due from related parties	49,356,220	49,356,220
Derivative asset designated as cash flow hedge***	281,774,114	164,675,467
Refundable deposits***	198,316,134	194,815,658
	P22,902,221,224	P17,693,787,793

*Excluding "Cash on hand" account.

** This includes both current and noncurrent portions of the account.

*** This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

****This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

The table below presents the Group's exposure to credit risk and shows the credit quality of the assets by indicating whether the assets are subjected to 12-month ECL or lifetime ECL. Assets that are credit-impaired are separately presented.

September 30, 2024	Financial Assets at Amortized Cost				Derivative Asset	Total
	12-month ECL	Lifetime ECL - not credit impaired	Lifetime ECL - credit impaired			
Cash and cash equivalents (excluding cash on hand)	P5,146,496,129	-	-	-	-	P5,146,496,129
Receivables*	430,191,909	16,796,086,718	791,088,327	-	-	18,017,366,954
Due from related parties	49,356,220	-	-	-	-	49,356,220
Derivative asset**	-	-	-	281,774,114	-	281,774,114
Refundable deposits***	198,316,134	-	-	-	-	198,316,134
	P5,824,360,392	P16,796,086,718	P791,088,327	P281,774,114	P23,693,309,551	

December 31, 2023	Financial Assets at Amortized Cost				Derivative Asset	Total
	12-month ECL	Lifetime ECL - not credit impaired	Lifetime ECL - credit impaired			
Cash and cash equivalents (excluding cash on hand)	P2,690,923,765	P -	P -	P -	-	P2,690,923,765
Receivables*	756,203,666	13,837,813,017	792,088,503	-	-	15,386,105,186
Due from related parties	49,356,220	-	-	-	-	49,356,220
Derivative asset**	-	-	-	164,675,467	-	164,675,467
Refundable deposits***	194,815,658	-	-	-	-	194,815,658
	P3,691,299,309	P13,837,813,017	P792,088,503	P164,675,467	P18,485,876,296	

* This includes both current and noncurrent portions of the account.

** This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

***This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

The following is the aging analysis per class of financial assets as at September 30, 2024 and December 31, 2023:

September 30, 2024	Neither Past Due nor Impaired	Past Due but not Impaired			Impaired	Total
		1 to 90 Days	91 to 360 Days	More than 360 Days		
Cash and cash equivalents	P5,146,496,129	P -	P -	P -	P -	P5,146,496,129
Receivables*	13,703,774,745	1,521,412,896	1,806,889,063	194,201,923	791,088,327	18,017,366,954
Due from related parties	49,356,220	-	-	-	-	49,356,220
Derivative asset designated as cash flow hedge***	281,774,114	-	-	-	-	281,774,114
Refundable deposits**	198,316,134	-	-	-	-	198,316,134
	P19,379,717,342	P1,521,412,896	P1,806,889,063	P194,201,923	791,088,327	P23,693,309,551

December 31, 2023	Neither Past Due nor Impaired	Past Due but not Impaired			Impaired	Total
		1 to 90 Days	91 to 360 Days	More than 360 Days		
Cash and cash equivalents*	P2,690,923,765	P -	P -	P -	P -	P2,690,923,765
Receivables**	1,149,767,534	3,010,390,663	4,178,828,449	5,956,428,426	792,088,503	15,087,503,575
Due from related parties	49,356,220	-	-	-	-	49,356,220
Derivative asset***	164,675,467	-	-	-	-	164,675,467
Refundable deposits****	194,815,658	-	-	-	-	194,815,658
	P4,249,538,644	P3,010,390,663	P4,178,828,449	P5,956,428,426	P792,088,503	P18,187,274,685

* This includes both current and noncurrent portions of the account.

** This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

The following is the credit quality of the Group's financial assets:

	September 30, 2024			
	High Grade	Medium Grade	Low Grade	Total
Cash and cash equivalents*	P5,146,496,129			P5,146,496,129
Receivables**	15,287,978,043	1,744,098,661	194,201,923	17,226,278,627
Due from related parties	49,356,220			49,356,220
Derivative asset***	281,774,114			281,774,114
Refundable deposits***	198,316,134			198,316,134
	P20,963,920,640	P1,744,098,661	P194,201,923	P22,902,221,224

*Excluding "Cash on hand" account.

