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(Company's Full Name)

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

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| Rizza Marie Joy Sia | | | | | | | | | | | | | | |
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Contact Person

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| 856-7111 | | | | | | | | | |
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Company Telephone Number

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Secondary License Type, If Applicable

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Total No. of Stockholders

| | | | | | | | | | | | | | | |
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| Total Amount of Borrowings | | | | | | | | | | | | | | |
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Domestic Foreign

To be accomplished by SEC Personnel concerned

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SEC No. 200930354
File No. _____

DOUBLEDRAGON 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 Second Quarter of 2025
(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 **June 30, 2025**
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>80,278.68</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 June 30, 2025 and June 30, 2024; Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the six months ended June 30, 2025 and June 30, 2024
- b) Notes to the Unaudited Condensed Consolidated Interim Financial Statement
- c) Unaudited Condensed Consolidated Interim Statements of Financial Position as of June 30, 2025 and December 31, 2024 (audited);
- d) Unaudited Condensed Consolidated Interim Statements of Changes in Equity for the six months ended June 30, 2025 and June 30, 2024; and
- e) Unaudited Condensed Consolidated Interim Statements of Cash Flows for the six months ended June 30, 2025 and June 30, 2024.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES

**UNAUDITED CONDENSED
INTERIM FINANCIAL STATEMENTS
As of June 30, 2025 and December 31, 2024 and
For the Six Months Ended June 30, 2025 and 2024**

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

| | (Unaudited) June 30, 2025 | (Audited) December 31, 2024 |
|---|---------------------------------|-----------------------------------|
| ASSETS | | |
| Current Assets | | |
| Cash and cash equivalents | P7,839,996,511 | P6,952,209,014 |
| Receivables – net | 18,451,582,571 | 17,526,138,816 |
| Inventories | 6,822,858,816 | 6,390,425,546 |
| Due from related parties | 49,356,220 | 49,356,220 |
| Prepaid expenses and other current assets - net | 7,508,588,341 | 7,307,183,691 |
| Total Current Assets | 40,672,382,459 | 38,225,313,287 |
| Noncurrent Assets | | |
| Receivables - net of current portion | 343,871,859 | 354,907,410 |
| Property and equipment - net | 1,287,970,656 | 1,345,291,691 |
| Goodwill and other intangible assets | 1,080,004,022 | 1,086,626,405 |
| Investment property | 168,680,663,271 | 163,122,678,971 |
| Right-of-use assets - net | 64,179,444 | 61,674,291 |
| Deferred tax assets | 527,954,305 | 195,332,079 |
| Other noncurrent assets | 2,611,813,996 | 2,381,281,237 |
| Total Noncurrent Assets | 174,596,457,553 | 168,547,792,084 |
| | P215,268,840,012 | P206,773,105,371 |
| LIABILITIES AND EQUITY | | |
| Current Liabilities | | |
| Accounts payable and other current liabilities | P7,181,251,261 | P8,527,867,586 |
| Short-term loans payable and current maturities of long-term notes payable, net of debt issue costs | 26,290,510,000 | 28,655,022,000 |
| Customers' deposits | 1,719,216,602 | 2,090,602,909 |
| Due to related parties | 593,021,753 | 576,888,246 |
| Dividends payable | 461,321,777 | 466,560,670 |
| Income tax payable | 105,369,702 | 43,373,151 |
| Total Current Liabilities | 36,350,691,095 | 40,360,314,562 |
| Noncurrent Liabilities | | |
| Long-term notes payable - net of current maturities and debt issue costs | 23,831,944,134 | 24,661,443,037 |
| Bonds payable - net of bond issue costs | 38,412,671,322 | 26,962,210,251 |
| Deferred tax liabilities | 13,179,312,668 | 12,403,551,999 |
| Lease liabilities - noncurrent portion | 1,204,831,635 | 1,154,116,858 |
| Retirement benefits liability | 59,027,069 | 59,027,069 |
| Customers' deposits - net of current portion | 25,409,436 | 24,166,068 |
| Other noncurrent liabilities | 683,917,646 | 918,470,588 |
| Total Noncurrent Liabilities | 77,397,113,910 | 66,182,985,870 |
| Total Liabilities | 113,747,805,005 | 106,543,300,432 |

Forward

| | (Unaudited) June 30, 2025 | (Audited) December 31, 2024 |
|--|---------------------------------|-----------------------------------|
| 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 | 39,951,022,226 | 39,126,592,610 |
| Treasury stock | (391,673,305) | (391,673,305) |
| Reserves | (70,969,682) | 72,772,706 |
| | 55,266,279,151 | 54,585,591,923 |
| Non-controlling Interests | 46,254,755,856 | 45,644,213,016 |
| Total Equity | 101,521,035,007 | 100,229,804,939 |
| | P215,268,840,012 | P206,773,105,371 |

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

(Unaudited)
For the quarters ended June 30

| | 2025 | 2024 |
|--|----------------------|----------------|
| INCOME | | |
| Rent income | P897,535,755 | P1,036,077,964 |
| Real estate sales | 685,743,938 | 324,169,435 |
| Hotel revenues | 211,729,811 | 209,350,518 |
| Interest income | 57,308,393 | 12,284,708 |
| Others – net | 643,707,105 | 756,905,835 |
| | 2,496,025,002 | 2,338,788,460 |
| COSTS AND EXPENSES | | |
| Cost of real estate sales | 398,402,893 | 170,384,636 |
| Cost of hotel operations | 158,363,052 | 148,186,190 |
| Selling expenses | 28,145,977 | 31,249,657 |
| General and administrative expenses | 676,674,989 | 469,426,277 |
| Interest expense | 821,180,036 | 382,534,929 |
| | 2,082,766,947 | 1,201,781,689 |
| INCOME BEFORE INCOME TAX | 413,258,055 | 1,137,006,771 |
| INCOME TAX EXPENSE | 93,035,174 | 83,312,438 |
| NET INCOME/COMPREHENSIVE INCOME | 320,222,881 | 1,053,694,333 |
| Net income attributable to: | | |
| Equity holders of the Parent Company | 288,277,512 | 729,475,357 |
| Non-controlling interest | 31,945,369 | 324,218,976 |
| | P320,222,881 | P1,053,694,333 |

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

| | Unaudited For the Six Months Ended June 30 | |
|---|---|-----------------------|
| | 2025 | 2024 |
| INCOME | | |
| Rent income | P1,861,580,211 | P1,955,350,659 |
| Real estate sales | 1,103,096,171 | 571,299,575 |
| Hotel revenues | 432,960,538 | 406,691,330 |
| Interest income | 107,093,570 | 29,371,404 |
| Unrealized gains from changes in fair values of investment property | 1,925,985,705 | - |
| Others – net | 1,519,158,349 | 1,427,749,205 |
| | 6,949,874,544 | 4,390,462,173 |
| COSTS AND EXPENSES | | |
| Cost of real estate sales | 646,315,129 | 293,744,071 |
| Cost of hotel operations | 316,708,089 | 297,400,572 |
| Selling expenses | 108,738,330 | 73,018,480 |
| General and administrative expenses | 1,371,133,327 | 1,009,002,761 |
| Interest expense | 1,435,606,312 | 912,939,253 |
| | 3,878,501,187 | 2,586,105,137 |
| INCOME BEFORE INCOME TAX | 3,071,373,357 | 1,804,357,036 |
| INCOME TAX EXPENSE | 704,793,342 | 157,747,246 |
| NET INCOME/COMPREHENSIVE INCOME | 2,366,580,015 | P1,646,609,790 |
| Net income attributable to: | | |
| Equity holders of the Parent Company | 1,537,409,797 | 998,973,917 |
| Non-controlling interest | 829,170,218 | 647,635,873 |
| | P2,366,580,015 | P1,646,609,790 |
| Basic Earnings Per Share | P0.4491 | P0.2195 |
| Diluted Earnings Per Share | P0.4491 | P0.2195 |

