COVER SHEET
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1	5	2	7	4	7			

COMPANY NAME

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

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

3 1 S T F L O O R , T O W E R O N E A N D
E X C H A N G E P L A Z A , A Y A L A T R I A N G L E
, A Y A L A A V E N U E , M A K A T I C I T Y

Form Type	Department requiring the report	Secondary License Type, if applicable
A F S	S E C	N / A

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number(s)	Mobile Number
investorrelations@ayalaland.com.ph	7 908-3677	

No. of Stockholders	Annual Meeting (Month/Day)	Fiscal Year (Month/Day)
12,855	04/27	12/31

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

Name of Contact Person	Email Address	Telephone Number(s)	Mobile Number
Ma. Divina Y. Lopez	lopez.divine@ayalaland.com.ph	7 908-3681	

Contact Person's Address

31st Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City

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

Isla Lipana & Co.

Independent Auditor's Report

To the Board of Directors and Stockholders of
Ayala Land, Inc.
31st Floor, Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City

Report on the Audits of the Consolidated Financial Statements

Our Opinion

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

What we have audited

The consolidated financial statements of the Group comprise:

- the consolidated statements of financial position as at December 31, 2025 and 2024;
- the consolidated statements of income for each of the three years in the period ended December 31, 2025;
- the consolidated statements of comprehensive income for each of the three years in the period ended December 31, 2025;
- the consolidated statements of changes in equity for each of the three years in the period ended December 31, 2025;
- the consolidated statements of cash flows for each of the three years in the period ended December 31, 2025; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines ("Code of Ethics"), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Key Audit Matters

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

The key audit matter identified in our audit pertains to the real estate revenue recognition based on percentage of completion (PoC) as a measure of progress.

Key Audit Matter	How our Audit Addressed the Key Audit Matter
Real estate revenue recognition based on PoC as a measure of progress	
Refer to **Note 35.2** to the consolidated financial statements for the discussion on critical accounting estimates and assumptions. The real estate revenue from residential development for the year ended December 31, 2025 amounts to **P113.9 billion**, which accounts for approximately **65%** of the consolidated total revenue. It is therefore material to the consolidated financial statements. Real estate revenue from contracts with customers is recognized over time using the output method in accordance with the guidance set in PFRS 15, Revenue from contracts with customers, and Philippine Interpretations Committee Questions and Answers (PIC Q&A) 2018-12. Under the output method, revenue is calculated with reference to the PoC of the project. In the case of the Group, PoC is determined based on the actual physical accomplishment through completion of the project. Hence, real estate revenue recognition requires significant estimates and assumptions.	We addressed the matter by understanding and evaluating the processes and controls employed by the Group in estimating the PoC of the real estate development projects. In particular, we performed a combination of controls and substantive testing procedures as follows: • Evaluated the design and tested the operating effectiveness of key controls surrounding the project budgeting, project costing and project milestone measurement activities. Further, we performed reasonableness testing and validation of key inputs and assumptions used in the project budgeting and project costing activities, through site visits, inspection of bill of quantity and other relevant supporting documents. • Substantiated the milestone percentage per project by agreeing the details with underlying project accomplishment reports prepared by project engineers and as evaluated and approved by independent quantity surveyors. • Performed test of details on incurred project costs through corroboration with supporting documents such as contractors' progress billing statements, supplier invoices, proof of delivery and other relevant supporting documents. • Performed mathematical accuracy check of PoC applied to each project and individually sold units and verified that the PoC is accurately used in the calculation of the Group's real estate revenue.

Other information

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

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

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

When we read the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is Roderick M. Danao.

Isla Lipana & Co.

Roderick M. Danao
Partner
CPA Cert. No. 88453
P.T.R. No. 0011280, issued on January 8, 2026, Makati City
SEC A.N (individual) as general auditors 88453-SEC, category A;
valid to audit 2025 to 2029 financial statements
SEC A.N. (firm) as general auditors 0142-SEC, Category A;
valid to audit 2020 to 2025 financial statements
TIN 152-015-078
BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026
BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City
February 20, 2026

Statement Required by Rule 68
Securities Regulation Code (SRC)

To the Board of Directors and Stockholders of
Ayala Land, Inc.
31st Floor, Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City

We have audited the consolidated financial statements of Ayala Land, Inc. (the "Parent Company") and its Subsidiaries as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025, on which we have rendered the attached report dated February 20, 2026. The supplementary information shown in the Reconciliation of the Parent Company's Retained Earnings Available for Dividend Declaration and Map of the Group of Companies within which the Parent Company belongs, as additional components required by Part I, Section 5 of the Revised SRC Rule 68, and Schedules A, B, C, D, E, F and G, as required by Part II of the Revised SRC Rule 68, is presented for the purposes of filing with the Securities and Exchange Commission and is not a required part of the basic consolidated financial statements. Such supplementary information is the responsibility of management and has been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements. In our opinion, the supplementary information has been prepared in accordance with the Revised SRC Rule 68.

Isla Lipana & Co.

Roderick M. Danao
Partner
CPA Cert. No. 88453
P.T.R. No. 0011280, issued on January 8, 2026, Makati City
SEC A.N (individual) as general auditors 88453-SEC, category A;
valid to audit 2025 to 2029 financial statements
SEC A.N. (firm) as general auditors 0142-SEC, Category A;
valid to audit 2020 to 2025 financial statements
TIN 152-015-078
BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026
BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City
February 20, 2026

Isla Lipana & Co.

Statement Required by Rule 68
Securities Regulation Code (SRC)

To the Board of Directors and Stockholders of
Ayala Land, Inc.
31st Floor, Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Ayala Land, Inc. and its Subsidiaries (the "Group") as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025, and have issued our report thereon dated February 20, 2026. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Group's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) Accounting Standards and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose of complying with the Revised SRC Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic consolidated financial statements prepared in accordance with PFRS Accounting Standards. The components of these financial soundness indicators have been traced to the Group's consolidated financial statements as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 and no material exceptions were noted.

Isla Lipana & Co.

Roderick M. Danao
Partner
CPA Cert. No. 88453
P.T.R. No. 0011280, issued on January 8, 2026, Makati City
SEC A.N (individual) as general auditors 88453-SEC, category A;
valid to audit 2025 to 2029 financial statements
SEC A.N. (firm) as general auditors 0142-SEC, Category A;
valid to audit 2020 to 2025 financial statements
TIN 152-015-078
BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026
BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City
February 20, 2026

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Financial Position
As at December 31, 2025 and 2024
(All amounts in thousands of Philippine Peso)

	Notes	2025	2024
Assets			
Current assets			
Cash and cash equivalents	2	18,496,509	21,507,916
Short-term investments	3	82,456	72,029
Financial assets at fair value through profit or loss (FVTPL)	4	399,689	651,008
Accounts and notes receivable, net	5	111,750,519	108,062,933
Inventories	6	239,293,186	226,560,077
Other current assets, net	7	79,182,564	78,807,069
Total current assets		449,204,923	435,661,032
Non-current assets			
Accounts and notes receivables, net of current portion	5	113,880,646	80,249,296
Financial assets at fair value through other comprehensive income (FVOCI)	8	1,214,554	1,272,606
Investments in associates and joint ventures	9	32,442,634	30,777,755
Right-of-use assets, net	31	10,368,638	10,945,824
Investment properties, net	10	290,081,255	267,920,463
Property and equipment, net	11	46,541,606	38,886,923
Deferred tax assets, net	21	13,327,853	14,852,448
Other non-current assets	12	40,301,877	38,188,645
Total non-current assets		548,159,063	483,093,960
Total assets		997,363,986	918,754,992

(forward)

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Financial Position
As at December 31, 2025 and 2024
(All amounts in thousands of Philippine Peso)

(continuation)

	Notes	2025	2024
Liabilities and Equity			
Current liabilities			
Short-term debts	14	32,236,000	20,671,000
Accounts and other payables	13	208,041,178	180,064,265
Income tax payable		296,141	523,526
Current portion of lease liabilities	31	1,231,459	1,843,218
Current portion of long-term debts	14	26,039,451	26,238,534
Deposits and other current liabilities	15	14,983,460	19,782,420
Total current liabilities		282,827,689	249,122,963
Non-current liabilities			
Long-term debts, net of current portion	14	259,762,022	235,246,428
Pension liabilities	24	2,972,723	3,147,264
Lease liabilities, net of current portion	31	17,448,801	16,934,795
Deferred tax liabilities, net	21	9,901,972	10,467,663
Deposits and other non-current liabilities	16	39,396,366	45,340,064
Total non-current liabilities		329,481,884	311,136,214
Total liabilities		612,309,573	560,259,177
Equity	17		
Equity attributable to equity holders of Ayala Land, Inc.			
Paid-in capital		122,258,820	98,624,014
Equity reserves		10,914,625	7,184,556
Treasury stock		(63,430,314)	(30,127,752)
Accumulated other comprehensive income (loss)		299,696	(523,878)
Retained earnings		254,741,748	224,238,823
		324,784,575	299,395,763
Non-controlling interests		60,269,838	59,100,052
Total equity		385,054,413	358,495,815
Total liabilities and equity		997,363,986	918,754,992

The notes on pages 1 to 112 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Income
For each of the three years in the period ended December 31, 2025
(All amounts in thousands of Philippine Peso, except earnings per share)

	Notes	2025	2024	2023
Income				
Real estate revenue	18	174,452,220	176,532,787	145,501,249
Equity in net earnings of associates and joint ventures	9	2,305,492	2,030,302	1,575,295
		176,757,712	178,563,089	147,076,544
Interest and investment income	19	847,804	844,187	689,548
Other income	19	12,605,164	1,330,251	1,091,317
		13,452,968	2,174,438	1,780,865
		190,210,680	180,737,527	148,857,409
Costs and expenses	20			
Cost of real estate sales		102,524,716	110,207,577	87,138,671
General and administrative expenses		10,033,378	9,216,233	8,910,449
Interest and other financing charges		17,267,715	15,851,111	13,498,847
Other expenses		4,312,548	2,692,447	2,849,234
		134,138,357	137,967,368	112,397,201
Income before income tax		56,072,323	42,770,159	36,460,208
Income tax expense	21			
Current tax expense		8,825,407	5,856,277	7,407,869
Deferred tax expense		1,692,787	2,677,649	48,761
		10,518,194	8,533,926	7,456,630
Net income for the year		45,554,129	34,236,233	29,003,578
Net income attributable to:				
Equity holders of Ayala Land, Inc.	25	39,120,819	28,232,553	24,507,581
Non-controlling interest		6,433,310	6,003,680	4,495,997
		45,554,129	34,236,233	29,003,578
Earnings Per Share				
Net income attributable to equity holders of Ayala Land, Inc.				
Basic and diluted	25	2.70	1.90	1.63

The notes on pages 1 to 112 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Comprehensive Income
For each of the three years in the period ended December 31, 2025
(All amounts in thousands of Philippine Peso)

	Notes	2025	2024	2023
Net income for the year		45,554,129	34,236,233	29,003,578
Other comprehensive income (loss)				
Item that will be subsequently reclassified to profit or loss:				
Cumulative translation adjustment	17	1,412,181	744,460	(529,265)
Items that will not be subsequently reclassified to profit or loss:				
Changes in fair value reserve of financial assets at FVOCI	8	(83,880)	57,054	205,077
Remeasurement loss on defined benefit plan, net of tax	24	(53,648)	(229,250)	(588,612)
		1,274,653	572,264	(912,800)
Total comprehensive income for the year		46,828,782	34,808,497	28,090,778
Total comprehensive income attributable to:				
Equity holders of Ayala Land, Inc.		39,895,277	28,978,644	23,570,587
Non-controlling interests		6,933,505	5,829,853	4,520,191
		46,828,782	34,808,497	28,090,778

The notes on pages 1 to 112 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Changes in Equity
For each of the three years in the period ended December 31, 2025
(All amounts in thousands of Philippine Peso)

	Attributable to equity holders of Ayala Land, Inc.							
	Paid-in capital (Note 17)	Equity reserves (Note 17)	Treasury stock (Note 17)	Accumulated other comprehensive gain (loss) (Note 17)	Retained earnings (Note 17)	Total	Non-controlling interests (Notes 17 and 22)	Total equity
Balances at January 1, 2023	**97,636,864**	**(6,506,845)**	**(19,080,714)**	**(332,975)**	**183,535,858**	**255,252,188**	**38,412,337**	**293,664,525**
Comprehensive income								
Net income for the year	-	-	-	-	24,507,581	24,507,581	4,495,997	29,003,578
Other comprehensive income	-	-	-	(936,994)	-	(936,994)	24,194	(912,800)
Total comprehensive income for the year	**-**	**-**	**-**	**(936,994)**	**24,507,581**	**23,570,587**	**4,520,191**	**28,090,778**
Transactions with owners								
Share-based compensation	149,456	-	-	-	-	149,456	-	149,456
Issuance of shares	328,722	-	-	-	-	328,722	-	328,722
Acquisition of treasury shares	-	-	(3,695,647)	-	-	(3,695,647)	-	(3,695,647)
Acquisition of non-controlling interest	-	489,276	-	-	-	489,276	(31,511)	457,765
Net change in non-controlling interest	-	3,427,983	-	-	-	3,427,983	6,121,631	9,549,614
Cash dividends declared	-	-	-	-	(5,662,153)	(5,662,153)	(2,953,998)	(8,616,151)
Total transactions with owners	**478,178**	**3,917,259**	**(3,695,647)**	**-**	**(5,662,153)**	**(4,962,363)**	**3,136,122**	**(1,826,241)**
Balances at December 31, 2023	**98,115,042**	**(2,589,586)**	**(22,776,361)**	**(1,269,969)**	**202,381,286**	**273,860,412**	**46,068,650**	**319,929,062**
Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D (Note 35.1)	-	-	-	-	1,056,652	1,056,652	292,136	1,348,788
Restated balance, January 1, 2024	**98,115,042**	**(2,589,586)**	**(22,776,361)**	**(1,269,969)**	**203,437,938**	**274,917,064**	**46,360,786**	**321,277,850**
Comprehensive income								
Net income for the year	-	-	-	-	28,232,553	28,232,553	6,003,680	34,236,233
Other comprehensive income	-	-	-	746,091	-	746,091	(173,827)	572,264
Total comprehensive income for the year	**-**	**-**	**-**	**746,091**	**28,232,553**	**28,978,644**	**5,829,853**	**34,808,497**
Transactions with owners								
Share-based compensation	107,468	-	-	-	-	107,468	-	107,468
Issuance of shares	401,504	-	-	-	-	401,504	-	401,504
Acquisition of treasury shares	-	-	(7,351,391)	-	-	(7,351,391)	-	(7,351,391)
Acquisition of non-controlling interest	-	-	-	-	-	-	(1,020,346)	(1,020,346)
Net change in non-controlling interest	-	9,774,142	-	-	-	9,774,142	12,040,930	21,815,072
Cash dividends declared		-	-	-	(7,431,668)	(7,431,668)	(4,111,171)	(11,542,839)
Total transactions with owners	**508,972**	**9,774,142**	**(7,351,391)**	**-**	**(7,431,668)**	**(4,499,945)**	**6,909,413**	**2,409,468**
Balances at December 31, 2024	**98,624,014**	**7,184,556**	**(30,127,752)**	**(523,878)**	**224,238,823**	**299,395,763**	**59,100,052**	**358,495,815**
Comprehensive income								
Net income for the year	-	-	-	-	39,120,819	39,120,819	6,433,310	45,554,129
Other comprehensive income	-	-	-	774,458	-	774,458	500,195	1,274,653
Total comprehensive income for the year	-	-	-	774,458	39,120,819	39,895,277	6,933,505	46,828,782
Transactions with owners								
Share-based compensation	(165,951)	-	256,200	-	-	90,249	-	90,249
Issuance of shares	225,694	-	-	-	-	225,694	-	225,694
Acquisition of treasury shares	-	-	(9,983,699)	-	-	(9,983,699)	-	(9,983,699)
Disposal of financial asset at FVOCI	-	-	-	49,116	(49,116)	-	-	-
Statutory merger	23,575,063	-	(23,575,063)	-	(28,037)	(28,037)	-	(28,037)
Acquisition of non-controlling interest	-	177,728	-	-	-	177,728	(507,116)	(329,388)
Net change in non-controlling interest	-	3,552,341	-	-	-	3,552,341	285,632	3,837,973
Cash dividends declared	-	-	-	-	(8,540,741)	(8,540,741)	(5,542,235)	(14,082,976)
Total transactions with owners	23,634,806	3,730,069	(33,302,562)	49,116	(8,617,894)	(14,506,465)	(5,763,719)	(20,270,184)
Balances at December 31, 2025	**122,258,820**	**10,914,625**	**(63,430,314)**	**299,696**	**254,741,748**	**324,784,575**	**60,269,838**	**385,054,413**