**This includes both current and noncurrent portions of the account.

***This is presented as part of "Other noncurrent assets" account.

****This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

	December 31, 2023			
	High Grade	Medium Grade	Low Grade	Total
Cash and cash equivalents*	P2,690,923,765	P -	P -	P2,690,923,765
Receivables**	10,477,136,702	3,166,673,229	950,206,753	14,594,016,684
Due from related parties	49,356,220	-	-	49,356,220
Derivative asset***	164,675,467	-	-	164,675,467
Refundable deposits****	194,815,658	-	-	194,815,658
	P13,576,907,812	P3,166,673,229	P950,206,753	P17,693,787,794

*Excluding "Cash on hand" account.

**This includes both current and noncurrent portions of the account.

***This is presented as part of "Other noncurrent assets" account.

****This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.

The Group assessed the credit quality of unrestricted cash as high grade since this is deposited with reputable banks with low probability of insolvency.

Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts. The Group performs credit investigation and evaluation of each buyer to establish paying capacity and creditworthiness. The Group will assess the collectibility of its receivables and provide a corresponding allowance provision once the account is considered impaired.

The credit risk for due from related parties and refundable deposits is considered negligible as these are mainly from related parties and Companies that are generally financially stable.

Liquidity Risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group manages liquidity risks by forecasting projected cash flows and maintaining balance between continuity of funding and flexibility in operations. Treasury controls and procedures are in place to ensure that sufficient cash is maintained to cover daily operational working capital requirements. Management closely monitors the Group's future and contingent obligations and sets up required cash reserves as necessary in accordance with internal requirements.

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements:

As at September 30, 2024					
	Carrying Amount	Contractual Cash Flow	1 Year or Less	1 Year - 5 Years	More than 5 Years
Financial Liabilities					
Accounts payable and other current liabilities*	P5,379,964,644	P5,379,964,644	P5,379,964,644	P -	P -
Due to related parties	560,811,433	560,811,433	560,811,433	-	-
Dividends payable	1,087,105,890	1,087,105,890	1,087,105,890	-	-
Notes payable**	53,641,965,477	60,451,797,183	19,373,766,956	41,078,030,227	-
Bonds payable	19,702,057,779	23,342,031,764	4,044,295,839	19,297,735,925	-
Other noncurrent liabilities*	749,656,908	777,432,435	224,580,161	490,236,005	62,616,269
Lease liabilities	1,309,911,875	2,627,193,236	100,267,490	553,997,094	1,972,928,652

* Excluding statutory obligations and unearned rent income account.

** This includes both current and noncurrent portions of the account.

As at December 31, 2023					
	Carrying Amount	Contractual Cash Flow	1 Year or Less	1 Year – 5 Years	More than 5 Years
Financial Liabilities					
Accounts payable and other current liabilities*	P6,853,326,927	P6,853,326,927	P6,853,326,927	P -	P -
Due to related parties	560,812,383	560,812,383	560,812,383	-	-
Dividends payable	486,308,726	486,308,726	486,308,726	-	-
Notes payable**	44,708,470,620	52,700,463,506	14,702,119,366	37,998,344,140	-
Bonds payable	18,553,351,918	20,804,318,997	10,807,933,434	9,996,385,563	-
Other noncurrent liabilities*	707,969,279	794,169,357	237,362,103	490,944,023	65,863,231
Lease liabilities	1,309,911,875	2,831,182,427	101,414,424	564,035,360	2,165,732,642

* Excluding statutory obligations and unearned rent income account.

** This includes both current and noncurrent portions of the account.

Interest Rate Risk

The Group interest risk management policy is to minimize interest rate cash flow risk exposures to changes in interest rates. The Group has short-term and long-term bank borrowings with fixed interest rates. Therefore, the Group is not subject to the effect of changes in interest rates.

Fair Values

The following methods and assumptions are used to estimate the fair value of each class of financial instruments:

Cash and Cash Equivalents/Due from Related Parties/Accounts Payable and Other Current Liabilities/Due to Related Parties

The carrying amounts of cash and cash equivalents, due from related parties, refundable deposits, accounts payable and other current liabilities, short-term notes payable and due to related parties approximate their fair values due to the relatively short-term nature of these financial instruments.