DOUBLEDRAGON CORPORATION
UNAUDITED CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED JUNE 30

| | 2025 | | 2024 | |
|--|---------------------|------------------------|---------------------|-----------------------|
| | 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 June 30 - common shares | 2,373,100,600 | 237,310,060 | 2,373,100,600 | 237,310,060 |
| Balance at June 30 - preferred shares | 100,000,000 | 10,000,000,000 | 100,000,000 | 10,000,000,000 |
| Balance at June 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 | | 39,126,592,610 | | 37,357,785,252 |
| Net income for the period | | 1,537,409,797 | | 998,973,917 |
| Dividends declared | | (484,250,000) | | (484,250,000) |
| Change in interest in a subsidiary | | (228,730,181) | | - |
| Balance at June 30 | | 39,951,022,226 | | 37,872,509,169 |
| RESERVES | | (70,969,682) | | (635,297,507) |
| 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 | | 45,644,213,016 | | 42,334,951,065 |
| Net income for the period | | 829,170,218 | | 647,635,873 |
| Change in interest in a subsidiary | | 247,162,510 | | (459,844,703) |
| Dividends declared | | (465,789,888) | | - |
| Balance at June 30 | | 46,254,755,856 | | 42,522,742,235 |
| | | 101,521,035,007 | | 95,146,180,504 |

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF CASH FLOWS

| | Unaudited Six Months Ended June 30 | |
|--|---|-----------------|
| | 2025 | 2024 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Income before income tax | P3,071,373,357 | P1,804,357,036 |
| Adjustments for: | | |
| Interest expense | 1,435,606,312 | 912,939,252 |
| Depreciation and amortization | 51,168,646 | 52,167,418 |
| Interest income | (107,093,570) | (29,371,404) |
| Impairment loss on receivables | 5,871,571 | 5,339,393 |
| Unrealized gain from change in fair values of investment properties | (1,925,985,705) | - |
| Operating income before working capital changes | 2,530,940,611 | 2,745,431,695 |
| Decrease (Increase) in: | | |
| Receivables | (912,737,040) | (1,887,156,589) |
| Inventories | (432,433,270) | (805,392,779) |
| Prepaid expenses and other current assets | (201,404,650) | 19,172,355 |
| Increase (Decrease) in: | | |
| Accounts payable and other current liabilities | (1,671,181,232) | (737,517,297) |
| Customers' deposits | (395,552,375) | 351,618,591 |
| Due to related parties | 16,133,507 | (950) |
| Cash absorbed by operations | (1,066,234,449) | (313,844,974) |
| Interest received | 99,008,656 | 29,371,404 |
| Interest paid | (3,380,370,048) | (1,385,917,647) |
| Income tax paid | - | (2,720,599) |
| Net cash used in operating activities | (4,347,595,841) | (1,673,111,816) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Additions to: | | |
| Investment property | (1,297,432,387) | (1,271,731,667) |
| Property and equipment | (28,979,240) | (201,201,175) |
| Increase in other noncurrent assets | (229,990,581) | (467,467,571) |
| Net cash used in investing activities | (1,556,402,208) | (1,940,400,413) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Proceeds from: | | |
| Availment of notes, net of debt issue costs | 1,211,800,000 | 9,935,259,111 |
| Issuance of bonds, net of bond issue costs | 11,398,312,852 | 994,736,842 |
| Payments of: | | |
| Notes and loans | (1,966,312,000) | (1,808,903,906) |
| Bonds | (2,535,000,000) | - |
| Dividends | (955,278,781) | (948,419,714) |
| Decrease in other noncurrent liabilities | (361,736,525) | (210,334,613) |
| Net cash provided by financing activities | 6,791,785,546 | 7,962,337,720 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS | 887,787,497 | 4,348,825,491 |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 6,952,209,014 | 2,918,467,996 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | P7,839,996,511 | P7,267,293,487 |

DOUBLEDRAGON 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, 2024. 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, 2022. 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.

Basis of Consolidation

The condensed consolidated interim financial statements include the accounts of the Parent Company and its subsidiaries. For the six months ending June 30, 2025, the following are the changes in the Company’s subsidiaries:

On January 21, 2025, the Parent Company transferred 216,000 common shares in HOA representing 40% of the share capital of Hotel of Asia, Inc (HOA), to Hotel101

Global Pte Ltd (HGPL). The Parent Company remains to be the controlling shareholder and ultimate parent company of HOA.

On June 30, 2025, Hotel101 Global Holdings Corp (HBNB), HGPL and JVSPAC Acquisition Corp (JVSPAC) completed its business combination following the signed Merger Agreement resulting to HBNB owning 100% of HGPL and JVSPAC and the Parent Company, DDPC Worldwide Pte Ltd and Hotel101 Worldwide Private Limited owning the controlling interest in HBNB. The Parent Company remains to be the ultimate parent company of HBNB. On July 1, 2025, HBNB publicly listed on the NASDAQ.

The above transactions did not result in deconsolidation of subsidiaries as the Parent Company continues to retain control over HOA, HGPL and HBNB.

The interim consolidated financial statements were approved and authorized for issuance by the Board of Directors (BOD).

3. 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, 2024.

The Company will adopt the following amendments to standards on the respective effective dates:

- Classification and Measurement of Financial Instruments (Amendments to PFRS 9, Financial Instruments, and PFRS 7, Financial Instruments: Disclosures). The amendments are effective for annual reporting periods beginning on or after January 1, 2026, with early application permitted.
- PFRS 18, Presentation and Disclosure in Financial Statements, replaces PAS 1. PFRS 18 is effective for annual reporting periods beginning on or after January 1, 2027, with retrospective application required. Early adoption is permitted.

The Company continues to assess the impact of the above new and amendments to standards effective subsequent to 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.

4. 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, 2024.

5. 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 2025 and 2024, 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:

June 30, 2025

| | Real Estate Development | Retail Leasing | Office Leasing | Industrial Leasing | Hospitality | Others | Eliminations | Consolidated |
|---|----------------------------|-------------------------|------------------------|-----------------------|------------------------|-------------------------|---------------------------|-------------------------|
| Revenue | | | | | | | | |
| External revenues | P1,103,096,171 | P1,943,696,015 | P1,001,830,575 | P38,972,394 | P425,604,719 | P510,688,965 | P - | P5,023,888,839 |
| Unrealized gains from changes in fair values of investment property | - | - | - | - | 1,925,985,705 | - | - | 1,925,985,705 |
| Inter-segment | - | 155,689,878 | 104,691,771 | - | 14,858,319 | 3,935,689,968 | (4,210,929,936) | - |
| Total Revenue | P1,103,096,171 | P2,099,385,893 | P1,106,522,346 | P38,972,394 | P2,366,448,743 | P4,446,378,933 | (P4,210,929,936) | P6,949,874,544 |
| Segment Results | P394,109,768 | P1,560,113,772 | P576,920,877 | P27,621,849 | P1,542,164,768 | (P808,574,669) | (P925,776,350) | P2,366,580,015 |
| Total Comprehensive Income Attributable to | | | | | | | | |
| Equity holders of the Parent | P - | P - | P - | P - | P - | P - | P - | P1,537,409,797 |
| Non-controlling interests | - | - | - | - | - | - | - | 829,170,218 |
| | P - | P - | P - | P - | P - | P - | P - | P2,366,580,015 |
| Segment Assets | P11,821,666,702 | P97,208,811,194 | P84,848,706,085 | P9,662,515,604 | P17,588,688,206 | P127,842,496,771 | (P133,704,044,550) | P215,268,840,012 |
| Segment Liabilities | P9,543,715,941 | P113,443,055,553 | P17,604,091,610 | P1,548,014,331 | P14,559,900,006 | P55,195,288,522 | (P98,146,260,958) | P113,747,805,005 |
| Other Information | | | | | | | | |
| Capital expenditures | P15,318,237 | P1,001,948,919 | P94,564,666 | P131,303,505 | P83,276,300 | P - | P - | P1,326,411,627 |
| Depreciation and amortization | P12,251,047 | P23,944,324 | P1,276,662 | P - | P7,152,130 | P1,014,806 | P5,529,677 | P51,168,646 |