The notes on pages 1 to 112 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Cash Flows
For each of the three years ended December 31, 2025
(All amounts in thousands of Philippine Peso)

	Notes	2025	2024	2023
Cash flows from operating activities				
Income before income tax		56,072,323	42,770,159	36,460,208
Adjustments for:				
Interest and other financing charges	20	17,267,715	15,851,111	13,498,847
Depreciation and amortization	20	10,650,267	10,275,064	9,505,083
Provision for impairment losses	20	2,040,495	214,850	595,646
Dividends received from investees	9	641,936	624,899	915,983
Cost of share-based compensation		90,249	107,468	149,456
Unrealized loss (gain) on financial assets at fair value through profit or loss	4	79,631	(20,508)	(108,589)
Interest income	19	(847,804)	(844,187)	(6,049,074)
Equity in net earnings of associates and joint ventures	9	(2,305,492)	(2,030,302)	(1,575,295)
Gain on disposal of a subsidiary	19	(11,467,717)	-	-
Operating income before working capital changes		72,221,603	66,948,554	53,392,265
Changes in operating assets and liabilities:				
(Increase) decrease in:				
Other current assets		(1,074,467)	1,726,664	(15,576,013)
Inventories		(8,953,960)	(11,922,789)	(18,291,371)
Accounts and notes receivable - trade		(30,121,280)	(2,390,003)	(5,054,003)
Increase (decrease) in:				
Accounts and other payables		27,670,800	9,060,470	17,129,876
Pension liabilities	24	(234,517)	148,557	309,659
Deposits and other current liabilities		(4,837,678)	(14,349,564)	2,922,441
Cash generated from operations		54,670,501	49,221,889	34,832,854
Interest received		818,636	896,220	6,016,868
Interest paid		(16,809,992)	(13,945,572)	(11,793,508)
Income tax paid		(9,693,267)	(4,960,924)	(7,695,965)
Net cash from operating activities		28,985,878	31,211,613	21,360,249
Cash flows from investing activities				
Proceeds from:				
Proceeds from the disposal of a subsidiary		4,500,000	-	-
Sale/redemption of financial assets at FVTPL	4	3,717,929	1,524,888	3,568,193
Disposal of property and equipment	11	87,394	1,641,492	1,598,122
Disposal of investment properties	10	142,417	866,933	1,080,985
Sale of investments in FVOCI	8	16,700	-	42,894
Disposal of investments in associates and jointly controlled entities		-	61,574	52,935
Sale/redemption of short-term investments		-	300,165	327,150
Additions to:				
Short-term investments	3	-	-	(3,617)
Financial assets at FVTPL	4	(3,542,141)	(1,735,586)	(3,604,552)
Financial assets at FVOCI	8	-	(2,534)	(2,124)
Investments in associates and joint ventures	9	(423,758)	(366,495)	(1,920,000)
Investment properties	10	(31,790,461)	(29,526,256)	(19,634,549)
Property and equipment	11	(10,597,133)	(4,823,210)	(1,819,873)
Net (increase) decrease in:				
Accounts and notes receivables - non-trade	5	(315,179)	(20,438,586)	(9,427,421)
Other non-current assets		(2,596,487)	(2,185,551)	(444,331)
Net cash used in investing activities		(40,800,719)	(54,683,166)	(30,186,188)

(forward)

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Cash Flows
For each of the three years ended December 31, 2025
(All amounts in thousands of Philippine Peso)

(continuation)

	Notes	2025	2024	2023
Cash flows from financing activities				
Proceeds from:				
Short and long-term debts		188,346,411	213,460,230	125,434,426
Capital stock subscriptions	17	225,694	401,504	328,722
Payments of short and long-term debts		(152,317,965)	(189,663,795)	(103,062,150)
Payments of principal portion of lease liabilities	31	(1,648,090)	(508,931)	(2,065,425)
(Decrease) increase in deposits and other non-current liabilities		(6,690,893)	2,374,313	(4,451,799)
Increase in non-controlling interest		1,418,637	10,846,567	6,114,435
Increase in equity reserves	17	3,730,069	9,774,142	3,917,259
Acquisition of treasury shares	17	(9,983,699)	(7,351,391)	(3,695,647)
Dividends paid to non-controlling interests		(5,542,235)	(4,111,171)	(2,953,998)
Dividends paid to equity holders of Ayala Land, Inc.	17	(8,509,628)	(7,391,801)	(5,679,961)
Net cash from financing activities		9,028,301	27,829,667	13,885,862
Net (decrease) increase in cash and cash equivalents		(2,786,540)	4,358,114	5,059,923
CASH AND CASH EQUIVALENTS				
At January 1		21,507,916	17,066,330	11,885,329
Effect of exchange rate changes on cash and cash equivalents		(224,867)	83,472	121,078
At December 31	**2**	**18,496,509**	**21,507,916**	**17,066,330**
Non-cash investing and financing activities	33			

The notes on pages 1 to 112 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Notes to the Consolidated Financial Statements
As at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025
(In the notes, all amounts are shown in thousands of Philippine Pesos unless otherwise stated)

1 General information

Corporate information

Ayala Land, Inc. (the "Parent Company", the "Company" or "ALI") is domiciled and was incorporated on June 30, 1988 in the Republic of the Philippines. Its immediate Parent Company is Ayala Corporation (AC). AC is a publicly listed company which is 47.84%-owned by Mermac, Inc. and the rest by the public as at December 31, 2025. The Parent Company's registered office and principal place of business is at 31st Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City.

The Parent Company and its Subsidiaries (the "Group") are incorporated to hold, develop, manage, administer, sell, convey, encumber, purchase, acquire, rent or otherwise deal in and dispose of, for itself or for others, residential including, but not limited to, all kinds of housing projects, commercial, industrial, urban or other kinds of real property; to acquire, purchase, hold, manage, develop and sell subdivision lots, with or without buildings or improvements; to erect, construct, alter, manage, operate, lease, in whole or in part, buildings and tenements of the Group or of other persons; and to engage or act as real estate broker. The Group is also involved in hotels and resorts operations.

The consolidated financial statements represent the consolidation of the financial statements of the Parent Company and the following domestic and foreign entities:

	2025	2024
	Group effective ownership	
Property Development:		
AyalaLand Premier, Inc.	100%	100%
Ayala Hotels, Inc. (AHI) *(c)*	-	100
Southportal Properties, Inc. (Southportal) *(c)*	-	100
Verde Golf Development Corp.	100	100
Ayalaland-Tagle Properties, Inc.	55	55
AKL Properties, Inc.	50	50
BGWest Properties, Inc. (BGW/BG West)	50	50
Roxas Land Corporation (RLC) *(b)*	100	50
Alveo Land Corporation (Alveo)	100	100
Portico Land Corp. (Portico)	100	100
Solinea, Inc. (Solinea)	100	100
Serendra, Inc.	67	67
Avida Land Corporation (Avida)	100	100
Amaia Land Co. (Amaia)	100	100
Amaia Southern Properties, Inc. (ASPI)	100	100
Amicassa Process Solutions, Inc.	100	100
BellaVita Land Corporation (BellaVita)	100	100
Avencosouth Corp.	90	90
AyalaLand Estates, Inc.	100	100
Alchiba Development Corp.	100	100
Allysonia International Ltd.	100	100
Altaraza Prime Realty Corporation *(c)*	-	100
Amorsedia Development Corporation (ADC) *(c)*	-	100
Angetenar Development, Corp. *(e)*	100	-
Arabica Midland Holdings, Inc. *(d)*	100	60
Balitiger Inc.	100	100
Buendia Landholdings, Inc. *(c)*	-	100
Cebalrai Development Corp.	100	100

(forward)

	2025	2024
	Group effective ownership	
Cebu District Property Enterprise, Inc (CDPEI)	100	100
Crans Montana Property Holdings Corporation	100	100
Crimson Field Enterprises, Inc. *(c)*	-	100
Cyprusdipper Holdings, Inc. *(e)*	100	-
Elasmotherium Holdings, Inc. *(e)*	100	-
Froston Inc.	100	100
Gianttapir Holdings, Inc. *(e)*	100	-
Gomaisa Development Corp.	100	100
HLC Development Corporation *(c)*	-	100
Javantiger, Inc.	100	100
OLC Development Corporation	100	100
Pelorovis Holdings, Inc. *(e)*	100	-
Praecipua Development Corp.	100	100
Prima Gaedi Development Corp *(c)*	-	100
Red Creek Properties, Inc. *(c)*	-	100
Redheap Holdings Inc.	100	100
Rookwood Properties, Inc.	100	100
Saudigazelle Holdings, Inc. *(e)*	100	-
Southcreston Holdings Inc.	100	100
Taygata Development, Corp. *(e)*	100	-
Wedgemore Property Inc	100	100
Westpaddock Holdings Inc. *(e)*	100	-
Kleysha Development Corp. *(d)*	95	80
Torcello Holdings, Inc. *(d)*	95	80
Vesta Property Holdings, Inc. (VPHI)	88	88
Aurora Properties Incorporated	81	81
Caucasianmoose Holdings, Inc. *(e)*	80	-
Crestedshelduck Holdings, Inc. *(e)*	80	-
Wollymammoth Holdings, Inc. *(e)*	80	-
Accendo Commercial Corp. (Accendo)	67	67
Bennuheron Holdings, Inc. *(e)*	60	-
Ceci Realty, Inc. (Ceci)	60	60
Lagdigan Land Corp. (Lagdigan)	60	60
Erinome Holdings, Inc. *(d)*	95	60
Aviana Development Corporation	57	57
Prow Holdings, Inc.	55	55
Taft Punta Engaño Property Inc. (TPEPI)	55	55
Nuevo Centro, Inc. (Nuevo Centro)	54	54
Altaraza Development Corporation	51	51
Alviera Country Club, Inc. (Alviera)	50	50
Ayala Greenfield Development Corp. (AGDC)	50	50
Corporate Business:		
AyalaLand Offices, Inc. (ALO)	100	100
ALO Prime Realty Corporation *(c)*	-	100
AREIT Fund Manager, Inc. (formerly AyalaLand Commercial REIT, Inc. (ALCRI))	100	100
AREIT Property Managers, Inc. (formerly Next Urban Alliance Development Corp.)	100	100
First Gateway Real Estate Corp.	100	100
Hillsford Property Corporation (Hillsford) *(c)*	-	100
Makati Cornerstone Leasing Corp. (MCLC)	100	100
Sunnyfield E-Office Corporation (Sunnyfield) *(c)*	-	100
UP North Property Holdings, Inc.	100	100
AREIT, Inc. (formerly One Dela Rosa Property Development, Inc.) *(f)*	56	55
Shopping Centers:		
Ayalaland Malls Inc. (formerly ALI Commercial Center, Inc.) (ALMI)	100	100
Arvo Commercial Corporation (Arvo)	100	100

(forward)

	2025	2024
	Group effective ownership	
Ayala Malls Zing (AMZING), Inc.	100	100
Ayala Theatres Management, Inc. (ATMI)	100	100
Ayalaland Malls Synergies, Inc.	100	100
AyalaLand Malls Vismin, Inc.	100	100
Ayalaland MetroNorth, Inc. (AMNI)	100	100
Bay City Commercial Venture Corp. (BCCVC)	100	100
Capitol Central Commercial Ventures Corp.	100	100
Cavite Commercial Town Center, Inc. (CCTCI)	100	100
CBP Theatre Management Inc.	100	100
Cebu Leisure Company, Inc. *(c)*	-	100
Five Star Cinema, Inc. *(c)*	-	100
Glensworth Development, Inc. (Glensworth)	100	100
Kitrino Koudini Holdings Inc.	100	100
North Ventures Commercial Corporation *(c)*	-	100
NorthBeacon Commercial Corporation (NBCC)	100	100
Primavera Towncentre, Inc. (PTI) *(c)*	-	100
South Ralston Properties, Inc.	100	100
Subic Bay Town Centre, Inc. (SBTCI)	100	100
Summerhill Commercial Ventures Corporation (Summerhill)	100	100
Westview Commercial Ventures Corp. (Westview) *(c)*	-	100
Soltea Commercial Corp.	88	88
North Triangle Depot Commercial Corporation (NTDCC)	73	73
Alogis Artico, Inc. (formerly Ecozone Power Management, Inc.)	71	71
AyalaLand Logistics Holdings Corp. (ALLHC)	71	71
Laguna Technopark, Inc. and Subsidiary	71	71
LCI Commercial Ventures, Inc.	71	71
Orion Beverage Inc.	71	71
Orion Land, Inc.	71	71
Orion Maxis, Inc.	71	71
Orion Property Development, Inc.	71	71
Orion Solutions, Inc.	71	71
Tutuban Properties, Inc.	71	71
Unity Realty & Development Corp. (URDC)	71	71
Cagayan de Oro Gateway Corp. (CDOGC)	70	70
Station Square East Commercial Corporation (SSECC)	69	69
Adauge Commercial Corporation (Adauge)	60	60
FLT Prime Insurance Corporation	56	56
Alabang Commercial Corporation (ACC) *(h)*	-	50
ALI-CII Development Corporation (ALI-CII)	50	50
Leisure and Allied Industries Philippines, Inc. (LAIP)	50	50
South Innovative Theater Management (SITMI) *(h)*	-	50
A-Flow Land I Corp.	43	43
Hotels and Resorts:		
AyalaLand Hotels and Resorts Corporation (AHRC)	100	100
ALI Makati Hotel and Residences, Inc.	100	100
ALI Makati Hotel Property, Inc.	100	100
ALI Triangle Hotel Ventures, Inc. *(c)*	-	100
Arca South Hotel Ventures, Inc. *(c)*	-	100
Asiatown Hotel Ventures, Inc. *(c)*	-	100
Bacuit Bay Development Corporation	100	100
Bay Area Hotel Ventures,Inc.	100	100
Bonifacio Hotel Ventures, Inc.	100	100
Capitol Central Hotel Ventures, Inc.	100	100
Cebu Insular Hotel Company, Inc. (CIHCI)	100	100
Central Bloc Hotel Ventures, Inc.	100	100