Receivables

The fair values of installment contract receivable and receivables from leasehold rights' buyers from are based on the discounted value of future cash flows using the applicable rates for similar types of instruments. The fair value of other receivables is approximately equal to their carrying amounts due to the short-term nature of the financial assets.

Refundable Deposits/Lease Liabilities/Security Deposits

Refundable deposits, lease liabilities and security deposits are reported at their present values, which approximate the cash amounts that would fully satisfy the obligations as at reporting date.

Short-term Notes Payable/Long-term Notes Payable/Bonds Payable

The fair value of the interest-bearing fixed-rate short-term and long-term debts is based on the discounted value of expected future cash flows using the applicable market rates for similar types of loans as of reporting date.

Capital Management

The Group's objectives when managing capital are to increase the value of shareholders' investment and maintain high growth by applying free cash flows to selective investments. The Group sets strategies with the objective of establishing a versatile and resourceful financial management and capital structure.

The BOD monitors the return on capital, which the Group defines as net operating income divided by total shareholders' equity. The BOD also monitors the level of dividends to shareholders.

The BOD seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Group defines capital as equity, which includes capital stock, additional paid-in capital and retained earnings. There were no changes in the Group's approach to capital management as at September 30, 2024 and December 31, 2023. The Group is not subject to externally-imposed capital requirements.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
LOANS AND RECEIVABLES
AS OF SEPTEMBER 30, 2024

	Total	Neither past due nor impaired	Past due but not impaired			
			1 - 90 days	91 - 180 days	181 - 360 days	> 360 days
Loans and receivables	17,226,278,627	12,912,686,418	1,521,412,896	809,455,948	997,433,115	985,290,250

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF INCOME
FOR THE PERIOD ENDED SEPTEMBER 30, 2024 and 2023

	2024	2023	2024	2023
	For the quarter ended	For the quarter ended	For the nine months ended	For the nine months ended
REVENUES				
Rental income	1,029,219,812	850,525,291	2,984,570,471	2,799,988,388
Real estate sales	267,318,941	581,139,132	838,618,516	1,210,391,583
Hotel revenues	211,451,925	164,202,182	618,143,255	457,086,661
Interest income	29,281,895	15,169,906	58,653,299	87,751,963
Others - net	492,627,108	591,608,545	1,920,376,313	1,590,804,338
	2,029,899,681	2,202,645,056	6,420,361,854	6,146,022,933
COST AND EXPENSES				
Cost of real estate sales	136,157,176	289,430,838	429,901,247	617,300,337
Cost of hotel operations	135,348,651	107,778,363	432,749,223	320,493,927
Selling expenses	44,784,629	30,387,882	117,803,109	92,486,575
General and administrative expenses	523,028,922	477,554,500	1,532,031,683	1,350,934,607
Interest expense	267,029,034	379,490,230	1,179,968,287	1,142,375,426
	1,106,348,412	1,284,641,813	3,692,453,549	3,523,590,872
INCOME BEFORE INCOME TAX	923,551,269	918,003,243	2,727,908,305	2,622,432,061
INCOME TAX BENEFIT (EXPENSE)	(37,601,940)	(42,766,503)	(195,349,186)	(149,517,511)
NET INCOME	885,949,329	875,236,740	2,532,559,119	2,472,914,550
Attributable to:				
Equity holders of the Parent Company	506,606,710	626,149,448	1,505,580,627	1,431,670,638
Non-controlling interest	379,342,619	249,087,292	1,026,978,492	1,041,243,912
	885,949,329	875,236,740	2,532,559,119	2,472,914,550

DOUBLEDragon CORPORATION AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF INCOME
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024 AND 2023