December 31, 2024

| | Real Estate Development | Retail Leasing | Office Leasing | Industrial Leasing | Hospitality | Others | Eliminations | Consolidated |
|---|----------------------------|-------------------------|------------------------|-----------------------|------------------------|-------------------------|---------------------------|-------------------------|
| Revenue | P1,411,491,243 | P3,566,318,180 | P1,901,023,143 | P107,839,916 | P882,759,588 | P569,668,479 | P - | P8,439,100,549 |
| Unrealized gains from changes in fair values of investment property | - | 2,521,047,052 | 6,607,556,240 | 291,102,000 | - | - | - | 9,419,705,292 |
| Inter-segment | - | 514,522,447 | 172,175,739 | - | 24,168,651 | 6,351,587,912 | (7,062,454,749) | - |
| Total Revenue | P1,411,491,243 | P6,601,887,679 | P8,680,755,122 | P398,941,916 | P906,928,239 | P6,921,256,391 | (P7,062,454,749) | P17,858,805,841 |
| Segment Results | P515,762,773 | P5,332,189,750 | P6,612,467,091 | P304,811,500 | P108,525,676 | (P1,746,624,639) | (P2,721,156,640) | P8,405,975,511 |
| Total Comprehensive Income Attributable to | | | | | | | | |
| Equity holders of the Parent | P - | P - | P - | P - | P - | P - | P - | P1,916,974,386 |
| Non-controlling interests | - | - | - | - | - | - | - | 6,489,001,125 |
| | P - | P - | P - | P - | P - | P - | P - | P8,405,975,511 |
| Segment Assets | P12,469,027,214 | P91,703,999,718 | P90,071,754,385 | P9,592,407,524 | P13,026,625,635 | P111,797,343,745 | (P121,888,052,850) | P206,773,105,371 |
| Segment Liabilities | P11,637,376,378 | P108,485,760,592 | P17,721,633,008 | P1,495,452,639 | P18,302,983,484 | P36,889,075,019 | (P87,988,980,688) | P106,543,300,432 |
| Other Information | | | | | | | | |
| Capital expenditures | P36,027,790 | P588,491,477 | P1,601,633,648 | P421,238,276 | P438,743,836 | P - | P - | P3,086,135,027 |
| Depreciation and amortization | P13,662,234 | P11,662,087 | P3,684,967 | P - | P53,426,674 | P2,105,320 | P37,380,932 | P121,922,214 |

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.

6. Cash and Cash Equivalents

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|-----------------------|--------------------------|----------------------|
| Cash on hand | P225,708,960 | P226,383,387 |
| Cash in banks | 5,332,622,554 | 4,425,825,627 |
| Short-term placements | 2,281,664,997 | 2,300,000,000 |
| | P7,839,996,511 | P6,952,209,014 |

Cash in banks earn annual interest at the respective bank deposit rates. Short-term placements are made for varying periods of up to six 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 P99.01 million and P0.65 million for the six months ended June 30, 2025 and 2024, respectively.

7. Receivables

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|---|--------------------------|----------------------|
| Installment contracts receivable | P3,341,177,893 | P3,549,306,052 |
| Rent receivable | 15,321,727,722 | 14,163,697,436 |
| Receivables from: | | |
| Leasehold rights' buyers | 346,848,421 | 355,050,959 |
| Contractors | 159,360,329 | 159,360,329 |
| Hotel operations | 123,550,805 | 104,242,831 |
| Condominium corporation and unit owners | 94,807,160 | 93,533,445 |
| Tenants | 58,249,548 | 60,060,972 |
| Advances to employees | 44,200,175 | 42,110,973 |
| Others | 247,704,880 | 134,651,934 |
| | 19,737,626,933 | 18,662,014,931 |
| Less allowance for impairment loss | 1,286,044,362 | 1,135,876,115 |
| | P18,451,582,571 | P17,526,138,816 |

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

8. Prepaid expenses and other current assets - net

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|---------------------------------------|-----------------------|----------------------|
| Input VAT – net | P2,333,700,271 | P2,221,391,396 |
| Advances to contractors and suppliers | 1,854,838,163 | 1,907,558,378 |
| Creditable withholding taxes | 1,098,959,377 | 1,145,057,781 |
| Prepaid expenses: | | |
| Taxes | 1,521,766,794 | 1,381,570,391 |
| Commission | 141,384,226 | 84,103,525 |
| Insurance | 58,339,652 | 24,281,209 |
| Others | 329,709,339 | 370,224,197 |
| Refundable deposits | 11,080,676 | 11,388,615 |
| Other current assets | 158,809,843 | 161,608,199 |
| | P7,508,588,341 | P7,307,183,691 |

9. Goodwill and Intangible Assets

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|----------------------------------|-----------------------|----------------------|
| Hotel101 brand | P664,300,000 | P664,300,000 |
| Goodwill | 350,377,742 | 350,377,742 |
| Franchise rights | 22,010,811 | 27,728,458 |
| Concession right | 22,283,287 | 22,943,431 |
| Computer software licenses – net | 10,633,797 | 10,878,392 |
| Others | 10,398,385 | 10,398,382 |
| | P1,080,004,022 | P1,086,626,405 |

The recoverable amount of the cash-generating unit was determined to be higher than its carrying amount as at June 30, 2025 and December 31, 2024. Hence, management assessed that there is no impairment loss in the value of goodwill for the six months ended June 30, 2025 and 2024.

10. Investment Property

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|----------------------------|-------------------------|----------------------|
| Land | P31,860,445,033 | P31,860,445,033 |
| Building | 119,659,064,905 | 114,093,389,394 |
| Right-of-use assets – land | 1,273,994,054 | 1,215,775,756 |
| Construction in progress | 15,887,159,279 | 15,953,068,788 |
| | P168,680,663,271 | P163,122,678,971 |

The following table provides the fair value hierarchy of the Group's investment property as at June 30, 2025 and December 31, 2024:

| | | Level 2 | |
|-------------------|---------|-------------------------|----------------------|
| Date of Valuation | | June 30, 2025 | December 31, 2024 |
| Land | Various | P31,860,445,033 | P31,860,445,033 |
| Commercial | Various | 61,455,315,633 | 55,991,895,999 |
| Corporate/office | Various | 75,364,902,605 | 75,270,337,939 |
| | | P168,680,663,271 | P163,122,678,971 |

The Group recognized unrealized gains from changes in fair values of investment property amounting to P1.93 billion and nil for the six months ended June 30, 2025 and 2024, respectively.

11. Short-term and Long-term Debts

Notes Payable

Details of the account are as follows:

| | June 30, 2025 | December 31, 2024 |
|--|------------------------|----------------------|
| Balance at beginning of the year | P51,065,022,000 | P45,077,772,952 |
| Availments | 1,211,800,000 | 11,703,420,000 |
| Payments | (1,966,312,000) | (5,716,170,952) |
| | 50,310,510,000 | 51,065,022,000 |
| Less short-term notes and current portion of long-term notes | 26,290,510,000 | 26,120,022,000 |
| Noncurrent portion | 24,020,000,000 | 24,945,000,000 |
| Less unamortized debt issue costs | 188,055,866 | 283,556,963 |
| | P23,831,944,134 | P24,661,443,037 |

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 June 30, 2025 and December 31, 2024.