(forward)

	2025	2024
	Group effective ownership	
Chirica Resorts Corp.	100	100
Circuit Makati Hotel Ventures, Inc. *(c)*	-	100
Ecoholdings Company, Inc. (ECI) *(c)*	-	100
Econorth Resorts Ventures, Inc.	100	100
Ecosouth Hotel Ventures, Inc.	100	100
Enjay Hotels, Inc. (Enjay) *(c)*	-	100
Greenhaven Property Venture, Inc. (GPVI)	100	100
Integrated Eco-Resort Inc. *(c)*	-	100
Lio Resort Ventures, Inc.	100	100
Lio Tourism Estate Management Corporation	100	100
Makati North Hotel Ventures, Inc.	100	100
North Liberty Resort Ventures, Inc.	100	100
North Triangle Hotel Ventures, Inc.	100	100
One Makati Hotel Ventures, Inc. (OMHVI) *(c)*	-	100
Pangulasian Island Resort Corporation	100	100
Regent Horizons Conservation Company, Inc. *(c)*	-	100
Seda College, Inc. (formerly One Makati Residential Ventures, Inc.) *(c)*	-	100
Sentera Hotel Ventures, Inc.	100	100
Sicogon Town Hotel, Inc.	100	100
Ten Knots Development, Corp. (TKDC)	100	100
Ten Knots Phils., Inc. (TKPI)	100	100
Turista.ph (formerly Paragua Eco-Resort Ventures Inc.)	100	100
Sicogon Island Tourism Estate Corp. (SITE Corp.)	82	82
Northgate Hotel Ventures, Inc.	70	70
Southcrest Hotel Ventures, Inc.	67	67
Construction:		
Makati Development Corporation (MDC)	100	100
MDC Build Plus, Inc. *(a)*	-	100
MDC Conqrete, Inc. (MCI)	100	100
MDC Equipment Solutions, Inc. (MESI)	100	100
MDC Subic, Inc.	100	100
MDBI Construction Corp.	67	67
MDTK Corporation	67	67
Property Management:		
Ayala Property Management Corporation (APMC)	100	100
Prime Support Services, Inc.	100	100
Others:		
ALI Capital Corp. (formerly Varejo Corp.) (ALICap)	100	100
Ayalaland Business Solutions Inc. (formerly Aprisa Business Process Solutions, Inc. (ABSI)	100	100
Ayalaland Medical Facilities Leasing, Inc. *(c)*	-	100
Arca South Integrated Terminal, Inc. (ASITI)	100	100
Anvaya Cove Golf and Sports Club, Inc. (Anvaya Cove Golf)	74	74
Anvaya Cove Beach and Nature Club, Inc. (Anvaya Cove Beach)	73	73
Ayala Land International Sales, Inc. (ALISI)	100	100
Ayala Land International (Singapore) Pte. Ltd	100	100
Ayala Land International Marketing (Hong Kong) Ltd	100	100
Ayala Land International Marketing, Inc. (AIMI)	100	100
Ayala Land International Marketing, SRL (ALIM SRL)	100	100
Ayala Land International Marketing Japan Co., Ltd. *(g)*	100	-
Ayala Land International Marketing London	100	100
AyalaLand Advisory Broadway Inc. (Canada)	100	100
AyalaLand Development (Canada) Inc.	100	100
AyalaLand Real Estate Investments Inc. (Canada)	100	100
Blue Horizons Holdings PTE, Ltd (Singapore)	100	100

(forward)

	2025	2024
	Group effective ownership	
Regent Time International, Limited (Regent Time) (British Virgin Islands)	100	100
Regent Wise Investments Limited (Regent Wise) (Hongkong company)	100	100
Darong Agricultural Development Corporation (DADC)	100	100
Direct Power Services, Inc. (Direct Power)	100	100
First Longfield Investments Limited (First Longfield) (Hongkong Company)	100	100
Green Horizons Holdings Limited	100	100
Horizon Wealth Holding Lmited (British Virgin Island Company)	100	100
Philippine Integrated Energy Solutions, Inc. (PhilEnergy)	100	100
Swift Aerodrome Services, Inc. (SASI)	100	100
Whiteknight Holdings, Inc. *(c)*	-	100
Avaland Berhad (formerly Modular Construction Technology (MCT) Bhd.) (Malaysia) and subsidiaries	66	66

The ownership interest presented above represents Group effective ownership based on combined direct and indirect ownership.

The above companies are domiciled in the Philippines except for the foreign entities which are domiciled and incorporated in the country as mentioned above.

The Parent Company, through its 50.0% effective ownership and by virtue of a management contract or shareholders' agreement, exercises control over the operations and management of ACC, BGWest, RLC, ALI-CII, LAIP, AGDC and AKL. Accordingly, the accounts of ACC, BGWest, RLC ALI-CII, LAIP, AGDC and AKL are consolidated to the accounts of the Parent Company (Note 35).

The following were the changes in the group structure during 2025:

a. On February 21, 2025, the SEC approved the merger of MDC Build Plus Inc. with Makati Development Corporation (MDC) as the surviving entity.

b. During the year, ALI acquired 3,600,000 shares of stocks constituting the remaining 50% of the total outstanding capital stock in Roxas Land Corporation (RLC) from the existing investor for a consideration amounting to P158.75 million. As a result, RLC became a wholly owned subsidiary. Total impact of this transaction to equity reserves is an increase of P177.73 million (Note 17) and a reduction in non-controlling interest amounting to P336.48 million (Note 22).

c. On March 13, 2025, the SEC approved the articles of merger of ALI and the following subsidiaries. Based on the Articles of Merger, the Parent Company shall issue to the subsidiaries' shareholders such number of common shares such that the subsidiaries' operations and its assets and liabilities have been absorbed by ALI effective April 1, 2025. The impact of the statutory merger resulted in an increase in share capital and share premium amounting to P981.40 million and P22.59 billion, respectively, and a corresponding increase in treasury shares for the aggregate amount.

The number of common shares issued as consideration and the corresponding amount follows:

Company Name	**No. of common shares issued** (in absolute number)	**Amount** (in thousands of Php)
ALI Triangle Hotel Ventures, Inc. *(b)*	50,030,946	1,513,451
ALO Prime Realty Corporation *(a)*	3,879,400	26,924
Altaraza Prime Realty Corporation *(a)*	44,000	2,820
Amorsedia Development Corporation *(a)*	40,941,748	4,055,780
Arcasouth Hotel Ventures, Inc. *(b)*	10,240,000	250,088
Asiatown Hotel Ventures, Inc. *(b)*	19,000	1,547
Ayala Hotels Inc. *(a)*	499,625,628	7,697,602
Ayalaland Medical Facilities Leasing Inc. *(a)*	2,040,000	144,537
Buendia Landholdings, Inc. *(a)*	7,004,633	7,505
Cebu Leisure Co. Inc. *(a)*	12,282,000	140,111
Circuit Makati Hotel Ventures, Inc. *(b)*	9,000,000	532,324
Crimson Field Enterprises, Inc. *(a)*	21,375,680	72,244
Ecoholdings Company, Inc. *(a)*	10,519,790	731,735
Enjay Hotels, Inc. *(b)*	5,940,000	404,199
FIVE STAR Cinema Inc. *(a)*	329,740	520
Hillsford Property Corporation *(a)*	27,000,000	237,605
HLC Development Corporation *(d)*	30,736,706	34,572
Integrated Eco-Resort Inc *(a)*	8,325,809	596,466
North Ventures Commercial Corp. *(a)*	105,956,068	4,522,633
One Makati Hotel Ventures, Inc. *(b)*	19,398,554	19,126
Prima Gaedi Development Corp. *(c)*	11,500	821
Primavera Towncentre, Inc. *(a)*	2,232,440	148,833
Red Creek Properties, Inc. *(a)*	36,629,520	333,616
Regent Horizons Conservation Company Inc. *(b)*	21,269,539	1,285,506
Seda Colleges Inc. *(b)*	400,000	22,889
Southportal Properties, Inc. *(a)*	7,550,440	369,160
Sunnyfield E-Office Corp *(a)*	14,878,000	164,216
Westview Commercial Ventures Corp. *(a)*	33,227,403	220,287
Whiteknight Holdings, Inc. *(a)*	511,000	37,942
TOTAL	981,399,544	23,575,059

(a) Previously a direct subsidiary of Ayala Land, Inc.
(b) Previously a direct subsidiary of Ayalaland Hotels and Resorts Corp.
(c) Previously a direct subsidiary of AyalaLand Estates Inc.
(d) Previously a direct subsidiary of Amorsedia Development Corporation

d. AyalaLand Estates Inc. (ALEI), a wholly-owned ALI subsidiary, completed acquisitions that increased its ownership in four subsidiaries. ALEI purchased the 40% non-controlling interest in Arabica Midland Holdings, Inc. (AMHI) on January 28, 2025, the 15% non-controlling interest in Torcello Holdings, Inc. (THI), 35% non-controlling interest in Erinome Holdings, Inc. (EHI), and 15% non-controlling interest in Kleysha Development Corp (KDC) on May 28, 2025, with a total consideration of P9.6 million, bringing the Group's ownership to 100% in AMHI, 95% in THI, 95% in EHI, and 95% in KDC respectively. Total movement in non-controlling interests amounted to P0.06 million (Note 22).

e. During the year, AyalaLand Estates, Inc. (ALEI) acquired interest in the following companies for a total consideration amounting to P14.90 million, resulting in the recognition of P34.98 million in goodwill recognized within "Other Non-current Assets":

Company Name	**Acquisition Date**	**No. of Common Shares** (in absolute number)	**Equity Interest**	**Amount** (in thousands of Php)
Westpaddock Holdings Inc.	01/07/2025	2,700,000	100%	2,700
Angetenar Development, Corp.	01/22/2025	3,200,000	100%	3,200
Taygata Development, Corp.	07/11/2025	1,000,000	100%	1,000
Caucasianmoose Holdings, Inc.	11/12/2025	80,000	80%	800
Saudigazelle Holdings, Inc.	11/12/2025	100,000	100%	1,000
Elasmotherium Holdings, Inc.	11/12/2025	100,000	100%	1,000
Gianttapir Holdings, Inc.	11/12/2025	100,000	100%	1,000
Wollymammoth Holdings, Inc.	11/12/2025	80,000	80%	800
Bennuheron Holdings, Inc.	11/12/2025	60,000	60%	600
Cyprusdipper Holdings, Inc.	11/12/2025	100,000	100%	1,000
Crestedshelduck Holdings, Inc.	11/12/2025	80,000	80%	800
Pelorovis Holdings, Inc.	11/12/2025	100,000	100%	1,000
				14,900

f. In 2025, the Parent Company completed two sale transactions of AREIT common shares.

   On July 3, 2025, ALI sold 12.0 million common shares of AREIT at a transaction price of P40.78 per share, equivalent to P489.36 million. On November 26, 2025, ALI sold an additional 100.0 million common shares of AREIT at a transaction price of P41.90 per share, equivalent to P4.19 billion) (Note 17).

   On September 25, 2025, the SEC approved the property for-share swap with Accendo Commercial Corporation (Accendo), Cagayan de Oro Gateway Corporation (CDOGC), and Central Bloc Hotel Ventures, Inc. (CBHVI), involving issuance of 505,890,177 AREIT primary common shares to Accendo, CDOGC and CBHVI, in exchange for eight (8) commercial properties with an aggregate value of P20.99 billion, effective July 1, 2025.

   As a result, the Group's holding in AREIT increased from 55% to 56%.

g. Ayalaland International Marketing Japan Co, Ltd. was incorporated on October 10, 2025. The company is wholly owned by Ayala Land International Sales Inc., a wholly owned subsidiary of ALI.

h. On December 23, 2025, the Parent Company completed the sale of its entire interest in Alabang Commercial Corp. (the owner of South Innovative Theater Management Inc.) for an aggregate consideration of P13.50 billion. The related gain recognized from the transaction amounting to P11.47 billion is presented within other income (Note 19).

i. The following subsidiaries ceased its operations as at December 31, 2025 based on the approved shortening of corporate life by their respective Board of Directors (BOD) and Securities and Exchange Commission (SEC).

Company Name	**End of Corporate Life**	**BOD Approval Date**	**SEC Approval Date**
North Liberty Resort Ventures Inc.	December 31, 2025	December 29, 2023	December 17, 2024
Lio Tourism Estate Management Corp.	December 31, 2025	April 11, 2023	January 5, 2024
Ayala Theatres Management, Inc.	December 31, 2025	January 26, 2023	January 4, 2023

Approval and authorization for issuance of consolidated financial statements

The consolidated financial statements of the Group have been approved and authorized for issue by the Parent Company's Board of Directors (BOD) on February 20, 2026.

2 Cash and cash equivalents

The account as at December 31 consists of:

	2025	2024
Cash on hand	38,285	43,963
Cash in banks	8,951,426	10,390,395
Cash equivalents	9,506,798	11,073,558
	18,496,509	21,507,916

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

Cash equivalents are short-term, highly liquid investments that are made for varying periods of up to three months depending on the immediate cash requirements of the Group, and earn interest at the respective short-term rates.