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2024 2023	
REVENUES						
Rental income	2,984,570,471	2,799,988,388	184,582,083	6.6%	46.5%	45.6%
Real estate sales	838,618,516	1,210,391,583	(371,773,067)	-30.7%	13.1%	19.7%
Hotel revenues	618,143,255	457,086,661	161,056,594	35.2%	9.6%	7.4%
Interest income	58,653,299	87,751,963	(29,098,664)	-33.2%	0.9%	1.4%
Others - net	1,920,376,313	1,590,804,338	329,571,975	20.7%	29.9%	25.9%
	6,420,361,854	6,146,022,933	274,338,921	4.5%	100.0%	100.0%
COST AND EXPENSES						
Cost of real estate sales	429,901,247	617,300,337	(187,399,090)	-30.4%	6.7%	10.0%
Cost of hotel operations	432,749,223	320,493,927	112,255,296	35.0%	6.7%	5.2%
Selling expenses	117,803,109	92,486,575	25,316,534	27.4%	1.8%	1.5%
General and administrative expenses	1,532,031,683	1,350,934,607	181,097,076	13.4%	23.9%	22.0%
Interest expense	1,179,968,287	1,142,375,426	37,592,861	3.3%	18.4%	18.6%
	3,692,453,549	3,523,590,872	168,862,677	4.8%	57.5%	57.3%
INCOME BEFORE INCOME TAX	2,727,908,305	2,622,432,061	105,476,244	4.0%	42.5%	42.7%
INCOME TAX BENEFIT (EXPENSE)	(195,349,186)	(149,517,511)	(45,831,675)	30.7%	-3.0%	-2.4%
NET INCOME	2,532,559,119	2,472,914,550	59,644,569	2.4%	39.4%	40.2%
Attributable to:						
Equity holders of the Parent Company	1,505,580,627	1,431,670,638	73,909,989	5.2%	23.5%	23.3%
Non-controlling interest	1,026,978,492	1,041,243,912	(14,265,420)	-1.4%	16.0%	16.9%
	2,532,559,119	2,472,914,550	59,644,569	2.4%	39.4%	40.2%

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

September 30, 2024 versus September 30, 2023 Results of Operations

DOUBLEDRAAGON CORPORATION AND SUBSIDIARIES UNAUDITED CONSOLIDATED STATEMENTS OF INCOME FOR THE QUARTER ENDED SEPTEMBER 30

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2024 2023	
REVENUES						
Rental income	1,029,219,812	850,525,291	178,694,521	21.0%	50.7%	38.6%
Real estate sales	267,318,941	581,139,132	(313,820,191)	-54.0%	13.2%	26.4%
Hotel revenues	211,451,925	164,202,182	47,249,743	28.8%	10.4%	7.5%
Interest income	29,281,895	15,169,906	14,111,989	93.0%	1.4%	0.7%
Others - net	492,627,108	591,608,545	(98,981,437)	-16.7%	24.3%	26.9%
	2,029,899,681	2,202,645,056	(172,745,375)	-7.8%	100.0%	100.0%
COST AND EXPENSES						
Cost of real estate sales	136,157,176	289,430,838	(153,273,662)	-53.0%	6.7%	13.1%
Cost of hotel operations	135,348,651	107,778,363	27,570,288	25.6%	6.7%	4.9%
Selling expenses	44,784,629	30,387,882	14,396,747	47.4%	2.2%	1.4%
General and administrative expenses	523,028,922	477,554,500	45,474,422	9.5%	25.8%	21.7%
Interest expense	267,029,034	379,490,230	(112,461,196)	-29.6%	13.2%	17.2%
	1,106,348,412	1,284,641,813	(178,293,401)	-13.9%	54.5%	58.3%
INCOME BEFORE INCOME TAX	923,551,269	918,003,243	5,548,026	0.6%	45.5%	41.7%
INCOME TAX BENEFIT (EXPENSE)	(37,601,940)	(42,766,503)	5,164,563	-12.1%	-1.9%	-1.9%
NET INCOME	885,949,329	875,236,740	10,712,589	1.2%	43.6%	39.7%
Attributable to:						
Equity holders of the Parent Company	506,606,710	626,149,448	(119,542,738)	-19.1%	25.0%	28.4%
Non-controlling interest	379,342,619	249,087,292	130,255,327	52.3%	18.7%	11.3%
	885,949,329	875,236,740	10,712,589	1.2%	43.6%	39.7%

Revenues

DoubleDragon Corporation (“DoubleDragon” or “The Company”) reports Consolidated Revenue figures for nine months ended September 30, 2024 at ₱6,420.36 million.