Bonds Payable

Details of the account are as follows:

| | June 30, 2025 | December 31, 2024 |
|--------------------------------------|------------------------|----------------------|
| Balance at beginning and end of year | P29,915,000,000 | P18,615,000,000 |
| Availments | 11,600,000,000 | 21,000,000,000 |
| Payments | (2,535,000,000) | (9,700,000,000) |
| | 38,980,000,000 | 29,915,000,000 |
| Less: current portion | - | 2,535,000,000 |
| Noncurrent portion | 38,980,000,000 | 27,380,000,000 |
| Less unamortized debt issue costs | 567,328,678 | 417,789,749 |
| | P38,412,671,322 | P26,962,210,251 |

12. Other noncurrent liabilities

This account consists of:

| | June 30, 2025 | December 31, 2024 |
|------------------------------------|---------------------|----------------------|
| Security deposits - net of current | P268,234,000 | P158,988,487 |
| Deferred output VAT - net | 152,242,854 | 435,169,541 |
| Retention payable - net of current | 150,264,170 | 139,740,556 |
| Unearned rent income | 113,176,622 | 116,200,845 |
| Others | - | 68,371,159 |
| | P683,917,646 | P918,470,588 |

13. Income Taxes

Income tax expense (benefit) consists of:

| | For the Six Months ended June 30 | |
|----------|-------------------------------------|--------------|
| | 2025 | 2024 |
| Current | P164,056,202 | P73,611,396 |
| Deferred | 540,737,140 | 84,135,850 |
| | P704,793,342 | P157,747,246 |

On November 26, 2020, the Corporate Recovery and Tax Incentives for Enterprises ("CREATE") Bill was approved by the Senate of the Philippines. Under the CREATE Bill, domestic corporations will be subjected to 25% or 20% income tax depending on the amount of total assets or total amount of taxable income. In addition, MCIT shall be computed at 1% of gross income for a period of three years. The changes in the income tax rates shall retrospectively become effective beginning July 1, 2020.

President Rodrigo Duterte signed into law on March 26, 2021 the CREATE Act to attract more investments and maintain fiscal prudence and stability in the Philippines. Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

14. Basic and Diluted Earnings Per Share

Basic and diluted earnings per share for the Six Months ended June 30, 2025 and 2024 are computed as follows:

| | For the Six Months ended June 30 | |
|--|---|---------------|
| | 2025 | 2024 |
| Net income attributable to equity holders of the Parent Company | P1,537,409,797 | P998,973,917 |
| Dividends on preferred shares for the period | (484,250,000) | (484,250,000) |
| Net income attributable to common shareholders of the Parent Company (a) | P1,053,159,797 | P514,723,917 |
| 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) | P0.4491 | P0.2195 |
| Diluted earnings per common share attributable to equity holders of the Parent Company (a/c) | P0.4491 | P0.2195 |

15. Equity

The authorized capital stock of the Parent Company consists of:

| | June 30, 2025 | December 31, 2024 |
|---|-----------------------|-------------------|
| 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:

| | June 30, 2025 | December 31, 2024 |
|--|----------------------|-------------------|
| 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 | June 18, 2025 | July 2, 2025 | July 14, 2025 | P2.42125 | P242.13 million |
| Regular Cash Dividend | Preferred | March 12, 2025 | March 26, 2025 | April 14, 2025 | 2.42125 | P242.13 million |
| Regular Cash Dividend | Preferred | December 13, 2024 | January 3, 2025 | January 14, 2025 | 2.42125 | P242.13 million |
| Regular Cash Dividend | Common | September 27, 2024 | November 6, 2024 | November 29, 2024 | 0.2648 | 620.96 million |
| Regular Cash Dividend | Preferred | September 18, 2024 | October 3, 2024 | October 14, 2024 | 2.42125 | 242.13 million |
| Regular Cash Dividend | Preferred | June 6, 2024 | July 3, 2024 | July 15, 2024 | 2.42125 | 242.13 million |
| Regular Cash Dividend | Preferred | March 12, 2024 | March 26, 2024 | April 25, 2024 | 2.42125 | 242.13 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 |
|------------|-------------|---------------------|------------------|-------------------|--------------------|----------------|
| CMDCI | Common | June 19, 2025 | March 31, 2025 | June 23, 2025 | 0.0616 | 32.84 million |
| CMMBI | Common | June 13, 2025 | March 31, 2025 | June 16, 2025 | 3.5511 | 23.67 million |
| CMGBI | Common | June 02, 2025 | March 31, 2025 | June 3, 2025 | 0.0573 | 19.58 million |
| CMNDI | Common | May 31, 2025 | March 31, 2025 | June 24, 2025 | 0.0439 | 16.55 million |
| CMDZI | Common | May 20, 2025 | May 31, 2025 | May 29, 2025 | 0.3572 | 19.05 million |
| DDMPR | Common | May 16, 2025 | June 20, 2025 | July 16, 2025 | 0.0231 | 434.01 million |
| DDMPR | Common | April 15, 2025 | May 7, 2025 | May 30, 2025 | 0.0226 | 450.16 million |
| DDMPR | Common | December 13, 2024 | January 22, 2025 | February 14, 2025 | 0.0236 | 420.82 million |
| DDMPR | Common | September 27, 2024 | October 31, 2024 | November 26, 2024 | 0.0236 | 420.03 million |
| DDMPR | Common | May 15, 2024 | June 19, 2024 | July 15, 2024 | 0.0235 | 418.52 million |
| DDMPR | Common | April 15, 2024 | May 7, 2024 | May 31, 2024 | 0.0231 | 412.47 million |

16. 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:

| | June 30, 2025 | December 31, 2024 |
|---|------------------------|-------------------|
| Cash and cash equivalents* | P7,614,287,551 | P6,725,825,627 |
| Receivables** | 18,795,454,430 | 17,881,046,226 |
| Due from related parties | 49,356,220 | 49,356,220 |
| Derivative asset designated as cash flow hedge*** | 336,089,164 | 292,471,972 |
| Refundable deposits*** | 209,464,127 | 203,665,731 |
| | P27,004,651,492 | P25,152,365,776 |

*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.

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.

| June 30, 2025 | 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) | P7,614,287,551 | P - | P - | P - | P7,614,287,551 |
| Receivables* | 703,465,633 | 18,091,988,797 | 1,286,044,362 | - | 20,081,498,792 |
| Due from related parties | 49,356,220 | - | - | - | 49,356,220 |
| Derivative asset** | - | - | - | 336,089,164 | 336,089,164 |
| Refundable deposits*** | 209,464,127 | - | - | - | 209,464,127 |
| | P8,576,573,531 | P18,091,988,797 | P1,286,044,362 | P336,089,164 | P28,290,695,854 |

| December 31, 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) | P 6,725,825,627 | P - | P - | P - | P6,725,825,627 |
| Receivables* | 710,116,678 | 17,170,929,548 | 1,135,876,115 | - | 19,016,922,341 |
| Due from related parties | 49,356,220 | - | - | - | 49,356,220 |
| Derivative asset** | - | - | - | 292,471,972 | 292,471,972 |
| Refundable deposits*** | 203,665,731 | - | - | - | 203,665,731 |
| | P7,688,964,256 | P17,170,929,548 | P1,135,876,115 | P292,471,972 | P26,288,241,891 |