There are no restrictions on the Group's cash and cash equivalents balances as at December 31, 2025 and 2024.

3 Short-term investments

Short-term investments consist of money market placements made for varying periods of more than three months and up to one year and earn interest at the respective short-term investment rates.

4 Financial assets at fair value through profit or loss (FVTPL)

The account as at December 31 consists of:

	2025	2024
Investment in Unit Investment Trust Funds (UITFs)	340,648	471,010
Investment in ARCH Capital Fund	59,041	179,998
	399,689	651,008

The Group's investment in UITFs consists mainly of investments in BPI Money Market Fund and BPI USD Short Term Fund (collectively referred to as the "Funds") which aim to generate liquidity and stable income by investing in a diversified portfolio of primarily short-term fixed income instruments and with no minimum holding period requirement (Note 23).

The Group's investments in UITFs are maintained with the Bank of the Philippine Islands, a related party (Note 23).

The details of the movement of fair value measurement of Investment in UITF as at December 31 is shown below:

	2025	2024
At January 1	471,010	228,674
Additions	3,542,141	1,735,586
Redemptions	(3,717,929)	(1,524,888)
Unrealized gain included in 'other income'	41,326	31,638
Foreign exchange adjustment	4,100	-
At December 31	340,648	471,010

Investment in ARCH Capital Fund pertains to monetary interest in a fund in which the Group takes the view that these are held for trading, and it is a portfolio of identified property funds invested and managed by professional managers.

The details of the movement of fair value measurement of Investment in ARCH Fund as at December 31 is shown below:

	2025	2024
At January 1	179,998	191,128
Unrealized fair value loss	(120,957)	(11,130)
At December 31	59,041	179,998

The fair value of the investment in UITF is based on net asset values, which is equivalent to its fair value, as at reporting date.

The fair value of the investment in ARCH Capital Fund is determined using the discounted cash flow (DCF) method. Under the DCF method in fund valuation, the value is estimated using assumptions regarding the benefits and liabilities of ownership over the underlying asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest.

5 Accounts and notes receivable

The account as at December 31 consists of:

	Note	2025	2024
Trade receivables from:			
Residential, commercial and office development		160,080,121	135,178,205
Corporate business		6,933,415	6,734,608
Construction contracts		6,557,138	5,472,311
Shopping centers		5,140,417	3,993,312
Management fees		183,747	176,144
Others		6,014,368	4,515,347
Advances to other companies		25,918,652	17,383,575
Accrued receivables		11,803,805	10,933,858
Receivables from related parties	23	5,272,421	5,874,676
Receivables from employees		1,176,975	1,064,716
		229,081,059	191,326,752
Allowance for impairment losses		(3,449,894)	(3,014,523)
		225,631,165	188,312,229
Less: Non-current portion		(113,880,646)	(80,249,296)
Current portion of accounts and notes receivable		111,750,519	108,062,933

The terms and conditions of the above receivables are as follows:

- Residential, commercial and office development receivables are collectible in monthly installments over a period of one to ten years. These are carried at amortized cost using the prevailing market rates. Titles to real estate properties are transferred to buyers once full payment has been made.

- Receivables from corporate business, construction contracts, shopping centers and management fees are collectible based on various terms of payments either monthly or quarterly upon billing.

- Advances to other companies mainly comprise of the advances made to joint venture partners that have been made in consideration of project costs and purchases of land that are still subject to completion; and the remaining portion of proceeds from disposal of a subsidiary. The advances for project costs are non-interest bearing and are liquidated when proceeds from the sale of the related projects are applied. The remaining amount of advances to other companies are collectible over a fixed term or on demand.

Advances to other companies also include receivables from MRT Development Corporation (MRTDC) shareholders which pertain to interest-bearing advances made by NTDCC to MRTDC equivalent to the Pre-2006 Development Rights Payment (DRP) Payables and the Residual Depot DRP which is due more than one year, in relation to the funding and repayment agreement.

Commencing on January 1, 2015, the MRTDC Shareholders shall effect the repayment of their respective pro-rata share in the Total Depot DRP Payables, through a set-off against their respective share in the commercial center royalties to be received from the Group. Set off shall be effective as at the beginning of every calendar month, commencing January 30, 2015 and shall result in the settlement of the portion of the Total DRP Payables to the extent of the amount of the commercial center royalties then the balance will fall due to the relevant MRTDC Shareholders. On December 17, 2014, NTDCC and MRTDC shareholders executed a “funding and repayment agreement” wherein the latter agrees to repay NTDCC, for the account of MRTDC, its respective pro rata share in the Total Depot DRP Advances (the Pre-2006 DRP Payables and the Residual Depot DRP, including 15% interest rate accrued on such DRP payables).

As at December 31, 2025, receivables including interest from MRTDC shareholders amounted to P274.18 million (2024 - P283.8 million).

- Accrued receivables, which are mainly arising from accrued rent and interest, and receivables from related parties are non-interest bearing and are due on demand.

- Receivables from employees pertain to housing, car, salary and other loans granted to the Group’s employees which are collectible through salary deduction, are interest-bearing (6.0% per annum) and payable on various maturity dates.

  In 2025, the Group entered into agreements with BPI Asset Management and Trust Corporation for the assignment of interest-bearing employee receivables amounting to P45.8 million (2024 - P52.6 million). The transactions were without recourse and did not result in any gain or loss (Note 23).

The movements in the allowance for impairment losses follows:

	Trade							
	Residential and office development	Shopping centers	Construction contracts	Corporate business	Management fees	Others	Advances to other companies	Total
At January 1, 2024	108,509	1,255,303	87,002	933,000	7,135	202,759	190,008	2,783,716
Provision during the year (Note 20)	30,266	63,221	-	154,816	-	-	-	248,303
Recoveries	-	(8,020)	-	(4,817)	-	(767)	-	(13,604)
Accounts written-off	(2,289)	-	-	(25,000)	-	-	-	(27,289)
Others	(13,298)	23,880	(50,171)	(8,360)	5,978	49,583	15,785	23,397
At December 31, 2024	123,188	1,334,384	36,831	1,049,639	13,113	251,575	205,793	3,014,523
Provision during the year (Note 20)	22,364	86,664	-	80,442	-	24,764	388,244	602,478
Accounts written-off	-	-	(127,001)	-	-	-	-	(127,001)
Recoveries	(1,519)	-	-	(4,676)	-	-	-	(6,195)
Others	(35,258)	(46,114)	143,262	(56,292)	(4,646)	11,986	(46,849)	(33,911)
At December 31, 2025	108,775	1,374,934	53,092	1,069,113	8,467	288,325	547,188	3,449,894

In 2025, recoveries of previously impaired accounts amounting to P6.2 million is recognized within other income in the consolidated statement of income (2024 - P13.6 million).

In 2025, the Group sold residential receivables on a without recourse basis to partner mortgage banks, which include Bank of the Philippine Islands, a related party (Note 23), as follows:

	2025	2024
Proceeds from sale of receivables	11,376,946	13,076,317
Carrying amount	(12,703,676)	(14,782,227)
Loss on sale	(1,326,730)	(1,705,910)

The loss on sale is presented as financing expenses and other charges within other expenses in the consolidated statement of income (Note 20).

6 Inventories

The account as at December 31 consists of:

	2025	2024
Real estate - at cost		
Residential and commercial lots	125,828,737	117,722,517
Residential and condominium units	112,614,412	106,878,200
Offices - at cost	850,037	1,959,360
	239,293,186	226,560,077

Movements in inventories follow:

	Notes	Residential and commercial lots	Residential and condominium units	Offices	Total
At January 1, 2024		102,006,925	104,852,762	2,456,824	209,316,511
Land acquired during the year		643,150	-	-	643,150
Construction and development costs incurred		42,154,642	40,104,709	-	82,259,351
Cost of real estate sold	20	(25,146,250)	(38,079,271)	(497,464)	(63,722,985)
Transfers to investment properties	10	(1,935,950)	-	-	(1,935,950)
At December 31, 2024		117,722,517	106,878,200	1,959,360	226,560,077
Land acquired during the year		9,916,013	-	-	9,916,013
Construction and development costs incurred		23,146,167	33,870,694	115,402	57,132,263
Cost of real estate sold	20	(26,828,440)	(29,291,474)	(1,224,725)	(57,344,639)
Transfers from investment properties	10	1,872,480	1,156,992	-	3,029,472
At December 31, 2025		125,828,737	112,614,412	850,037	239,293,186

As at December 31, 2025 and 2024, the Group has no purchase commitments, liens and encumbrances pertaining to its inventories.

7 Other current assets, net

The account as at December 31 consists of:

	2025	2024
Prepayments	22,459,468	22,328,361
Advances to contractors and suppliers	20,765,226	24,460,575
Creditable withholding taxes	17,495,326	15,526,236
Input value-added tax (VAT)	11,139,645	9,969,889
Materials, parts and supplies	1,487,950	1,650,821
Others, net	5,834,949	4,871,187
	79,182,564	78,807,069

Prepayments mainly consist of prepaid commissions, marketing fees, advertising and promotions, taxes and licenses, rentals and insurance. In 2025, the cost to obtain contracts which includes prepaid commissions and advances to brokers amounted to P1,095.6 million (2024 - P2,364.6 million). If a contract or specific performance obligation exhibited marginal profitability or other indicators of impairment, judgment was applied to ascertain whether or not the future economic benefits from these contracts were sufficient to recover these assets. Management performs an impairment assessment of the costs to complete the contract. The ability to reasonably forecast such costs involves estimates around cost savings to be achieved over time, anticipated profitability of the contract, as well as future performance against any contract specific key performance indicators that could trigger variable consideration, or service credits.

Advances to contractors and suppliers pertain to prepayments for the construction inventories. These are recouped as application of payment to contractors and suppliers, which are expected to occur within 12 months.

Creditable withholding taxes are to be applied against income tax payable.

Input VAT is to be applied against output VAT. The remaining balance is assessed to be recoverable in future periods.

Materials, parts and supplies are expected to be used in the construction and maintenance of projects.

Others, net of related allowance for impairment loss, include deferred charges and letters of credit. Deferred charges pertain to project-related costs already paid but not yet consumed in the actual construction activities. These are expected to be utilized within one year.

8 Financial assets at fair value through other comprehensive income (FVOCI)

The account as at December 31 consists of:

	Note	2025	2024
Shares of stock:			
Quoted		605,642	686,334
Unquoted		1,269,849	1,212,444
		1,875,491	1,898,778
Fair value reserve of financial assets at FVOCI	17	(660,937)	(626,172)
		1,214,554	1,272,606

Investments in quoted shares of stock include shares held in clubs wherein the Group does not exercise control or demonstrate significant influence.

Investments in unquoted shares of stock include unlisted shares of public utility companies which the Group will continue to hold as part of the infrastructure that it provides to its real estate projects.

The movement in the financial assets at FVOCI for the years ended December 31 follows:

	2025	2024
At January 1	1,272,606	1,121,969
Additions	-	2,534
Disposal	(16,700)	-
Fair value changes during the year	(83,880)	57,054
Foreign exchange gain during the year	42,528	91,049
At December	1,214,554	1,272,606

In 2025, the Group disposed of financial assets at FVOCI totaling P16.70 million (2024 - nil). This resulted in the transfer of P49.11 million in cumulative unrealized losses from other comprehensive income directly to retained earnings.

9 Investment in associates and joint ventures

The account as at December 31 consists of:

	Note	2025	2024
Investment in stocks - acquisition cost			
At January 1		22,936,290	24,435,142
Additions		423,758	366,648
Disposals		-	(55,500)
Reclassification to investment in subsidiary due to acquisition of control		-	(1,810,000)
At December 31		23,360,048	22,936,290
Accumulated equity in net earnings			
At January 1		7,993,631	6,449,193
Equity in net earnings		2,305,492	2,030,302
Dividends received		(641,936)	(624,899)
Disposals		-	(6,227)
Reclassification to investment in subsidiary due to acquisition of control		-	117,473
Others		-	27,789
At December 31		9,657,187	7,993,631
Allowance for impairment losses			
At January 1		(152,166)	-
Provision for impairment losses	20	(422,435)	(152,166)
At December 31		(574,601)	(152,166)
Net carrying value		32,442,634	30,777,755

Details of the Group's investments in associates and joint ventures and the related effective percentages of ownership are shown below:

	Percentage of Ownership		Carrying amounts	
	2025	2024	2025	2024
Joint ventures:				
ALI-ETON Property Development Corporation (ALI ETON)	50%	50%	10,338,041	10,024,903
Emerging City Holdings, Inc. (ECHI)	50%	50%	4,690,068	4,420,137
Berkshires Holdings, Inc. (BHI)	50%	50%	2,263,952	2,151,267
Alveo-Federal Land Communities, Inc.	50%	50%	567,658	557,015
AyaGold Retailers, Inc. (AyaGold)	50%	50%	139,718	135,433
SIAL Specialty Retailers, Inc. (SIAL Specialty)	50%	50%	26,462	26,462
A-FLOW Properties I Corp	36%	36%	869,734	527,094
			18,895,633	17,842,311
Associates:				
Ortigas Land Corporation (OLC)	21%	21%	11,797,699	10,814,620
Bonifacio Land Corp. (BLC)	10%	10%	1,703,744	1,602,036
Lagoon Development Corporation (LDC)	30%	30%	45,558	45,246
Rize-Ayalaland (Kingsway) GP, Inc. (Rize-Ayalaland)	49%	49%	-	473,542
			13,547,001	12,935,444
			32,442,634	30,777,755

The Parent Company considers an associate and a joint venture with material interest if its net assets exceed 5% of the total consolidated net assets of the Group as at reporting period and considers the relevance of the nature of activities of the associate and joint venture compared to other operations of the Group. The financial information of the Parent Company's significant associates and joint ventures with material interest follows:

The financial information of the associates with material interest:

OLC

ALI has a 21% stake in OLC that was purchased from existing OLC shareholders. OLC owns 99.5% interest in Ortigas & Company Limited Partnership (OCLP), an entity engaged in real estate development and leasing businesses.