DoubleDragon’s rental revenues increased by ₱184.58 million to ₱2,984.57 million during the nine months ended September 30, 2024 compared to ₱2,799.99 million during the same period last year, increase is due to the combination of rental escalation and new tenants onboarded.

Real estate sales amounting to ₱838.62 million, a decrease of ₱371.77 million for the nine months ended September 30, 2024 compared to the same period in 2023, decrease is due to the limited remaining units of inventory left for sale for its Hotel101 Philippine-based projects, and also due to timing of recognition based on construction completion. The Company expects to only begin sales recognition for its first batch of overseas projects, namely Hotel101 Niseko and Hotel101 Madrid in fourth quarter of 2024 upon significant construction completion despite already selling out a significant part of the overseas projects inventory.

Hotel Revenues increased by 35.2% to ₱618.14 for the nine months ended September 30, 2024, from ₱457.09 million posted in the same period in 2023, due to increase in occupancy rate for hotel properties and additional hotel revenue from recently-opened Hotel101-Fort.

The Company's interest income for the nine months ended September 30, 2024 decreased by ₱29.10 million or, to ₱58.65 million, compared to ₱87.75 million in 2023, as a result of the decrease in interest income from short term placements.

The Company's Others - net for the nine months ended September 30, 2024 amounting to ₱1.92 billion increased by ₱329.57 million or, 20.7%, compared to ₱1.59 billion in 2023 due to the increase cinema revenues, management income, interests and other charges to tenants.

Cost and Expenses

Cost of real estate sales amounting to ₱429.90 million, a decrease by ₱187.40 million, -30.4% for the nine months ended September 30, 2024 compared to the same period in 2023, the decrease in line with the real estate sales for the period.

Cost of hotel operations amounting to ₱432.75 million increased by ₱112.26 million, 35.0%, for the nine months ended September 30, 2024. The increase is due to higher hotel occupancy resulting to higher operating costs.

Selling expenses of ₱117.80 million increased by ₱25.32 million, or 27.4%, from ₱92.49 million from the same period last year due to the increase in expenses related to events and sales roadshows and other marketing expenses.

General and administrative expenses of ₱1,532.03 million increased by ₱181.10 million, or 13.4% due to increase in utilities, employees salaries, depreciation and professional fees.

Interest expense amounting to ₱1,179.97 million was recognized for the nine months ended September 30, 2024 – an increase from ₱1,142.38 million or 3.3% in the same period last year.

Income before income tax

The Company's consolidated income before income tax for the nine months ended September 30, 2024 is at ₱2,727.91 million, an increase of ₱105.48 million or 4.0%, from its consolidated income before income tax of ₱2,622.43 million recorded for the same period in 2023.

Income tax expense

The Company's income tax expense for the first nine months is at ₱195.35 million, an increase of ₱45.83 million, or 30.7%, from its income tax expense of ₱149.52 million recorded for the same period in 2023. Increase in income tax expense is due to higher taxable income for the period.

Net Income

The Company's consolidated net income of ₱2,532.56 million increased by ₱59.64 million, for the nine months ended September 30, 2024 from ₱2,472.91 million posted for the same period in the previous year.

September 30, 2024 versus December 31, 2023 Interim Statements of Financial Position

DOUBLEDRAAGON CORPORATION AND SUBSIDIARIES UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT SEPTEMBER 30, 2024 & DECEMEBER 31, 2023