* 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 June 30, 2025 and December 31, 2024:

| June 30, 2025 | 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 | P7,614,287,551 | P - | P - | P - | P - | P7,614,287,551 |
| Receivables* | 6,795,626,950 | 5,898,661,679 | 2,074,721,206 | 3,682,572,736 | 1,286,044,362 | 19,737,626,933 |
| Due from related parties | 49,356,220 | - | - | - | - | 49,356,220 |
| Derivative asset designated as cash flow hedge*** | 336,089,164 | - | - | - | - | 336,089,164 |
| Refundable deposits** | 209,464,127 | - | - | - | - | 209,464,127 |
| | P15,004,824,012 | P5,898,661,679 | P2,074,721,206 | P3,682,572,736 | P1,286,044,362 | P27,946,823,995 |

* 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.

| December 31, 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* | P6,725,825,627 | P - | P - | P - | P - | P6,725,825,627 |
| Receivables** | 6,099,876,401 | 5,276,645,503 | 2,223,424,830 | 4,250,864,884 | 811,203,313 | 18,662,014,931 |
| Due from related parties | 49,356,220 | - | - | - | - | 49,356,220 |
| Derivative asset*** | 292,471,972 | - | - | - | - | 292,471,972 |
| Refundable deposits**** | 203,665,731 | - | - | - | - | 203,665,731 |
| | P13,371,195,951 | P5,276,645,503 | P2,223,424,830 | P4,250,864,884 | P811,203,313 | P25,933,334,481 |

* 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:

| | June 30, 2025 | | | |
|----------------------------|-----------------|----------------|--------------|-----------------|
| | High Grade | Medium Grade | Low Grade | Total |
| Cash and cash equivalents* | P7,614,287,551 | P - | P - | P7,614,287,551 |
| Receivables** | 10,043,209,711 | 7,973,382,885 | 778,861,834 | 18,795,454,430 |
| Due from related parties | 49,356,220 | - | - | 49,356,220 |
| Derivative asset*** | 336,089,164 | - | - | 336,089,164 |
| Refundable deposits*** | 209,464,127 | - | - | 209,464,127 |
| | P18,252,406,773 | P7,973,382,885 | P778,861,834 | P27,004,651,492 |

*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, 2024 | | | |
|----------------------------|-------------------|----------------|--------------|-----------------|
| | High Grade | Medium Grade | Low Grade | Total |
| Cash and cash equivalents* | P6,725,825,627 | P - | P - | P6,725,825,627 |
| Receivables** | 9,761,310,326 | 7,500,070,333 | 944,338,369 | 18,205,719,028 |
| Due from related parties | 49,356,220 | - | - | 49,356,220 |
| Derivative asset*** | 292,471,972 | - | - | 292,471,972 |
| Refundable deposits**** | 203,665,731 | - | - | 203,665,731 |
| | P17,032,629,876 | P7,500,070,333 | P944,338,369 | P25,477,038,578 |

*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 June 30, 2025 | | | | |
|---|---------------------|-----------------------|----------------|------------------|-------------------|
| | 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* | P4,583,181,735 | P4,583,181,735 | P4,583,181,735 | P - | P - |
| Due to related parties | 593,021,753 | 593,021,753 | 593,021,753 | - | - |
| Dividends payable | 461,321,777 | 461,321,777 | 461,321,777 | - | - |
| Notes payable** | 50,122,454,134 | 54,643,579,768 | 28,773,345,166 | 25,870,234,602 | - |
| Bonds payable | 38,412,671,322 | 52,918,275,233 | 3,072,551,679 | 49,845,723,554 | - |
| Other noncurrent liabilities* | 949,461,585 | 823,859,034 | 359,185,423 | 229,970,854 | 234,702,757 |
| Lease liabilities | 1,260,139,827 | 1,306,488,291 | 12,049,143 | 119,734,445 | 1,174,704,703 |

* Excluding statutory obligations and unearned rent income account.

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

| | As at December 31, 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* | P7,173,925,373 | P7,173,925,373 | P7,173,925,373 | P - | P - |
| Due to related parties | 576,888,246 | 576,888,246 | 576,888,246 | - | - |
| Dividends payable | 466,560,670 | 466,560,670 | 466,560,670 | - | - |
| Notes payable** | 51,065,022,000 | 56,616,775,815 | 28,882,314,033 | 27,734,461,782 | - |
| Bonds payable | 29,497,210,251 | 37,142,031,764 | 4,844,295,839 | 32,297,735,925 | - |
| Other noncurrent liabilities* | 367,100,202 | 832,524,552 | 365,540,651 | 393,401,510 | 73,582,391 |
| Lease liabilities | 1,206,142,055 | 2,602,969,987 | 100,858,480 | 559,335,335 | 1,942,776,172 |

* 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 June 30, 2025 and December 31, 2024. The Group is not subject to externally-imposed capital requirements.

16. Events after Reporting Period

On April 15, 2025, the BOD of DD approved the acquisition of 2,658,227,848 common shares of MerryMart Consumer Corp. (MM), representing 35% of its total issued and outstanding capital stock. The consideration for the acquisition is valued at P1.28 billion, based on the 30-day volume-weighted average price (VWAP) of MM. The transaction will be paid 50% using DoubleDragon shares as payment based on the 30-day VWAP of DD and 50% in cash. As of the approval of the interim consolidated financial statements, the transaction is awaiting the completion of the required regulatory approvals.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
LOANS AND RECEIVABLES
AS OF JUNE 30, 2025

| | 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 | 18,795,454,430 | 7,189,638,358 | 5,814,279,642 | 1,145,830,160 | 963,133,535 | 3,682,572,735 |

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF INCOME
FOR THE SIX MONTHS ENDED JUNE 30

| | 2025 | 2024 | 2025 | 2024 |
|--|-----------------------------|-----------------------------|--------------------------|--------------------------|
| | For the six months ended | For the six months ended | For the quarter ended | For the quarter ended |
| INCOME | | | | |
| Rent income | 1,861,580,211 | 1,955,350,659 | 897,535,755 | 1,036,077,964 |
| Real estate sales | 1,103,096,171 | 571,299,575 | 685,743,938 | 324,169,435 |
| Hotel revenues | 432,960,538 | 406,691,330 | 211,729,811 | 209,350,518 |
| Unrealized gains from changes in fair values of investment property | 1,925,985,705 | - | - | - |
| Interest income | 107,093,570 | 29,371,404 | 57,308,393 | 12,284,708 |
| Others | 1,519,158,349 | 1,427,749,205 | 643,707,105 | 756,905,835 |
| | 6,949,874,544 | 4,390,462,173 | 2,496,025,002 | 2,338,788,460 |
| COST AND EXPENSES | | | | |
| Cost of real estate sales | 646,315,129 | 293,744,071 | 398,402,893 | 170,384,636 |
| Cost of hotel operations | 316,708,089 | 297,400,572 | 158,363,052 | 148,186,190 |
| General and administrative expenses | 1,371,133,327 | 1,009,002,761 | 676,674,989 | 469,426,277 |
| Selling and marketing expenses | 108,738,330 | 73,018,480 | 28,145,977 | 31,249,657 |
| Interest expense | 1,435,606,312 | 912,939,253 | 821,180,036 | 382,534,929 |
| | 3,878,501,187 | 2,586,105,137 | 2,082,766,947 | 1,201,781,689 |
| INCOME BEFORE INCOME TAX | 3,071,373,357 | 1,804,357,036 | 413,258,055 | 1,137,006,771 |
| INCOME TAX EXPENSE | 704,793,342 | 157,747,246 | 93,035,174 | 83,312,438 |
| NET INCOME | 2,366,580,015 | 1,646,609,790 | 320,222,881 | 1,053,694,333 |
| Attributable to: | | | | |
| Equity holders of the Parent Company | 1,537,409,797 | 998,973,917 | 288,277,512 | 729,475,357 |
| Non-controlling interest | 829,170,218 | 647,635,873 | 31,945,369 | 324,218,976 |
| | 2,366,580,015 | 1,646,609,790 | 320,222,881 | 1,053,694,333 |