Set out below is the summarized financial information for OLC:

	2025	2024
Current assets	33,312,460	32,528,276
Non-current assets	35,821,157	35,260,570
Current liabilities	(15,863,498)	(22,512,719)
Non-current liabilities	(29,655,435)	(25,894,993)
Equity	23,614,684	19,381,134
Less: Non-controlling interest of OLC	(189,015)	(168,061)
Equity attributable to the equity holders of OLC	23,425,669	19,213,073
Proportion of Group's ownership	21.0%	21.0%
Group's share in identifiable net assets	4,959,083	4,070,038
Carrying amount of the investment	(11,797,699)	(10,814,620)
Fair value adjustments	(6,838,616)	(6,744,582)
Dividends received	-	99,856

	2025	2024
Revenue	16,186,724	14,802,433
Cost and expenses	(11,569,790)	(10,938,871)
Net income (continuing operations)	4,616,934	3,863,562
Less: Net income attributable to non-controlling interest of OLC	(33,333)	(29,096)
Net income attributable to equity holders of OLC	4,583,601	3,834,466
Group's share in net income for the year	962,556	805,238
Total comprehensive income attributable to the equity holders of OLC	4,792,614	3,883,764
Group's share in total comprehensive income for the year	1,006,449	815,590

BLC

The Group has a 10% direct interest in BLC, which is involved in the purchase, subscription or otherwise disposal of real and personal properties. BLC is a private company incorporated on October 20, 1994. Its registered office and principal place of business is Taguig City, Philippines.

Set out below is the summarized financial information for BLC:

	2025	2024
Current assets	17,659,667	14,693,660
Non-current assets	34,203,360	34,390,233
Current liabilities	(2,896,003)	(2,838,176)
Non-current liabilities	(10,711,038)	(10,135,298)
Equity	38,255,986	36,110,419
Less: Non-controlling interest of BLC	(17,184,555)	(16,230,852)
Equity attributable to the equity holders of BLC	21,071,431	19,879,567
Proportion of Group's ownership	10.1%	10.1%
Group's share in identifiable net assets	2,129,154	2,007,836
Carrying amount of the investment	(1,703,744)	(1,602,036)
Fair value adjustments	425,410	405,800
Dividends received	138,936	125,043

	2025	2024
Revenue	9,984,706	9,264,350
Cost and expenses	(5,300,928)	(5,076,460)
Net income (continuing operations)	4,683,778	4,187,890
Less: Net income attributable to non-controlling interest of BLC	(2,191,909)	(1,831,378)
Net income attributable to the equity holders of BLC	2,491,869	2,356,512
Group's share in net income for the year	251,790	238,008
Total comprehensive income attributable to the equity holders of BLC	2,491,869	2,356,512
Group's share in total comprehensive income for the year	251,790	238,008

Aggregate financial information on the associates with immaterial interest (LDC and Rize-Ayalaland) follows:

	2025	2024
Carrying amount	45,557	518,787
Share in net income from continuing operations	(50,795)	(32,546)
Share in total comprehensive income	(50,795)	(32,546)
Dividends received	-	-

The financial information of the joint ventures with material interest:

ALI Eton

	2025	2024
Current assets	25,304,969	26,718,451
Non-current assets	10,657,899	4,305,942
Current liabilities	(10,134,461)	(10,249,747)
Non-current liabilities	(5,241,930)	(814,444)
Equity	20,586,477	19,960,202
Proportion of Group's ownership	50.0%	50.0%
Group's share in identifiable net assets	10,293,239	9,980,101
Carrying amount of the investment	(10,338,041)	(10,024,903)
Fair value adjustments	(44,802)	(44,802)
Dividends received	-	-

	2025	2024
Revenue	4,523,899	4,488,688
Cost and expenses	(3,867,296)	(3,862,224)
Net income (continuing operations)	656,603	626,464
Group's share in net income for the year	328,302	313,232
Total comprehensive income	656,603	626,464
Group's share in total comprehensive income for the year	328,302	313,232

ECHI

	2025	2024
Current assets	17,736,615	14,763,273
Non-current assets	34,203,360	34,390,233
Current liabilities	(3,368,413)	(3,310,160)
Non-current liabilities	(10,711,038)	(10,135,298)
Equity	37,860,524	35,708,048
Less: Non-controlling interest of ECHI	(26,974,163)	(25,396,687)
Equity attributable to the equity holders of ECHI	10,886,361	10,311,361
Proportion of Group's ownership	50.0%	50.0%
Group's share in identifiable net assets	5,443,181	5,155,681
Carrying amount of the investment	(4,690,068)	(4,420,137)
Fair value adjustments	753,113	735,544
Dividends received	350,000	280,000

	2025	2024
Revenue	9,988,243	9,079,175
Cost and expenses	(5,314,108)	(5,205,348)
Net income (continuing operations)	4,674,135	3,873,827
Less: Net income attributable to non-controlling interest of ECHI	(3,393,057)	(2,819,570)
Net income attributable to the equity holders of ECHI	1,281,078	1,054,257
Group's share in net income for the year	640,539	527,129
Total comprehensive income attributable to the equity holders of ECHI	1,282,262	1,055,597
Group's share in total comprehensive income for the year	641,131	527,799

Aggregate financial information on joint ventures with immaterial interest (BHI, Alveo-Federal, AyaGold, SIAL Specialty, and A-Flow) is as follows:

	2025	2024
Carrying amount	3,867,524	3,397,271
Share in net income from continuing operations	199,496	210,708
Share in total comprehensive income	199,496	210,708
Dividends received	153,000	120,000

The following are the nature and significant transactions affecting the Group's investments in associates and joint ventures:

Investment in ALI-ETON Property Development Corporation

ALI-ETON Property Development Corporation was incorporated on March 13, 2016. The company is a joint venture between ALI and LT Group, Inc. ALI and LT Group, Inc. entered into an agreement on January 21, 2016 to jointly develop a project along the C5 corridor. The project is envisioned to be a township development that spans portions of Pasig City and Quezon City.

Investments in BLC, ECHI, and BHI

On April 17, 2003, the following transactions were consummated pursuant to the terms and conditions of the Assignment Agreement (Agreement), dated February 8, 2003, among the Parent Company, Evergreen Holdings, Inc. (EHI), Greenfield Development Corporation and Larouge, B.V. (Larouge), as amended, and the Agreement, dated November 23, 2002, among the Company, EHI and Neo Oracle Holdings, Inc. [formerly Metro Pacific Corporation (MPC)] as amended:

1. The assignment to the Parent Company and EHI of the rights and obligations of Larouge under the loan agreement between Larouge and Neo Oracle Holdings, Inc., pursuant to which, Larouge extended Neo Oracle Holdings, Inc. a loan in the principal amount of US$90.0 million, together with all the rights, title and interests of Larouge in the pledge constituted 50.4% of the outstanding shares in BLC. The consideration paid by the Company and EHI for such assignment was approximately US$90.0 million, subject in part to foreign exchange adjustment.

2. The assignment to the Parent Company and EHI, acting in this instance through the joint venture corporation, Columbus Holdings, Inc. (Columbus), of the controlling interest in BLC represents 50.4% of BLC's outstanding capital stock. This assignment was effected by Neo Oracle Holdings, Inc. under a dacion en pago arrangement, and included an assignment of payables of BLC in the principal amount of P655.0 million together with its underlying security in the form of shares in Fort Bonifacio Development Corporation (FBDC) representing 5.6% of its outstanding capital stock.

The Agreement, as amended, also provides for the constitution of a pledge over 5.0% of BLC's unencumbered shares as security for contingent liabilities and breach of representation and warranties. The pledge or lien over the 5.0% BLC shares shall continue to subsist until the third anniversary of the closing date.

The Parent Company and EHI jointly hold the 50.4% equity interest in BLC through ECHI and BHI. The Parent Company and EHI assigned the notes receivable from Neo Oracle Holdings, Inc. to ECHI and BHI, which acquired the shares of stock of Columbus. Columbus directly owns the 50.4% interest in BLC. BLC owns 55.0% interest in FBDC, the primary developer of certain areas in Fort Bonifacio Global City for residential, commercial and business development. Columbus accounted for the acquisition of the 50.4% interest in BLC using the purchase method.

Subsequent to this, the Parent Company and EHI acquired additional shares of BLC through a combination of direct acquisition and through its associates at varying dates.

On July 31, 2008, the Group acquired, through the Parent Company, Regent Time and Columbus, additional 4,360,178 shares of BLC from FBDC amounting to P689.0 million, equivalent to 7.7% ownership in BLC. In January and October 2009, a total of 2,295,207 BLC shares were acquired from Development Bank of the Philippines and MPC, pertaining to the pledged shares, through Columbus amounting to P362.6 million. In 2015, additional 1,401,237 shares were acquired from BPI Asset Management and Trust Group through Columbus. This resulted in an increase in Group's effective interest in BLC to 47.3% as of date.

As at December 31, 2025 and 2024 the Group's effective interest in BLC is 47.3%. The Parent Company's 5.3% direct investment in BLC and 4.8% through Regent Time aggregating 10.1% are accounted for using the equity method because the Parent Company has significant influence over BLC.

Investment in Alveo-Federal Land Communities, Inc.

Alveo Land Corp. signed a Joint Venture Agreement (JVA) with Federal Land, Inc. last April 29, 2015 for equal ownership over AFLCI. The JV is for the development of Venido and Aveia projects located in Laguna near Nuvali.

Investment in AyaGold Retailers, Inc.

AyaGold Retailers, Inc., a joint venture between Entenso Equities Incorporated (EEI, a wholly owned subsidiary of Puregold Price Company, Inc.) and ALI Capital Corp. (a wholly-owned subsidiary of the Company and the holding company for its retail-related initiatives), was incorporated on October 2, 2013. It is organized primarily to finance, build and operate mid-market supermarkets for some of Company's new integrated and mixed-use developments. The mid-market supermarkets will be carried under a new brand to be jointly developed by both ALI Capital Corp. and EEI. The partnership with EEI will enable the Company to support its mixed-use developments and, at the same time, grow its recurring income portfolio.

Investment in SIAL Specialty

SIAL Specialty was incorporated on September 27, 2012 as a joint venture between ALI Capital Corp. and Store Specialist, Inc. (SSI). ALI Capital Corp. is a wholly-owned subsidiary of the Parent Company. SSI is a specialty retail company in the Philippines with the exclusive distribution rights to a variety of brands from around the world.

The partnership, which combines ALI Capital Corp.'s expertise in developing mixed-use developments and SSI's proven track record in retail, is aimed at pursuing retail solutions to address the growing and changing lifestyle needs of the market.

SIAL Specialty was organized primarily for the investment and operation of mid-market department stores and to pursue other investment opportunities in the Philippine retail sector.

On March 28, 2023, SEC approved the application to shorten the corporate life of SIAL Specialty up to June 30, 2024. As of December 31, 2025, the company is in the process of liquidation which has to be completed within the three-year cutoff period.

Investment in A-Flow Properties I Corp

On October 4, 2022, ALLHC entered into joint venture agreement with Flow Luna I Property Pte. Ltd (FLOW) representing 50% interest in A-FLOW Properties I Corp (FLOW PropCo)., a joint venture that will engage in the business of providing data center, co-location and other related services, including both space and power, to various entities such as hyperscalers and domestic enterprises, and will acquire and/or construct data center.

ALLHC's capital commitments is to fund equity required for the joint venture pari passu and on a pro rata basis to their agreed ownership ratio and in accordance with the terms of the agreement, provided that if there are shareholders of the A-FLOW PropCo other than FLOW, ALLHC and where applicable, their respective affiliates, the shareholders will fund equity based on their prevailing ownership ratio.

In 2025, ALLHC made additional equity infusions to A-Flow amounting to P423.76 million.

Investment in Rize-Ayalaland

Rize-Ayalaland (Kingsway) GP, Inc. was incorporated on January 25, 2013 under the laws of British Columbia, Canada. The Company's effective ownership is 49.0% through its Vancouver-based subsidiary, AyalaLand Real Estate Investments, Inc.

In 2025, the Group recognized a P51.0 million share in net losses (2024 - 29.44 million).

The Group assesses whether there are any indicators of impairment for its investment and tests, based on these indicators, whether the carrying amount may not be fully recoverable. In 2025, the Group provided an allowance for the impairment of the investment amounting to P422.44 million (2024 - nil).

Investment in Tianjin Eco-City

Tianjin Eco-City is a registered Sino-foreign equity joint venture between RWIL and Sino-Singapore Tianjin Eco-City Investment & Development Co. (SSTEC) under the laws of the People’s Republic of China to operate for 50 years until 2060. The agreement was entered into to develop a 19-tower residential complex in China, marking its initially foray into the growing China market. Its principal activities include property development rental, management property and parking lot management.

In 2024, the Group provided an allowance for impairment on the investment amounting to P152.17 million. As at December 31, 2025 and 2024, the investment in Tianjin Eco-City is carried at a nil amount.

Investment in BYMCW, Inc.

On August 2, 2017, Bouygues Travaux Publics Philippines Inc. (BYTPPI) incorporated BYMCW Inc. (BYMCW) to engage in general building and contracting business. BYMCW’s registered office address is at Unit 708 Tower One and Exchange Plaza, Ayala Triangle, Ayala Ave. Makati City.

The Board of Directors, on August 25, 2020, approved the shortening of life of the entity up to October 31, 2021. This was ratified by the Stockholders on the same date. In October 2024, the entity has been completely liquidated and dissolved. Accordingly, net investment amount has been derecognized amounting to P49.27 million.

Investment in Cebu District Property Enterprise, Inc.

Cebu District Property Enterprise, Inc. (CDPEI) was incorporated on February 20, 2014 and is a 50:50 venture between the Company and Aboitiz Land, Inc. CDPEI’s main purpose is to create a mixed-use commercial and residential district with the 15.4-hectare property in Subangdaku, Mandaue. In 2021, the Group made additional equity infusions to CDPEI amounting to P217.0 million.

On November 4, 2024, ALI acquired the shares of Aboitiz Land, Inc. (“Aboitiz Land”) and Aboitiz Equity Ventures Inc. (“AEV”) in Cebu District Property Enterprise Inc. (“CDPEI”). As a result, CDPEI became a wholly owned subsidiary of ALI. The Group reclassified the amount from investment in joint venture to investment in subsidiaries in 2024 (Note 1). The fair value of previously held equity interest at acquisition date amounts to P1.68 billion, thereby recognizing P12.0 million remeasurement gain of previously held interest in the statement of comprehensive income. The fair value of net assets acquired amounts to P1.68 billion, recognizing goodwill (recognized within other assets) of P130.8 million.

The financial information of CDPEI is presented for the10-month period in 2024 as investment in joint venture as the Group reclassified the amount from investment in joint venture to investment in subsidiaries in 2024.