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis	
					2024	2023
ASSETS						
Current Assets						
Cash and cash equivalents	5,370,154,075	2,918,467,996	2,451,686,079	84.0%	2.8%	1.6%
Receivables - net	16,927,677,016	14,295,415,072	2,632,261,944	18.4%	8.8%	7.9%
Inventories	5,635,831,110	4,522,224,068	1,113,607,042	24.6%	2.9%	2.5%
Due from related parties	49,356,220	49,356,220	-	0.0%	0.0%	0.0%
Prepaid expenses and other						
current assets - net	6,785,833,275	6,248,446,537	537,386,738	8.6%	3.5%	3.4%
Total Current Assets	34,768,851,696	28,033,909,893	6,734,941,803	24.0%	18.1%	15.5%
Noncurrent Assets						
Receivables - net of current						
portion	298,601,611	298,601,611	-	0.0%	0.2%	0.2%
Property and equipment - net	1,236,797,469	1,201,682,700	35,114,769	2.9%	0.6%	0.7%
Goodwill and intangible assets	1,080,156,441	1,091,535,467	(11,379,026)	-1.0%	0.6%	0.6%
Investment property	152,198,116,822	147,937,015,015	4,261,101,807	2.9%	79.1%	81.6%
Right-of-use assets - net of						
current portion	4,815,777	15,331,566	(10,515,789)	-68.6%	0.0%	0.0%
Deferred tax assets	233,819,399	145,948,729	87,870,670	60.2%	0.1%	0.1%
Other noncurrent assets	2,607,833,074	2,515,921,894	91,911,180	3.7%	1.4%	1.4%
Total Noncurrent Assets	157,660,140,593	153,206,036,982	4,454,103,611	2.9%	81.9%	84.5%
Total Assets	192,428,992,289	181,239,946,875	11,189,045,414	6.2%	100.0%	100.0%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and other						
current liabilities	6,927,016,470	8,420,812,394	(1,493,795,924)	-17.7%	3.6%	4.6%
Short-term notes payable and						
current maturities	16,594,647,560	15,283,212,952	1,311,434,608	8.6%	8.6%	8.4%
Customers' deposits	1,435,056,277	685,020,347	750,035,930	109.5%	0.7%	0.4%
Due to related parties	560,811,433	560,812,383	(950)	0.0%	0.3%	0.3%
Dividends payable	1,087,105,890	486,308,726	600,797,164	123.5%	0.6%	0.3%
Income tax payable	29,110,004	18,038,820	11,071,184	61.4%	0.0%	0.0%
Total Current Liabilities	26,633,747,634	25,454,205,622	1,179,542,012	4.6%	13.8%	14.0%
Noncurrent Liabilities						
Long-term notes payable - net						
of current maturities and debt						
issue costs	37,047,317,917	29,425,257,668	7,622,060,249	25.9%	19.3%	16.2%
Bonds payable - net of bond						
issue costs	19,702,057,779	18,553,351,918	1,148,705,861	6.2%	10.2%	10.2%
Lease liabilities - net of current						
portion	1,313,468,577	1,219,162,429	94,306,148	7.7%	0.7%	0.7%
Deferred tax liabilities	11,532,222,068	10,695,557,305	836,664,763	7.8%	6.0%	5.9%
Retirement benefits liability	45,795,658	45,795,658	-	0.0%	0.0%	0.0%
Other noncurrent liabilities	1,257,038,736	1,278,244,992	(21,206,256)	-1.7%	0.7%	0.7%
Total Noncurrent Liabilities	70,897,900,735	61,217,369,970	9,680,530,765	15.8%	36.8%	33.8%
Total Liabilities	97,531,648,369	86,671,575,592	10,860,072,777	12.5%	50.7%	47.8%

Equity						
Equity Attributable to Equity						
Holders of the Parent						
Company						
Capital stock	237,310,060	237,310,060	-	0.0%	0.1%	0.1%
Preferred shares	10,000,000,000	10,000,000,000	-	0.0%	5.2%	5.5%
Additional paid-in capital	5,540,589,852	5,540,589,852	-	0.0%	2.9%	3.1%
Retained earnings	37,516,027,305	37,357,785,252	158,242,053	0.4%	19.5%	20.6%
Treasury stock	(391,673,305)	(391,673,305)	-	0.0%	-0.2%	-0.2%
Retirement benefits liability	(679,646,928)	(510,591,641)	(169,055,287)	33.1%	-0.4%	-0.3%
	52,222,606,984	52,233,420,218	(10,813,234)	0.0%	27.1%	28.8%
Non-controlling interest	42,674,736,936	42,334,951,065	339,785,871	0.8%	22.2%	23.4%
Total Equity	94,897,343,920	94,568,371,283	328,972,637	0.3%	49.3%	52.2%
Total Liabilities and Equity	192,428,992,289	181,239,946,875	11,189,045,414	6.2%	100.0%	100.0%

As of the end of September 30, 2024, Consolidated Total Assets stood at ₱192.43 billion while Total Equity reached ₱94.90 billion.