DOUBLED DRAGON CORPORATION AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF INCOME
FOR THE PERIOD ENDED JUNE 30

| | June 30, 2025 | June 30, 2024 | Horizontal Analysis | | Vertical Analysis | |
|---|----------------------|----------------------|----------------------------|---------------|--------------------------|---------------|
| | (Unaudited) | (Unaudited) | Increase (Decrease) | | 2025 | 2024 |
| INCOME | | | | | | |
| Rent income | 1,861,580,211 | 1,955,350,659 | (93,770,448) | -4.8% | 26.8% | 44.5% |
| Real estate sales | 1,103,096,171 | 571,299,575 | 531,796,596 | 93.1% | 15.9% | 13.0% |
| Hotel revenues | 432,960,538 | 406,691,330 | 26,269,208 | 6.5% | 6.2% | 9.3% |
| Unrealized gains from changes in fair values of investment property | 1,925,985,705 | - | 1,925,985,705 | 0.0% | 27.7% | 0.0% |
| Interest income | 107,093,570 | 29,371,404 | 77,722,166 | 264.6% | 1.5% | 0.7% |
| Others | 1,519,158,349 | 1,427,749,205 | 91,409,144 | 6.4% | 21.9% | 32.5% |
| | 6,949,874,544 | 4,390,462,173 | 2,559,412,371 | 58.3% | 100.0% | 100.0% |
| COST AND EXPENSES | | | | | | |
| Cost of real estate sales | 646,315,129 | 293,744,071 | 352,571,058 | 120.0% | 9.3% | 6.7% |
| Cost of hotel operations | 316,708,089 | 297,400,572 | 19,307,517 | 6.5% | 4.6% | 6.8% |
| General and administrative expenses | 1,371,133,327 | 1,009,002,761 | 362,130,566 | 35.9% | 19.7% | 23.0% |
| Selling and marketing expenses | 108,738,330 | 73,018,480 | 35,719,850 | 48.9% | 1.6% | 1.7% |
| Interest expense | 1,435,606,312 | 912,939,253 | 522,667,059 | 57.3% | 20.7% | 20.8% |
| | 3,878,501,187 | 2,586,105,137 | 1,292,396,050 | 50.0% | 55.8% | 58.9% |
| INCOME BEFORE INCOME TAX | 3,071,373,357 | 1,804,357,036 | 1,267,016,321 | 70.2% | 44.2% | 41.1% |
| INCOME TAX EXPENSE | 704,793,342 | 157,747,246 | 547,046,096 | 346.8% | 10.1% | 3.6% |
| NET INCOME | 2,366,580,015 | 1,646,609,790 | 719,970,225 | 43.7% | 34.1% | 37.5% |
| Attributable to: | | | | | | |
| Equity holders of the Parent Company | 1,537,409,797 | 998,973,917 | 538,435,880 | 53.9% | 22.1% | 22.8% |
| Non-controlling interest | 829,170,218 | 647,635,873 | 181,534,345 | 28.0% | 11.9% | 14.8% |
| | 2,366,580,015 | 1,646,609,790 | 719,970,225 | 43.7% | 34.1% | 37.5% |

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

June 30, 2025 versus June 30, 2024 Results of Operations

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES UNAUDITED CONSOLIDATED STATEMENTS OF INCOME FOR THE QUARTER ENDED JUNE 30

| | June 30, 2025 (Unaudited) | June 30, 2024 (Unaudited) | Horizontal Analysis | | Vertical Analysis | |
|--------------------------------------|------------------------------|------------------------------|----------------------|---------------|-------------------|---------------|
| | | | Increase (Decrease) | | 2025 | 2024 |
| INCOME | | | | | | |
| Rent income | 897,535,755 | 1,036,077,964 | (138,542,209) | -13.4% | 36.0% | 44.3% |
| Real estate sales | 685,743,938 | 324,169,435 | 361,574,503 | 111.5% | 27.5% | 13.9% |
| Hotel revenues | 211,729,811 | 209,350,518 | 2,379,293 | 1.1% | 8.5% | 9.0% |
| Interest income | 57,308,393 | 12,284,708 | 45,023,685 | 366.5% | 2.3% | 0.5% |
| Others | 643,707,105 | 756,905,835 | (113,198,730) | -15.0% | 25.8% | 32.4% |
| | 2,496,025,002 | 2,338,788,460 | 157,236,542 | 6.7% | 100.0% | 100.0% |
| COST AND EXPENSES | | | | | | |
| Cost of real estate sales | 398,402,893 | 170,384,636 | 228,018,257 | 133.8% | 16.0% | 7.3% |
| Cost of hotel operations | 158,363,052 | 148,186,190 | 10,176,862 | 6.9% | 6.3% | 6.3% |
| General and administrative expenses | 676,674,989 | 469,426,277 | 207,248,712 | 44.1% | 27.1% | 20.1% |
| Selling and marketing expenses | 28,145,977 | 31,249,657 | (3,103,680) | -9.9% | 1.1% | 1.3% |
| Interest expense | 821,180,036 | 382,534,929 | 438,645,107 | 114.7% | 32.9% | 16.4% |
| | 2,082,766,947 | 1,201,781,689 | 880,985,258 | 73.3% | 83.4% | 51.4% |
| INCOME BEFORE INCOME TAX | 413,258,055 | 1,137,006,771 | (723,748,716) | -63.7% | 16.6% | 48.6% |
| INCOME TAX EXPENSE | 93,035,174 | 83,312,438 | 9,722,736 | 11.7% | 3.7% | 3.6% |
| NET INCOME | 320,222,881 | 1,053,694,333 | (733,471,452) | -69.6% | 12.8% | 45.1% |
| Attributable to: | | | | | | |
| Equity holders of the Parent Company | 288,277,512 | 729,475,357 | (441,197,845) | -60.5% | 11.5% | 31.2% |
| Non-controlling interest | 31,945,369 | 324,218,976 | (292,273,607) | -90.1% | 1.3% | 13.9% |
| | 320,222,881 | 1,053,694,333 | (733,471,452) | -69.6% | 12.8% | 45.1% |

Revenues

DoubleDragon Corporation (“DoubleDragon” or “The Company”) reports Consolidated Revenue figures for the first six months of 2025 at ₱6.9 billion, an increase of +58.29% compared to the same period last year.

DoubleDragon’s rental revenues is at ₱1,861.6 million during the first six months of 2025 compared to ₱1,955.4 million during the same period last year, due to transition between expired leases which will be replaced by incoming tenants.

Real estate sales amounting to ₱1,103.1 million, an increase of ₱531.8 million or 93.1%, for the six months ended June 30, 2025 compared to the same period in 2024, the significant increase is mainly from additional sales from Hotel101 projects of the Group both from international and domestic projects.

Hotel Revenues of ₱433.0 million also contributed 6.2% of the consolidated revenues for the first six months of 2025, an increase of 6.5% from ₱406.7 million posted in the same period in 2024, due to increase in occupancy rate of hotel properties.

Unrealized gains from changes in fair values of investment property is at ₱1.9 billion for the six months ended June 30, 2025 due to completion of projects during the period.

The Company's interest income for the first six months of 2025 increased by ₱77.7 million or, 264.6%, to ₱107.1 million, compared to ₱29.4 million in 2024, mainly from the increased in interest income from time deposits.