10 Investment properties, net

The composition and movement of the account follows:

	Notes	Land	Buildings	Construction-in-progress	Total
Cost					
At January 1, 2024		59,939,950	169,253,803	64,150,032	293,343,785
Additions		14,961,538	3,101,327	11,463,391	29,526,256
Disposals		(530,720)	(335,552)	(22,668)	(888,940)
Transfers	6, 11	4,652,712	7,593,420	(6,974,634)	5,271,498
At December 31, 2024		79,023,480	179,612,998	68,616,121	327,252,599
Additions		8,296,786	8,452,876	17,232,415	33,982,077
Disposals		(265,776)	(4,757,048)	(29,231)	(5,052,055)
Transfers	6, 11	(2,596,475)	2,179,168	(2,507,002)	(2,924,309)
At December 31, 2025		84,458,015	185,487,994	83,312,303	353,258,312
Accumulated depreciation					
At January 1, 2024		-	51,773,570	-	51,773,570
Depreciation	20	-	6,317,816	-	6,317,816
Disposals		-	(22,007)	-	(22,007)
Transfers	11	-	754,161	-	754,161
At December 31, 2024		-	58,823,540	-	58,823,540
Depreciation	20	-	6,840,511	-	6,840,511
Disposals		-	(3,096,889)	-	(3,096,889)
At December 31, 2025		-	62,567,162	-	62,567,162
Accumulated impairment losses					
At January 1, 2024 and December 31, 2024		160,378	348,218	-	508,596
Provision for impairment loss	20	-	-	101,299	101,299
December 31, 2025		160,378	348,218	101,299	609,895
Net book value					
December 31, 2024		78,863,102	120,441,240	68,616,121	267,920,463
December 31, 2025		84,297,637	122,572,614	83,211,004	290,081,255

Certain parcels of land are leased to several individuals and corporations. Some of the lease contracts provide, among others, that within a certain period from the expiration of the contracts, the lessee will have to demolish and remove all improvements (such as buildings) introduced or built within the leased properties. Otherwise, the lessor will cause the demolition and removal thereof and charge the cost to the lessee unless the lessor occupies and appropriates the same for its use and benefit.

Construction-in-progress pertains to buildings under construction to be leased as retail and office spaces upon completion. The development and construction period normally range from three years to five years and depends heavily on the size of the assets. The Group capitalized borrowing costs for investment properties under construction. In 2025, interest capitalized amounted to P1,268.16 million (2024 - P614.8 million). The capitalization rates are 5.34% to 6.65% (2024 - 3.09% to 6.22%) (Note 14).

The aggregate fair value of the Group's investment properties as at December 31, 2025 amounted to P807,761.7 million (2024 - P694,884.8 million) and is considered to be level 3 fair value.

The Group assesses whether there are any indicators of impairment for its investment properties. These are tested for impairment when there are indicators that the carrying amounts may not be recoverable. In 2025, the Group recognized an impairment loss amounting to P101.30 million (2024 - nil).

The Group has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancement, other than those already reflected or disclosed in the consolidated financial statements.

Certain long-term debts are secured by real estate mortgages covering both land and building. As at December 31, 2025, net book value of these investment properties amounted to P3,947.0 million (2024 - P3,796.1 million) (Note 14).

For the capital commitments, please refer to Note 27.

The relevant amounts in the consolidated statement of income for the years ended December 31, as relevant to investment properties, follow:

		(Amounts in millions)		
	Note	2025	2024	2023
Rental income from investment properties	18	38,118	35,863	32,896
Direct operating expenses		11,571	11,918	10,119

11 Property and equipment, net

The account as at December 31 consists of:

	Notes	Land, Buildings and Improvements	Machinery and Construction Equipment	Furniture, Fixtures and Equipment	Transportation Equipment	Hotel Property and Equipment	Total
Cost							
At January 1, 2024		18,063,429	15,106,125	11,216,030	4,507,624	25,035,673	73,928,881
Additions		2,338,013	1,001,913	354,274	126,091	1,002,919	4,823,210
Disposals		(304,907)	(1,175,224)	(192,507)	(2,148,852)	(114,930)	(3,936,420)
Transfers	10	1,016,034	57,523	8,977	(5,697)	(4,412,385)	(3,335,548)
At December 31, 2024		21,112,569	14,990,337	11,386,774	2,479,166	21,511,277	71,480,123
Additions		5,287,741	698,566	961,740	214,079	3,781,027	10,943,153
Disposals		(168,874)	(959,340)	(467,682)	(47,468)	(62,683)	(1,706,047)
Transfers		(133,651)	(66)	28,554	-	-	(105,163)
At December 31, 2025		26,097,785	14,729,497	11,909,386	2,645,777	25,229,621	80,612,066
Accumulated depreciation and amortization							
At January 1, 2024		8,299,955	11,234,117	5,569,611	2,106,543	5,457,436	32,667,662
Depreciation and amortization	20	850,603	630,342	464,540	180,103	832,986	2,958,574
Disposals		(56,014)	(942,928)	(84,082)	(1,167,837)	(28,015)	(2,278,876)
Transfers	10	36,020	-	(1,022)	(2,806)	(786,352)	(754,160)
At December 31, 2024		9,130,564	10,921,531	5,949,047	1,116,003	5,476,055	32,593,200
Depreciation and amortization	20	1,389,181	605,964	621,309	169,876	192,919	2,979,249
Disposals		(156,288)	(936,721)	(464,826)	(39,453)	(12,739)	(1,610,027)
At December 31, 2025		10,363,457	10,590,774	6,105,530	1,246,426	5,656,235	33,962,422
Accumulated impairment losses							
At December 31, 2024 and January 1, 2025		-	-	-	-	-	-
Provision for impairment loss	20	(108,038)	-	-	-	-	(108,038)
At December 31, 2025		(108,038)	-	-	-	-	(108,038)
Net book value							
December 31, 2024		11,982,005	4,068,806	5,437,727	1,363,163	16,035,222	38,886,923
December 31, 2025		15,626,290	4,138,723	5,803,856	1,399,351	19,573,386	46,541,606

As at December 31, 2025, assets under construction amounting to P9,347.21 million (2024 - P11,690.65 million) are included in the buildings and improvements and hotel property. In 2025, the Group have no capitalized borrowing costs for property and equipment under construction (2024 - P67.9 million). The capitalization rates in 2024 are 3.09% to 6.22% (Note 14).

As at December 31, 2025, the Group has no restrictions on its property and equipment and none of these have been pledged as security for its obligations. Capital expenditures for building improvement and hotel buildings in the course of construction amounted to P5,487 million (2024 - P1,215.4 million).

In 2025, the total contractual commitments arising from awarded contracts for the acquisition, development and construction of property and equipment amounted to P2,789.0 million (2024 - P2,212.7 million).

As at December 31, 2025, the Group performed impairment testing on its hotel property and equipment, with a carrying value of P19,573.39 million (2024 - P16,035.22 million), by assessing its recoverable amount. In 2025, the Group recognized an impairment loss on its hotel property and equipment amounting to P108.04 million (2024 - nil).

12 Other non-current assets

The account as at December 31 consists of:

	Note	2025	2024
Prepayments		22,015,328	22,446,159
Advances to contractors and suppliers		11,454,414	8,640,107
Leasehold rights		2,862,320	3,048,807
Deposits - others		2,183,447	2,220,404
Deferred input VAT		890,842	1,132,445
Net pension assets	24	35,670	158,054
Development rights		37,678	37,678
Others		822,178	504,991
		40,301,877	38,188,645

Prepayments consist of project costs incurred for unlaunched projects of the Group, advance rental payments and non-current prepaid management fees. Project costs related to unlaunched projects pertain to pre-construction costs or pre-development costs such as prepayments on professional fees, mobilization costs, and technical due diligence, among others, which will be reclassified to appropriate account when the related performance obligations are fulfilled. This also includes the non-current portion of cost to obtain contracts which includes prepaid commissions and advances to brokers, which amounted to P1,213.7 million in 2025 (2024 - P974.5 million).

Advances to contractors and suppliers represent prepayments for the construction of investment properties and property and equipment.

Leasehold rights mainly consist of the following:

- Through the acquisition of ALLHC, the Group acquired leasehold rights arising from their lease agreement with Philippine National Railways (PNR) which amounted to P2,397.77 million as at December 31, 2025 (2024 - P2,554.8 million) (Note 31).
- NTDCC's leasehold rights refer to development rights on an 8.3-hectare portion of the MRT Development Corporation, which is located on the North Triangle property, and enabled the Group to develop and construct a commercial center which amounted to P431.3 million as at December 31, 2025 (2024 - P451.2 million).
- TKPI's leasehold rights pertains to the right to use the property in Apulit Island located in Taytay, Palawan expiring on December 31, 2029 which amounted to P26.7 million as at December 31, 2025 (2024 - P33.4 million).

Movements in leasehold rights follow:

	Note	2025	2024
At January 1		3,048,807	3,226,493
Additions		-	9,167
Amortizations	20	(186,487)	(186,853)
At December 31		2,862,320	3,048,807

Deposits - others pertain to various utility deposits and security deposits for leases.

Deferred input VAT pertains to unamortized VAT portion from purchases of capital goods. The remaining balance will continue to be amortized and applied against the Company's future output VAT.

Development rights pertain to unsold cost of development rights acquired by the Parent Company allocated to the gross floor area of a structure in a particular lot that can be developed in the future.

Others pertain to prepayments for expenses that are amortized for more than one year.

13 Accounts and other payables

The account as at December 31 consists of:

	Note	2025	2024
Accounts payable		148,723,834	131,593,280
Taxes payable		28,877,697	24,166,328
Liability for purchased land		7,836,717	4,963,944
Retentions payable		6,440,944	4,097,484
Accrued salaries and employee benefits		4,589,604	4,388,340
Interest payable		2,817,571	2,559,132
Accrued utilities		1,919,375	1,805,480
Accrued professional and management fees		832,443	815,660
Payable to related parties	23	564,302	758,025
Accrued repairs and maintenance		465,929	206,114
Accrued advertising and promotions		369,278	997,008
Dividends payable		134,202	103,089
Accrued rentals		92,893	96,189
Other accrued expenses		4,376,389	3,514,192
		208,041,178	180,064,265

Accounts payable and accrued expenses arising mainly from development activities are non-interest bearing and are normally settled within 30 to 60 days.

Taxes payable pertain to the Group's output VAT, expanded withholding tax, capital gains tax and fringe benefit tax payable.

Liability for purchased land pertains to the current portion of unpaid unsubdivided land acquired. These are normally payable in quarterly or annual installment payments, or upon demand.

Retentions payable pertain to the amount withheld by the Group on contractor's billings to be released after the guarantee period, usually one year after the completion of the project or upon demand. The retentions payable serve as security from the contractor should there be defects in the project.

Other accrued expenses consist mainly of accruals from commissions, royalty, transportation, and travel, janitorial and security, postal and communication and other expenses.

14 Short-term and long-term debts

As at December 31, 2025, unsecured short-term debts amounting to P32,236.0 million (2024 - P20,671.0 million) represent both Peso and foreign currency-denominated bank loans. Philippine Peso-denominated short-term bank loans have a weighted average finance cost of 5.45% per annum in 2025 (2024 - 6.22%).

Certain long-term debts, availed from a related party entity (Note 23), are secured by real estate mortgages on investment properties (Note 10).

The outstanding long-term debts issued by the Group, net of related unamortized debt issuance cost follows:

Year Issued	Maturity year	Term (Years)	Interest Rate	Principal Amount	Carrying Value (amounts in thousands) 2025	2024	Features (amounts are in absolute)
Bonds							
Parent Company							
2013	2033	20	6.00%	2,000,000	1,990,288	1,989,334	Unsecured ; fixed; interest payable semi-annually
2016	2026	10	4.85%	8,000,000	7,996,664	7,987,266	Unsecured ; fixed; interest payable semi-annually
2016	2025	9	4.75%	7,000,000	-	6,992,501	Unsecured ; fixed; interest payable semi-annually
2017	2027	10	5.26%	7,000,000	6,994,188	6,990,112	Unsecured ; fixed; interest payable semi-annually
2019	2026	7	6.37%	8,000,000	7,994,048	7,977,618	Unsecured ; fixed; interest payable quarterly
2019	2027	8	4.99%	1,000,000	991,273	983,758	Unsecured ; fixed; interest payable quarterly
2020	2025	5	3.86%	6,250,000	-	6,237,893	Unsecured ; fixed; interest payable quarterly
2021	2025	4	3.63%	10,000,000	-	9,989,594	Unsecured ; fixed; interest payable quarterly
2021	2031	10	4.08%	3,000,000	2,985,740	2,983,627	Unsecured ; fixed; interest payable quarterly
2022	2028	6	5.81%	12,000,000	11,960,999	11,945,937	Unsecured ; fixed; interest payable quarterly
2022	2027	5	6.21%	7,000,000	6,973,575	6,957,383	Unsecured ; fixed; interest payable quarterly
2022	2029	7	6.80%	14,000,000	13,911,600	13,890,083	Unsecured ; fixed; interest payable quarterly
2023	2028	5	6.03%	10,075,000	10,008,083	9,983,971	Unsecured ; fixed; interest payable quarterly
2023	2033	10	6.29%	4,925,000	4,875,876	4,870,924	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.99%	6,000,000	5,930,796	5,925,274	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.13%	8,000,000	7,909,206	7,901,778	Unsecured ; fixed; interest payable quarterly
2025	2030	5	6.07%	7,500,000	7,412,542	-	Unsecured ; fixed; interest payable quarterly
2025	2035	10	6.32%	7,500,000	7,414,236	-	Unsecured ; fixed; interest payable quarterly
Subsidiary							
2024	2029	5	4.50%	4,458,000	4,364,544	3,883,463	Unsecured ; fixed; interest payable semi-annually
					109,713,658	117,490,516	
Loans							
Parent Company							
2017-2025	2027 - 2034	6 - 10 years	3.75% - 6.40%	116,649,700	112,373,362	96,303,799	Unsecured except for P306.0 million principal loan amount secured with investment property; Fixed interest rates; Floating BVAL + margin
Subsidiaries							
2016 - 2025	2025 - 2032	3 - 10 years	2.40% - 7.26%	66,054,885	63,714,453	47,690,647	Unsecured except for P15.51 billion principal loan amount secured with various collaterals; Fixed interest rates; Floating BVAL + margin
					285,801,473	261,484,962	
Current portion of long-term debts					26,039,451	26,238,534	
Long-term debts, net of current portion					259,762,022	235,246,428	

The movement in unamortized debt issuance cost of the Group for the years ended December 31 follows:

	2025	2024
At January 1	1,359,396	1,328,536
Addition	343,132	306,569
Amortization (included within interest expense and other financing charges)	(167,847)	(275,709)
At December 31	1,534,681	1,359,396

Since its launch in 2024, ALI raised a total of P56.0 billion in debt capital through its Sustainability-Linked Financing (SLF) Program. In 2024, ALI issued P28.2 billion which comprised of P6.0 billion ASEAN Sustainability-Linked Bond (SL - Bond) issued on July 18, 2024, P14.2 billion Sustainability-Linked Loan (SL-Loan) (included in the long-term loans) from the International Finance Corporation (IFC) completed on October 11, 2024 and P8 billion 10-year SL-Bond issued on November 13, 2024. On October 23, 2025, the Parent Company issued another tranche of SL-Bond amounting to P15.0 billion with tenors of five years and ten years at P7.5 billion each. Subsequently, on November 27, 2025, the Parent Company availed P12.9 billion SL-Loan with IFC.