Current Assets

Cash amounting to ₱5.37 billion as of September 30, 2024, an increase of ₱2.45 billion or 84.0% from ₱2.92 billion as of December 31, 2023. Increase in cash was mainly due to the strengthening of the Company's cash position from collections and availments.

Receivables amounting to ₱16.93 billion as of September 30, 2024, an increase of ₱2.63 billion (18.4%) from ₱14.30 billion as of December 31, 2023 due to increase in installment contracts receivable and rent receivable. Impairment loss on receivables amounted to ₱39.86 million for the period.

Real estate inventories amounting to ₱5.64 billion as of September 30, 2024 increased by ₱ 1.11 billion (24.6%) from ₱4.52 billion on December 31, 2023. Increase was due to the capital expenditures related to Hotel101 projects with the ongoing construction of different Hotel101 projects offset by the cost of real estate sales during the period.

Prepaid expenses and other current assets - net amounting to ₱6.79 billion as of September 30, 2024, an increase of ₱537.39 million (8.6%) from ₱6.25 billion as of December 31, 2023 due to increase in advances to contractors and suppliers, and prepaid expenses.

Noncurrent Assets

Receivables – net of current portion remains at ₱298.60 million as of September 30, 2024.

Property and equipment – net amounting to ₱1.24 billion as of September 30, 2024 increased by ₱35.11 million (2.9%) from ₱1.20 billion as of December 31, 2023 due to the additions recognized for the period less depreciation.

Investment property amounting to ₱152.20 billion as of September 30, 2024 increased by ₱4.26 billion (2.9%) from ₱147.94 billion as of December 31, 2023.

Right-of-use assets - net of current portion amounting to ₱4.82 million as of September 30, 2024, decreased by ₱10.52 million (-68.6%) from ₱15.33 million as of December 31, 2023 decrease is due to depreciation for the period.

Deferred tax assets amounting to ₱233.82 million as of September 30, 2024 increased by ₱87.87 million, or 60.2% from ₱145.95 million as of December 31, 2023 due to additional deferred tax component from NOLCO and unearned revenues.

Other noncurrent assets amounting to ₱2.61 billion increased by ₱91.91 million, or 3.7% from ₱2.52 billion as of December 31, 2023 due to increase in deposits and increase in derivative asset.

Current Liabilities

Accounts payable and other liabilities amounting to ₱6.93 billion as of September 30, 2024, a decrease of ₱1.49 billion, or -17.7%, from ₱8.42 billion as of December 31, 2023 due to decrease in trade payable, retention payable and withholding tax payable.

Short-term notes payable amounting to ₱16.59 billion as of September 30, 2024, an increase of ₱ 1.31 billion, or 8.6%, from ₱15.28 billion as of December 31, 2023.

Customers' deposits amounting to ₱1.44 billion as of September 30, 2024 increased by ₱750.04 million or 109.5% from ₱685.02 million as of December 31, 2023 due to the increase in deposits from unit buyers of Hotel101 projects.

Due to related parties remains at ₱560.81 million as of September 30, 2024.

Dividends payable amounted to ₱1,087.11 million as of September 30, 2024, an increase of ₱600.80 million, or 123.5%, from ₱486.31 million as of December 31, 2023, increase is due to the dividends declared by the Company during the quarter.

Income tax payable amounting to ₱29.11 million as of September 30, 2024 increased by ₱11.07 million, or 61.4%, from ₱18.04 million as of December 31, 2023 due to higher taxable income.

Noncurrent Liabilities

Long-term notes payable is at ₱37.05 billion as of September 30, 2024 an increase of 25.9% due to loan availments of the Company during the period.

Bonds payable amounted to ₱19.70 billion as of September 30, 2024, an increase of ₱1.15 billion, or 6.2%, from ₱18.55 billion as of December 31, 2023 due to new bond issuance for the period offset by payments.

Lease liabilities- net of current portion amounted to ₱1.31 billion as of September 30, 2024, an increase of ₱94.31 million, or 7.7%, from ₱1.22 billion as of December 31, 2023 due to additional lease liabilities.