Furthermore, an ₱91.4 million increase, or 6.4%, in Other Income from ₱1,427.7 million to ₱1,519.2 million accounted due to the increase in other income from hotel operations and foreign exchange gains for the six months ended June 30, 2025.

Cost and Expenses

Cost of real estate sales amounting to ₱646.3 million, an increase by ₱352.6 million, 120.0% for the six months ended June 30, 2025 compared to the same period in 2024, the increase is in line with the increase in real estate sales.

Cost of hotel operations amounting to ₱316.7 million increased by ₱19.3 million, 6.5%, for the six months ended June 30, 2025. The increase is due to higher hotel revenues and rent expense.

General and administrative expenses of ₱1,371.1 million increased by ₱362.1 million, or 35.9% due to increase in salaries and wages, taxes and licenses, utilities and other mall operations costs.

Selling and marketing expenses of ₱108.7 million increased by ₱35.7 million, or 48.9%, from ₱73.0 million from the same period last year due to increase in marketing events and roadshows and commission expenses.

Interest expense amounting to ₱1,435.6 million was recognized for the six months ended June 30, 2025 – an increase from ₱912.9 million or 57.3% in the same period last year due to increase in interest expense from significant financing component of revenue contracts and increase in interest expense to lenders.

Income before income tax

The Company's consolidated income before income tax for the six months ended June 30, 2025 is at ₱3.1 billion, an increase of ₱1.3 billion or 70.2%, from its consolidated income before income tax of ₱1,804.4 million recorded for the same period in 2024. The significant growth was primarily driven by income contributions from the various business units, as well as unrealized gains arising from changes in the fair values of investment properties during the period.

Income tax expense

The Company's income tax expense for the first six months is at ₱704.8 million, an increase of ₱547.0 million, or 346.8%, from its income tax expense of ₱157.7 million recorded for the same period in 2024. Increase in income tax expense is mainly from the deferred tax expense related to the unrealized fair value gain.

Net Income

The Company's consolidated net income of ₱2.4 billion increased by ₱0.7 billion, for the six months ended June 30, 2025 from ₱1.6 billion posted for the same period in the previous year mainly from the increase in revenues.

June 30, 2025 versus December 31, 2024 Interim Statements of Financial Position

DOUBLED DRAGON CORP. AND SUBSIDIARIES UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT PERIOD ENDED JUNE 30, 2025 & DECEMBER 31, 2024

| | June 30, 2025 (Unaudited) | December 31, 2024 (Audited) | Horizontal Analysis | | Vertical Analysis | |
|---|------------------------------|--------------------------------|------------------------|--------------|-------------------|---------------|
| | | | Increase (Decrease) | | 2025 | 2024 |
| ASSETS | | | | | | |
| Current Assets | | | | | | |
| Cash and Cash Equivalents | 7,839,996,511 | 6,952,209,014 | 887,787,497 | 12.8% | 3.6% | 3.4% |
| Receivables - net | 18,451,582,571 | 17,526,138,816 | 925,443,755 | 5.3% | 8.6% | 8.5% |
| Inventories | 6,822,858,816 | 6,390,425,546 | 432,433,270 | 6.8% | 3.2% | 3.1% |
| Due from related parties | 49,356,220 | 49,356,220 | - | 0.0% | 0.0% | 0.0% |
| Prepaid expenses and other current assets-net | 7,508,588,341 | 7,307,183,691 | 201,404,650 | 2.8% | 3.5% | 3.5% |
| Total Current Assets | 40,672,382,459 | 38,225,313,287 | 2,447,069,172 | 6.4% | 18.9% | 18.5% |
| Non Current Assets | | | | | | |
| Receivables - net of current portion | 343,871,859 | 354,907,410 | (11,035,551) | -3.1% | 0.2% | 0.2% |
| Property and equipment - net | 1,287,970,656 | 1,345,291,691 | (57,321,035) | -4.3% | 0.6% | 0.7% |
| Goodwill and intangible assets | 1,080,004,022 | 1,086,626,405 | (6,622,383) | -0.6% | 0.5% | 0.5% |
| Investment property | 168,680,663,271 | 163,122,678,971 | 5,557,984,300 | 3.4% | 78.4% | 78.9% |
| Right-of-use Assets - net | 64,179,444 | 61,674,291 | 2,505,153 | 4.1% | 0.0% | 0.0% |
| Deferred tax assets | 527,954,305 | 195,332,079 | 332,622,226 | 170.3% | 0.2% | 0.1% |
| Other noncurrent assets | 2,611,813,996 | 2,381,281,237 | 230,532,759 | 9.7% | 1.2% | 1.2% |
| Total Noncurrent Assets | 174,596,457,553 | 168,547,792,084 | 6,048,665,469 | 3.6% | 81.1% | 81.5% |
| Total Assets | 215,268,840,012 | 206,773,105,371 | 8,495,734,641 | 4.1% | 100.0% | 100.0% |
| LIABILITIES AND EQUITY | | | | | | |
| Current Liabilities | | | | | | |
| Accounts Payable and other current liabilities | 7,181,251,261 | 8,527,867,586 | (1,346,616,325) | -15.8% | 3.3% | 4.1% |
| Short term loans payable and current maturities of long-term notes payable, net of debt issue costs | 26,290,510,000 | 28,655,022,000 | (2,364,512,000) | -8.3% | 12.2% | 13.9% |
| Due to related parties | 593,021,753 | 576,888,246 | 16,133,507 | 2.8% | 0.3% | 0.3% |
| Customer's deposits | 1,719,216,602 | 2,090,602,909 | (371,386,307) | -17.8% | 0.8% | 1.0% |
| Dividends payable | 461,321,777 | 466,560,670 | (5,238,893) | -1.1% | 0.2% | 0.2% |
| Income Tax Payable | 105,369,702 | 43,373,151 | 61,996,551 | 142.9% | 0.0% | 0.0% |
| Total Current Liabilities | 36,350,691,095 | 40,360,314,562 | (4,009,623,467) | -9.9% | 16.9% | 19.5% |
| Noncurrent Liabilities | | | | | | |
| current | | | | | | |
| maturities and debt issue costs | 23,831,944,134 | 24,661,443,037 | (829,498,903) | -3.4% | 11.1% | 11.9% |
| Bonds payable - net of bond issue cost | 38,412,671,322 | 26,962,210,251 | 11,450,461,071 | 42.5% | 17.8% | 13.0% |
| Lease Liabilities | 1,204,831,635 | 1,154,116,858 | 50,714,777 | 4.4% | 0.6% | 0.6% |
| Deferred tax liabilities | 13,179,312,668 | 12,403,551,999 | 775,760,669 | 6.3% | 6.1% | 6.0% |
| Retirement benefits liability | 59,027,069 | 59,027,069 | - | 0.0% | 0.0% | 0.0% |
| Customers' deposits - net of current portion | 25,409,436 | 24,166,068 | 1,243,368 | 5.1% | 0.0% | 0.0% |
| Other noncurrent liabilities | 683,917,646 | 918,470,588 | (234,552,942) | -25.5% | 0.3% | 0.4% |
| Total Noncurrent Liabilities | 77,397,113,910 | 66,182,985,870 | 11,214,128,040 | 16.9% | 36.0% | 32.0% |
| Total Liabilities | 113,747,805,005 | 106,543,300,432 | 7,204,504,573 | 6.8% | 52.8% | 51.5% |

| 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% | 4.6% | 4.8% |
| Additional paid-in capital | 5,540,589,852 | 5,540,589,852 | - | 0.0% | 2.6% | 2.7% |
| Retained earnings | 39,951,022,226 | 39,126,592,610 | 824,429,616 | 2.1% | 18.6% | 18.9% |
| Retirement benefits liability | (70,969,682) | 72,772,706 | (143,742,388) | -197.5% | 0.0% | 0.0% |
| Less: Treasury stock | (391,673,305) | (391,673,305) | - | 0.0% | -0.2% | -0.2% |
| | 55,266,279,151 | 54,585,591,923 | 680,687,228 | 1.2% | 25.7% | 26.4% |
| Non-controlling interests | 46,254,755,856 | 45,644,213,016 | 610,542,840 | 1.3% | 21.5% | 22.1% |
| Total Equity | 101,521,035,007 | 100,229,804,939 | 1,291,230,068 | 1.3% | 47.2% | 48.5% |
| Total Liabilities and Equity | 215,268,840,012 | 206,773,105,371 | 8,495,734,641 | 4.1% | 100.0% | 100.0% |

As of the end of June 30, 2025, Consolidated Total Assets stood at ₱215.3 billion while Total Equity reached ₱101.5 billion.