All SL-Bonds are listed on the Philippine Dealing & Exchange Corp. (PDEx) and were issued under the existing P50.00 Billion Securities Program rendered effective on June 13, 2023. The SLF Program aligns with ALI's financial commitments with its environmental targets. The interest rates of the SL-Bond and SL-Loan are linked to ALI’s performance on key sustainability metrics of which the applicable interest rate shall be equal to the original interest rate plus 0.05% for each occurrence of unmet key sustainability metrics.

These key sustainability metrics include achieving EDGE Zero Carbon certification for 1.5 million square meters by 2025 and reducing greenhouse gas emissions by 42% across malls, offices, and hotels by 2030. As at December 31, 2025, ALI achieved IFC EDGE Zero Carbon certification for more than 1.5 million square meters of commercial office properties located across Metro Manila, Laguna, Cebu, Baguio, Iloilo, and Bacolod. These properties include a mix of corporate and BPO office buildings.

On August 8, 2024, the Group made a first issuance of RM300 million in nominal value pursuant to its Sukuk Murabahah Programme.

The long-term loan agreements contain some or all of the following restrictions: material changes in nature of business; maintenance of debt-to-equity ratio; payment of dividends and additional which will result in non-compliance of the required debt-to-equity ratios; merger or consolidation where the Company/subsidiary is not the surviving corporation; guarantees or advances; encumbrance for borrowed money; and sale of substantially all assets. These restrictions and requirements were complied with by the Group as at December 31, 2025 and 2024.

The Group is required to maintain a debt-to-equity ratio not exceeding 3:1. The Group has complied with the debt covenants as at December 31, 2025 and 2024 (Note 27.2).

15 Deposits and other current liabilities

This account as at December 31 consists of:

	2025	2024
Current portion of customers' deposits	8,780,869	14,906,785
Security deposits	5,088,055	3,696,065
Others	1,114,536	1,179,570
	14,983,460	19,782,420

Customers' deposits consist of collections from real estate customers who have not reached the 10% threshold to qualify for revenue recognition and excess of collections over the recognized revenue based on percentage of completion. In 2025, the amount of revenue recognized related to amounts included in customers' deposits at the beginning of the year amounted to P16,890.75 million (2024 - P21,492.2 million and 2023 - P20,873.4 million).

Security deposits are equivalent to three to six months' rent of tenants with cancellable lease contracts and whose lease term will end in the succeeding year. These will be refunded to the lessees at the end of the lease term or be applied to the last months' rentals on the related contracts.

Other current liabilities mainly pertain to accrued project costs and unearned income.

16 Deposits and other non-current liabilities

This account consists of:

	2025	2024
Deposits	22,955,094	25,687,803
Liability for purchased land	7,086,422	5,044,725
Retentions payable	4,297,673	5,773,894
Contractors' payable	2,189,629	5,637,478
Customers' deposits, net of current portion	1,004,475	1,409,566
Subscriptions payable	507,550	507,550
Deferred output VAT	224,405	559,285
Other liabilities	1,131,118	719,763
	39,396,366	45,340,064

Deposits include security deposits from tenants of retail and office spaces and deferred credits arising from sale of real estate properties. Security deposits are equivalent to three to six months' rent of long-term tenants with non-cancellable leases. These will be refunded to the lessees at the end of the lease term or applied to the last months' rentals on the related contracts. Deferred credits which are also recognized under "Deposits" account pertain to advances from buyers of real estate properties to cover various processing fees including, but not limited to, fees related to transfer of title such as registration fees, documentary taxes and transfer taxes. Payments made by the Group for the processing of title are charged to this account.

Liability for purchased land pertains to the non-current portion of unpaid unsubdivided land acquired during the year. These are normally payable in quarterly or annual installment payments within three or five years.

Retentions payable pertain to the amount withheld by the Group on contractors' billings to be released after the guarantee period, usually one year after the completion of the project or upon demand. The retentions payable serve as security from the contractors when there are claims for defects in projects requiring rework.

Contractors' payable represent accrued costs incurred for property development that are not yet billed.

Customers' deposits consist of collections from real estate customers which have not reached the 10% threshold to qualify for revenue recognition and excess of collections over the recognized receivables based on percentage of completion.

The Group's subscription payable pertains mainly to ALLHC's investment in Cyber Bay. As at December 31, 2025 and 2024, the Group has unpaid subscription in Cyber Bay amounting to P481.7 million.

Deferred output VAT pertains to output VAT on receivables for which sales recognition has been deferred based on sales collection threshold for VAT recognition purposes.

Other liabilities include non-trade payables, accrued payables and warranty payables.

17 Equity

Paid in capital

The composition and movement of paid-in capital excluding treasury shares follow:

	Note	Capital stock (including subscribed stock)	Additional paid in capital	Subscriptions receivables	Total paid-in capital
Balances at January 1, 2023		17,013,596	83,099,536	(2,476,268)	97,636,864
Share-based compensation		-	149,456	-	149,456
Stock options exercised		14,579	317,960	(332,539)	-
Collection of subscription receivable		-	-	311,945	311,945
Collection of VPS conversion		-	16,777	-	16,777
Balances at December 31, 2023		17,028,175	83,583,729	(2,496,862)	98,115,042
Share-based compensation		-	107,468	-	107,468
Stock options exercised		9,894	275,270	(285,164)	-
Collection of subscription receivable		-	(31,017)	432,437	401,420
Collection of VPS conversion		-	84	-	84
Balances at December 31, 2024		17,038,069	83,935,534	(2,349,589)	98,624,014
Share-based compensation		-	25,003	-	25,003
Stock options exercised		-	(305,124)	132,805	(172,319)
Collection of VPS conversion		-	(18,635)	-	(18,635)
Collection of subscription receivable		-	-	225,694	225,694
Statutory merger	1	981,400	22,593,663	-	23,575,063
Balances at December 31, 2025		18,019,469	106,230,441	(1,991,090)	122,258,820

The details of the number of shares and amount of capital stock follow:

	2025				Total capital stock (at par)
	Number of Shares*		Amount*		
	Preferred	Common	Preferred	Common	Amount
Authorized	15,000,000	20,000,000	1,500,000	20,000,000	
Issued**	13,066,495	16,601,170	1,306,649	16,601,170	17,907,819
Subscribed	-	111,650	-	111,650	111,650
	13,066,495	16,712,820	1,306,649	16,712,820	18,019,469

	2024				Total capital stock (at par)
	Number of Shares*		Amount		
	Preferred	Common	Preferred	Common	Amount
Authorized	15,000,000	20,000,000	1,500,000	20,000,000	
Issued**	13,066,495	15,611,430	1,306,649	15,611,430	16,918,079
Subscribed	-	119,990	-	119,990	119,990
	13,066,495	15,731,420	1,306,649	15,731,420	17,038,069

	2023				Total capital stock (at par)
	Number of Shares*		Amount		
	Preferred	Common	Preferred	Common	Amount
Authorized	15,000,000	20,000,000	1,500,000	20,000,000	
Issued**	13,066,495	15,595,195	1,306,649	15,595,195	16,901,844
Subscribed	-	126,331	-	126,331	126,331
	13,066,495	15,721,526	1,306,649	15,721,526	17,028,175

**Number of shares and amount are expressed in thousands.*
***The number of issued shares include treasury shares.*

(i) Preferred Shares (P0.10 par value per share)

The Parent Company's preferred shares prior to 2012 were subscribed and issued through a stock rights offer with the following features: (a) non-voting; (b) dividend rate of 4.6% p.a., payable annually, non-cumulative; (c) non-participating; (d) convertible at the option of the holder at a ratio of one (1) preferred share to one (1) common share commencing on the 10th year from issue date at an exercise price equivalent to the higher of (i) the 30-day average closing price or (ii) closing price of common shares immediately preceding the exercise date, less the par value of the preferred shares; (e) no pre-emptive rights; (f) non-redeemable; (g) non-listed; and, (h) preferred in liquidation to the extent of par value.

The dividends for preferred shares are declared upon the sole discretion of the Parent Company's BOD.

On February 20, 2012, the BOD approved the following restructuring exercise in order to comply with the regulatory requirement on Filipino-ownership following the Supreme Court's ruling that non-voting shares do not count as equity when computing for a Parent Company's Filipino-ownership level:

a. Redemption and retirement of the 13.0 billion outstanding preferred shares with par value of P0.10.
b. Reclassification of the 1,970.0 million unissued preferred shares to voting preferred shares through an amendment of Article Seventh of the Articles of Incorporation.
c. Increase in authorized capital stock by P1,300.0 million creating new voting preferred shares and a stock rights offer of 13,000 million voting preferred shares from the increase in the authorized capital stock.

On April 18, 2012, the stockholders ratified the BOD resolution on the capital restructuring. The voting preferred shares shall have the following features, rights, and privileges: (a) voting; (b) dividend rate of 4.7% per annum, equivalent to 90.0% of the 10-year PDST R2 (repriced every ten (10) years from issue date), payable annually, non-cumulative; (c) convertible at the option of the holder at a ratio of one (1) voting preferred share to one (1) common share commencing on the 10th year from issue date at an exercise price equivalent to the higher of (i) the 30-day average closing price or (ii) closing price of common shares immediately preceding the exercise date, less the par value of the preferred shares; (d) no pre-emptive rights; (e) redeemable at par at the sole option of the corporation; (f) non-listed; and, (g) preferred in liquidation to the extent of par value.

The SEC approved on January 31, 2013 the following:

a. The decrease in authorized capital stock by P1,303.5 million, the aggregate par value of the 13,034.6 million preferred shares which have been redeemed and retired, from P22,803.5 million to P21,500.0 million, and
b. The amendments to Articles of Incorporation reflecting the decrease in capital stock.

On June 24, 2022, 623,392,160 Voting Preferred Shares (VPS) were redeemed. The remaining number of outstanding VPS is 12,443,102,599. All of the redeemed VPS will be retired subject to the final approval of the SEC.

As at December 31, 2025, the Parent Company's authorized and outstanding preferred shares amounted to P1,244 million (2024 - P1,244 million and 2023 - P1,244 million) at P0.10 par value.

(ii) Common Shares (P1.00 par value per share)

On April 7, 2014, the stockholders resolved to approve the amendment of the Seventh Article of the Articles of Incorporation exempting from pre-emptive rights (1) the issuance of 1 billion common shares for properties or assets needed for the business of the Parent Company or for cash to acquire properties or assets needed for the business of the Parent Company or in payment of a debt contracted prior to the issuance of such shares, and (2) the issuance of common shares covered by the Parent Company's Stock Option Plans for members of the management committees of the Parent Company's subsidiaries or affiliates.

Likewise, the stockholders resolved to approve the amendment of the Stock Option Plan of the Parent Company to include the members of the Management Committees of the Parent Company's subsidiaries and affiliates as eligible grantees of stock options.

The roll forward analysis of the common shares follows:

	Number of Shares			Amount		
	2025	2024	2023	2025	2024	2023
	(in thousands)			(in thousands)		
Issued capital stock						
At beginning of year	15,611,430	15,595,195	15,580,699	15,611,430	15,595,195	15,580,699
Issued shares	989,740	16,235	14,496	989,740	16,235	14,496
At end of year	16,601,170	15,611,430	15,595,195	16,601,170	15,611,430	15,595,195
Subscribed capital stock						
At beginning of year	119,990	126,331	126,248	119,990	126,331	126,248
Issued shares	(8,340)	(16,236)	(14,496)	(8,340)	(16,236)	(14,496)
Additional subscriptions	-	9,895	14,579	-	9,895	14,579
At end of year	111,650	119,990	126,331	111,650	119,990	126,331
	16,712,820	**15,731,420**	**15,721,526**	**16,712,820**	**15,731,420**	**15,721,526**
Less: Treasury shares at par	(2,437,695)	(1,031,445)	(779,350)	(2,437,695)	(1,031,445)	(779,350)
Issued and outstanding	14,275,125	14,699,975	14,942,176	14,275,125	14,699,975	14,942,176

No transfer of stock or interest which will reduce the ownership of Filipino citizens to less than the required percentage of the capital stock as provided by existing laws shall be allowed or permitted to be recorded in the books of the Parent Company.

The Parent Company's track record of capital stock is as follows:

Type of Shares	Number of shares registered	Issue/ Offer price	Date of approval
Class B shares	800,000,000	Par Value - P1.00/ Issue Price P26.00	April 18, 1991
Class B shares	400,000,000	Par Value - P1.00*	July 6, 1992
Class A shares	900,000,000	Par Value - P1.00**	July 5, 1993
Class B shares	600,000,000	Par Value - P1.00**	July 5, 1993

Note: Class A Shares and Class B Shares were declassified into one type of Common Shares on September 12, 1997
**Increase in authorized capital stock, registered to cover the shares held by the directors and 20% stock dividend amounting to P108,662,000.00*
***Increase in authorized capital stock, registered to cover the 20% stock dividend amounting to P391,240,953.00*
****In absolute number*

The following are the number of holders of securities as of December 31:

	2025	2024	2023
Number of holders of securities****	12,855	12,960	13,115

*****Net of treasury shares*

On July 5, 1991, the Parent Company launched its initial public offering where a total of 400 million common shares were offered at an offering price of P26.00 per share. The registration statement was approved on July 20, 1992. As at December 31, 2025, the Parent Company has 12,857 existing shareholders (2024 – 12,960 existing shareholders, and 2023 - 13,115 existing shareholders).

On February 12, 2008, the BOD approved the allotment and subsequent issuance of up to 1 billion common shares of stock with an aggregate par value of P1,000.0 million for the purpose of exchanging such shares for properties or assets and/or to raise funds to acquire properties or assets needed for the business of the Parent Company via issuance of equity or equity-linked instruments, the price and the terms and conditions of which shall be determined by the BOD based on prevailing market conditions or on agreements negotiated.

On April 2, 2008, the Parent Company's stockholders approved the allotment and subsequent issuance of the shares for the below-mentioned purposes and for the further amendment of the Amended Articles of Incorporation of the Parent Company to exclude the issuance of shares from the pre-emptive rights of the stockholders pursuant to Section 39 of the Philippine Corporation Code.