Deferred tax liabilities increased by ₱836.66 million (7.8%) to ₱11.53 billion from ₱10.70 billion as of December 31, 2023 mainly due to deferred tax component of borrowing cost.

Other noncurrent liabilities amounting to ₱1.26 billion as of September 30, 2024, a decrease of ₱21.21 million, or -1.7% from ₱1.28 billion as of December 31, 2023 due to decrease in security deposits and deferred output VAT.

Equity

Equity amounting to ₱94.90 billion as of September 30, 2024, an increase of ₱328.97 million from ₱94.57 billion as of December 31, 2023, due to net income during the period.

Key Performance Indicators of the Company

	Unaudited September 30, 2024	Audited December 31, 2023
Current Ratio	1.31	1.10
Asset to Equity	2.03	1.92
Debt to Equity Ratios		
On Gross Basis	0.77x	0.67x
On Net Basis	0.72x	0.64x
Acid Test Ratio	0.84	0.68

	Unaudited Nine months ending September 30, 2024	Unaudited Nine months ending September 30, 2023
Return on Equity	2.88%	3.18%
Net Income to Revenue	23.45%	23.29%
Revenue Growth	4.46%	3.01%
Income Growth	5.16%	9.34%
EBITDA	PhP 3,994.39 Million	PhP 3,807.20 Million
Solvency Ratio	0.027x	0.031x

The following are the formula by which the Company calculates the foregoing performance indicators are as follows:

1. Current Ratio $\frac{\text{Current Assets}}{\text{Current Liabilities}}$
2. Asset to Equity Ratio $\frac{\text{Total Assets}}{\text{Total Stockholders' Equity}}$
3. Debt to Equity Ratio (Gross Basis) $\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt}}{\text{Total Equity}}$
4. Debt to Equity Ratio (Net Basis) $\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt less Cash and Cash Equivalent}}{\text{Total Equity}}$
5. Acid Test Ratio $\frac{\text{Cash} + \text{Accounts Receivable} + \text{Marketable Securities}}{\text{Current Liabilities}}$
6. Return on Equity $\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Average Equity Attributable to the Owners of the Parent}}$
7. Net Income to Revenue $\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Total Revenue}}$
8. Revenue Growth $\frac{\text{Total Revenue (Current Period)} - \text{Total Revenue (Prior Period)}}{\text{Total Revenue (Prior Period)}}$

9. Income Growth	$\frac{\text{Net Income Attributable to Owners of the Parent (Current Period)}}{\text{Net Income Attributable to Owners of the Parent (Prior Period)}}$	-1
10. EBITDA	Income from Operations + Depreciation and Amortization + Interest Expense	
11. Solvency Ratio	$\frac{\text{Net Income} + \text{Depreciation and Amortization}}{\text{Total Liabilities}}$	

Other Disclosures

DD Group is not aware of any known trends, demands, commitments, events, or uncertainties that will have a material impact on DD Group's liquidity.

DD Group is not aware of any event that will trigger direct or contingent financial obligation that is material to DD Group, including default or acceleration of any obligation.

DD Group has no material off-balance sheet transactions, arrangements, or obligations that were likely to have a current or future material effect on our financial condition, revenues or expenses, results of operations, liquidity or capital expenditures.

DD Group has no material commitments for capital expenditures other than those performed in the ordinary course of trade of business and DD Group's store expansion plan.

DD Group also has no unconsolidated subsidiaries.

DD Group does not have any significant elements of income or loss that did not arise from its continuing operations.

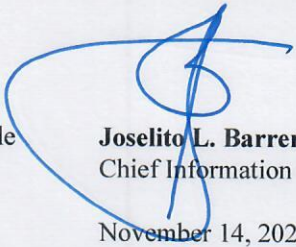
PART II--OTHER INFORMATION

N/A

SIGNATURES


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

Issuer DOUBLEDAGON CORPORATION

Signature and Title  **Joselito L. Barrera, Jr.**
Chief Information Officer/ Head, Legal Department

Date November 14, 2024

Principal Financial/Accounting Officer/Controller: Gerda Grace G. Dela Victoria

Signature and Title  **Gerda Grace C. Galloniga**
Head, Accounting

Date November 14, 2024