Current Assets

Cash amounting to ₱7.8 billion as of June 30, 2025, an increase of ₱887.8 million or 12.8% from ₱7.0 billion as of December 31, 2024. Increase in cash was due to the increase in the working capital of the Group from issuance of bonds and collection of payments from unit buyers and tenants.

Receivables amounting to ₱18.5 billion as of June 30, 2025, an increase of ₱925.4 million (5.3%) from ₱17.5 billion as of December 31, 2024 due to increase in rent receivable and receivable from hotel operations.

Inventories amounting to ₱6.8 billion as of June 30, 2025 increased by ₱432.4 million (6.8%) from ₱6.4 billion on December 31, 2024 mainly from the capital expenditure for hotel and residential inventories offset by the recognition of cost of real estate sales for the period.

Noncurrent Assets

Receivables – net of current portion is at ₱343.9 million as of June 30, 2025 decreased by ₱11.0 million or -3.1% from ₱354.9 million on December 31, 2024.

Property and equipment – net amounting to ₱1.3 billion as of June 30, 2025 decreased by ₱57.3 million (-4.3%) from ₱1,345.3 million as of December 31, 2024 due to the depreciation recognized for the period.

Investment property amounting to ₱168.7 billion as of June 30, 2025 increased by ₱5.6 billion (3.4%) from ₱163.1 billion as of December 31, 2024 due to additions during the period and changes in fair value of properties due to completion.

Right-of-use assets - net amounting to ₱64.2 million as of June 30, 2025 increased by ₱2.5 million (4.1%) from ₱61.7 million as of December 31, 2024 due to additional leases for the period.

Deferred tax assets amounting to ₱528.0 million as of June 30, 2025 increased by ₱332.6 million, or 170.3% from ₱195.3 million as of December 31, 2024 mainly from deferred tax component from NOLCO.

Other noncurrent assets amounting to ₱2.6 billion increased by ₱230.5 million, or 9.7% from ₱2.4 billion as of December 31, 2024 due to increase in the noncurrent portion of advances to contractors and suppliers.

Current Liabilities

Accounts payable and other liabilities amounting to ₱7.2 billion as of June 30, 2025, a decrease of ₱1.3 billion, or -15.8%, from ₱8.5 billion as of December 31, 2024, mainly due to decrease in trade payables, and accrued expenses.

Short term loans payable and current maturities of long-term notes payable, net of debt issue costs amounting to ₱26.3 billion as of June 30, 2025, a decrease of ₱2.4 billion, or -8.3%, from ₱28.7 billion as of December 31, 2024 mainly due to repayment of loans during the period.

Customers' deposits amounting to ₱1.7 billion as of June 30, 2025 decreased by ₱371.4 million (-17.8%) from ₱2.1 billion as of December 31, 2024 due to the decrease in deposits from unit buyers of Hotel101 projects as the project construction continues to increase.

Dividends payable amounted to ₱461.3 million as of June 30, 2025, a decrease of ₱5.2 million, or -1.1%, from ₱466.6 million as of December 31, 2024. Decrease is due payment of dividends during the period.

Income tax payable amounting to ₱105.4 million as of June 30, 2025 increased by ₱62.0 million, or 142.9%, from ₱43.4 million as of December 31, 2024.

Noncurrent Liabilities

Long term notes payable - net of current maturities and debt issue costs is at ₱23.8 billion as of June 30, 2025 a decrease of -3.4% due to reclassification of loans to current.

Bonds payable - net of bond issue cost amounted to ₱38.4 billion as of June 30, 2025, an increase of ₱11.5 billion or 42.5%, from ₱27.0 billion on December 31, 2024 due to bond issuances and reclassifications during the period.

Lease liabilities- net of current portion amounted to ₱1.2 billion as of June 30, 2025, an increase of ₱50.7 million, or 4.4%, from ₱1.2 billion as of December 31, 2024 due to additional lease liabilities.

Deferred tax liabilities increased by ₱775.8 million (6.3%) to ₱13.2 billion from ₱12.4 billion as of December 31, 2024 mainly due to the deferred tax liabilities from unrealized gains from changes in fair value of investment properties.

Customers' deposits-net of current portion is at ₱25.4 million as of June 30, 2025 increased by ₱1.2 million (5.1%) from ₱24.2 million as of December 31, 2024 due to the increase in deposits from unit buyers.

Other noncurrent liabilities amounting to ₱683.9 million as of June 30, 2025, a decrease of ₱234.6 million, or -25.5% from ₱918.5 million as of December 31, 2024, decrease is due to the decrease in noncurrent portion of retention payable and reclassification to current of unearned rental.

Equity

Equity amounting to ₱101.5 billion as of June 30, 2025, an increase of ₱1.3 billion from ₱100.2 billion as of December 31, 2024, due to net income during the period.

Key Performance Indicators of the Company

| | Unaudited June 30, 2025 | Audited December 31, 2024 |
|-----------------------|------------------------------------|--------------------------------------|
| Current Ratio | 1.12 | 0.95 |
| Asset to Equity | 2.12 | 2.06 |
| Debt to Equity Ratios | | |
| On Gross Basis | 0.87x | 0.80x |
| On Net Basis | 0.79x | 0.73x |
| Acid Test Ratio | 0.72 | 0.61 |

| | Unaudited period ending June 30, 2025 | Unaudited period ending June 30, 2024 |
|-----------------------|--|--|
| Return on Equity | 2.85% | 2.05% |
| Net Income to Revenue | 22.12% | 22.75% |
| Revenue Growth | 58.29% | 11.34% |
| Income Growth | 53.90% | 24.02% |
| Solvency Ratio | 0.02 | 0.02 |

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 $\frac{\text{Net Income Attributable to Owners of the Parent (Current Period)}}{\text{Net Income Attributable to Owners of the Parent (Prior Period)}}$

| | |
|--------------------|---|
| | Net Income Attributable to Owners of the Parent (Prior Period) |
| 10. 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

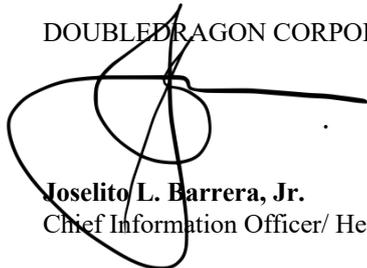
SIGNATURES

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

DOUBLE DRAGON CORPORATION

Signature and Title


Joselito L. Barrera, Jr.
Chief Information Officer/ Head, Legal Department

Date

August 14, 2025

Principal Financial/Accounting Officer/Controller: Gerda Grace C. Galloniga

Signature and Title


Gerda Grace C. Galloniga
Head, Accounting

Date

August 14, 2025