On July 10, 2012, the Parent Company's Executive Committee approved the placement of 680 million listed common shares of stock with par value of P1.00 per share, at a price of P20.00 per share, and the issuance of equal number of new shares of the Parent Company, at the same price of P20.00 per share, with AC as the seller of the placement tranche and subscriber of the subscription tranche. The Parent Company completed the top-up placement, raising an aggregate of P13,600 million in paid up capital. The price was at 5.0% discount to the closing price. Transaction cost charged to additional paid-in capital amounted to P200.0 million.

On March 6, 2013, the Parent Company's Board resolved to approve the placement made by AC of its existing 320,000,000 listed common shares of the Company to certain qualified third party buyers or investors at P30.50 per share. The Parent Company completed the top-up placement, raising an aggregate of P12,200.0 million in paid up capital. The price was at 3.6% discount on the 5-day volume-weighted average price of ALI shares. Transaction cost charged to additional paid-in capital amounted to P162.4 million.

On April 13, 2013, the stockholders resolved to approve the amendment of the Seventh Article of the Company's Articles of Incorporation for the purpose of excluding or exempting treasury shares from the pre-emptive rights of stockholders.

On January 9, 2015, the Executive Committee of the Parent Company approved a top-up placement of 484,848,500 common shares of the Parent Company at a price of P33.00 per share. The placement was conducted via an accelerated bookbuilt offering structured as a top-up placement, whereby AC sold 484,848,500 listed common shares of stock to qualified third party buyers and subscribe to the same number of new shares from the Parent Company. The Parent Company completed the placement on January 12, 2015, raising an aggregate of P16,000.0 million in paid-up capital. The price was at 3.9% discount on the 5-day volume-weighted average price of ALI shares. Transaction cost charged to additional paid-in capital amounted to P194.0 million.

Equity Reserves

In 2025, the increase in equity reserves of P3,730.07 million is resulting from the following transactions:

- During the year, ALI acquired 3,600,000 shares of stocks constituting the remaining 50% of the total outstanding capital stock in Roxas Land Corporation (RLC) from the existing investor for a consideration amounting to P158.75 million. As a result, RLC became a wholly owned subsidiary. Total impact of this transaction to equity reserves is an increase of P177.73 million (Note 1).

- In 2025, the Parent Company completed two sale transaction of AREIT common shares.

  On July 3, 2025, ALI sold 12.0 million common shares of AREIT at a transaction price of P40.78 per share, equivalent to P489.36 million.

  On November 26, 2025, ALI sold an additional 100.0 million common shares of AREIT at a transaction price of P41.90 per share, equivalent to P4.19 billion.

  All these transactions were executed in relation to the property-for-share swap with AREIT and accounted as transactions involving entities under common control. Equity reserves increased by P3,552.34 million as a result of this transaction (Note 1).

In 2024, the increase in equity reserves of P9,774.14 million is resulting from the following transactions:

- On January 26, 2024, Ayala Land, and its wholly-owned subsidiaries, AyalaLand Offices, Inc. and Glensworth Development, Inc. sold an aggregate of 181,000,000 common shares of AREIT at a transaction price of P31.10/share, equivalent to P5.63 billion. On May 20, 2024, ALI, and its wholly-owned subsidiary, Westview Commercial Ventures Corp., sold an aggregate of 98,000,000 common shares of AREIT at a transaction price of P32.45/share, equivalent to P3.18 billion. Lastly, in the last quarter of 2024, ALI sold an aggregate of 150,000,000 common shares of AREIT at an average transaction price of P36.60/share, equivalent to P5.49 billion. All these transactions were executed in relation to the property-for-share swap with AREIT and accounted as transactions involving entities under common control. Impact to equity reserves amounted to increase of P9,774.1 million.

In 2023, the increase in equity reserves of P3,917.26 million is resulting from the following transactions:

- On March 29, 2023, ALI sold 205,000,000 shares of AREIT at a transaction price of P32.10 per share, equivalent to P6.58 billion with an increase to equity reserves amounting to P4,406.5 million, in relation to its P22.5 billion property-for-share swap transaction with AREIT.

- The Parent Company acquired additional 175,778 common shares and 139,332 preferred shares of Vesta Property Holdings, Inc. for a value of P31.51 million in July 2023. As a result of the additional investments in common and preferred shares, the ownership interest in Vesta increased from 84% in 2022 to 88% as of July 2023. The acquisition is accounted as involving entities under control (Note 36). As a holder of preferred shares, the Parent Company has voting rights same as that attached to common shares. The impact to equity reserves is a decrease of P357.13 million in 2023.

- On November 14, 2023, the Parent Company purchased 7,143 common shares and 64,289 preferred shares of SITE Corp. for a total consideration of P203.58 million from the existing investor which is equivalent to a 5% stake in the company. This acquisition is accounted as involving entities under control. As a result, the impact to equity reserves is a decrease of P132.15 million.

Treasury shares

The composition and movement of the account follow:

	Common				Preferred				Total Amount of Treasury Shares
	Number of shares	Par Value	Average share Price	Amount	Number of shares	Par Value	Average share Price	Amount	
	(in absolute amount)			*(in thousands)*	*(in absolute amount)*			*(in thousands)*	
Balances at January 1, 2023	642,283,806	P1.00		19,018,317	623,970,536	P0.10		62,397	19,080,714
Acquisition of treasury shares	137,066,108		P26.96	3,695,618	29,192		P1.00	29	3,695,647
Balances at December 31, 2023	779,349,914	P1.00		22,713,935	623,999,728	P0.10		62,426	22,776,361
Acquisition of treasury shares	252,094,900		P29.16	7,351,388	2,500		P1.00	3	7,351,391
Balances at December 31, 2024	1,031,444,814	P1.00		30,065,323	624,002,228	P0.10		62,429	30,127,752
Statutory merger	981,399,544		P24.02	23,575,063	-			-	23,575,063
Acquisition of treasury shares	433,454,800		P23.03	9,983,699	-			-	9,983,699
Issuance for ESOWN	(8,439,996)		P27.70	(233,788)	-			-	(233,788)
VPS conversion	(164,224)		P7.51	(21,879)	164,224	P0.10		(533)	(22,412)
Balances at December 31, 2025	2,437,694,938	P1.00		63,368,418	624,166,452	P0.10		61,896	63,430,314

In 2008, the Parent Company repurchased a total of 79,528,228 of its common shares through open market purchases using the trading facilities of the Philippine Stock Exchange for a total purchase price of P823.9 million in relation to its share buyback program. These have been reported as treasury shares.

On August 12, 2008, the BOD approved a share buyback program. It is part of the Parent Company's balance sheet management program and aims to (i) improve the Parent Company's balance sheet structure and capital efficiency and (ii) enhance shareholder value through the repurchase of shares whenever the stock is trading at a price discount perceived by the Parent Company as not reflective of its fair corporate value.

The amendment of the Articles of Incorporation on April 17, 2013 allowed the re-selling of the 79,528,299 listed common shares as part of the top-up placement transaction completed in July 2013. Treasury common shares were sold at P30.50 per share resulting in additional paid-in capital of P1,601.6 million.

On March 5, 2019, the Parent Company purchased a total of 10,372,746 of its common shares at P43.20 per share through open market purchases using the trading facilities of the Philippine Stock Exchange for a total purchase price of P448.10 million in relation in its share buyback program. On November 26, 2019, the Parent Company also acquired a total of 15million of its common shares at P43.75 per share for a total purchase price of P656.25 million.

On February 21, 2020, the Board of Directors of ALI at its regular meeting approved the increase of an additional P25 billion to the Company's current share buyback program bringing the available balance to P26.1 billion. The program has been implemented through open market purchases executed via the trading facilities of the Philippine Stock Exchange.

The Board of Directors, at its special meeting held on March 12, 2024, approved the retirement of 1,374,477,380 common Treasury Shares arising from the internal mergers as follows:

a. 883,171,005 Treasury Shares arising from the merger with wholly owned entities, subject to regulatory approvals on the merger and issuance of shares: and
b. 491,306,375 Treasury Shares arising from the merger with Cebu Holdings, Inc. and its former subsidiaries, Asian I-Office Properties, Inc., Arca South Commercial Ventures Corp. and Central Block Developers, Inc.

Effective April 1, 2025, ALI issued and consequently held back a total of 981,399,544 common shares (amounting to P23.58 billion) as a result of merger between ALI and certain subsidiaries (Note 1).

Accumulated comprehensive (loss) gain

The composition and movement of the account follows:

	Attributable to equity holders of Ayala Land, Inc.			
	Remeasurement gain (loss) on Defined Benefit Plans (Note 24)	Fair value reserve of financial assets at FVOCI (Note 8)	Cumulative Translation Adjustments	Total
Balances at January 1, 2023	106,942	(877,913)	437,996	(332,975)
Other comprehensive (loss) income attributable to equity holders of Ayala Land, Inc.	(588,612)	197,293	(545,675)	(936,994)
Balances at December 31, 2023	(481,670)	(680,620)	(107,679)	(1,269,969)
Other comprehensive (loss) income attributable to equity holders of Ayala Land, Inc.	(229,250)	54,448	920,893	746,091
Balances at December 31, 2024	(710,920)	(626,172)	813,214	(523,878)
Other comprehensive income (loss) attributable to equity holders of Ayala Land, Inc.	(53,648)	(83,881)	911,987	774,458
Disposal of FA-FVOCI (Note 8)	-	49,116	-	49,116
Balances at December 31, 2025	(764,568)	(660,937)	1,725,201	299,696

The cumulative translation adjustments represent exchange differences arising from the translation of financial statements of the subsidiaries with foreign operations, whose functional currency is other than Philippine Peso.

Retained earnings

The composition of retained earnings, as at December 31, is presented as follows:

	Attributable to equity holders of Ayala Land, Inc.		
	2025	2024	2023
Appropriated	25,000,000	25,000,000	25,000,000
Unappropriated	229,741,748	199,238,823	177,381,286
	254,741,748	224,238,823	202,381,286

(i) Appropriated Retained Earnings

As at December 31, 2025 and 2024, retained earnings of P25,000.0 million are appropriated for future expansion.

The increase of P17,000.0 million, as approved by the BOD on November 25, 2021, represents a continuing appropriation for land banking activities and planned building construction projects. Each year, the Parent Company incurs capital expenditures for property development which include among others land banking and building construction projects. The appropriation is being fully utilized to cover part of the annual expenditure requirement of the Parent Company.

The Parent Company has earmarked additional funds for expansion projects in the residential, shopping centers, office and hotel business segments, as well as various infrastructure projects for the Parent Company's mixed-use developments.

The following are among the major capital expenditures of the Parent Company which were approved by the BOD on November 25, 2021:

a) Arca South, a 74 hectares lifestyle district in the City of Taguig with residential, office, retail, hotel and other commercial component. Phase 1 of the mixed-use development was approved by the Board on November 25, 2014. It consists of a retail project with 20,000 sqm Gross Leasable Area (GLA), 2 BPO towers with 31,000 sqm GLA and a 265-room hotel with total estimated cost of P11.0 billion, for completion phase until 2027.

b) Vertis North, a 29 hectares estate positioned as the Central Business District of the North with residential, office, retail and hotel component. Phase 1 of the mixed-use development was approved by the Board on October 11, 2013. It consists of the completed Vertis mall with 40,000 sqm GLA, three office towers with 125,000 sqm GLA and a 438 room Seda hotel. For future development consists of the 4th Office Tower with 46,000 sqm GLA estimated at P5 billion, for completion in 2029.

c) Vermosa, a 750 hectares master-planned estate that integrates mixed-use components. This development highlights spaces with a focus on active lifestyle which include prime commercial lots, various residential communities, the De La Salle Zobel-Vermosa campus, Ayala Malls Vermosa as the retail anchor, and the Ayala Vermosa Sports Hub which features world-class sports amenities. Ongoing and upcoming projects include the San Sebastian Church, the Central Park, Philippine Red Cross-Cavite Chapter Headquarters, and the largest campus of The Abba's Orchard Montessori School, all of which are expected to complement the institutional needs of the estate community. As at December 31, 2025, the Ayala Malls Vermosa project reached full completion with total cost amounting to P3.5 billion.

d) Continuing payments for various acquisitions within the country amounting to P14.5 billion to be paid until 2026.

Retained earnings also include undistributed net earnings amounting to P137,362.51 million as at December 31, 2025 (2024 - P129,355.02 million), representing accumulated equity in the net earnings of subsidiaries, associates and joint ventures. These are not available for dividend distribution unless declared by subsidiaries and other investees. Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares. The Parent Company's retained earnings available for dividend declaration, in accordance with SEC regulations, as at December 31, 2025 amounted to P86.33 billion (2024 - P74.97 billion).

(ii) Unappropriated Retained Earnings

The Parent Company declared dividends as follows:

Dividends for the year ended December 31, 2025

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 28, 2025	November 12, 2025	November 26, 2025	P0.2928	4,240.47
Unlisted voting preferred share	June 13, 2025	June 20,2025	June 27,2025	P0.0063	78.74
Common share	February 20,2025	March 5,2025	March 21,2025	P0.2888	4,221.53
					8,540.74

Dividends for the year ended December 31, 2024

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 24, 2024	November 8, 2024	November 22, 2024	P0.2913	4,289.78
Unlisted voting preferred share	May 28,2024	June 11, 2024	June 25, 2024	P0.0063	78.74
Common share	February 20,2024	March 5,2024	March 21,2024	P0.2050	3,063.15
					7,431.67

Dividends for the year ended December 31, 2023

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 25,2023	November 13, 2023	November 24, 2023	P0.2231	3,334.40
Unlisted voting preferred share	May 30, 2023	June 13, 2023	June 27, 2023	P0.0060	78.75
Common share	February 1, 2023	March 7, 2023	March 23, 2023	P0.1495	2,249.00
					5,662.15

Non-controlling interest

The Parent Company considers a subsidiary as having a material NCI if its net assets exceed 5% of the total consolidated net assets of the Group as at reporting period and considers the relevance of the nature of activities of the subsidiary compared to other operations of the Group. The financial information on the Parent Company's significant subsidiaries with material NCI are presented in the subsequent page.

AREIT

AREIT was incorporated on September 4, 2006. As at December 31, 2025, it is 40% owned by ALI (2024 - 41%), 8% owned by ALMI (2024 - 9%), 3% owned by CDOGC, 3% owned by Accendo, 1% owned by NBCC (2024 - 2%), 2% owned by GPVI (2024 - 2%), 1% owned by CIHCI (2024 - 1%) and 42% (2024 - 45%) by the public after being listed in the Philippine Stock Exchange (PSE) on August 13, 2020. It was organized primarily as a real estate investment trust, as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009), including its implementing rules and regulations and other applicable laws.

The related balances for the years ended December 31 follows:

	2025	2024
Proportion of equity interests held by non-controlling interests	42.0%	45.0%
Accumulated balances of material non-controlling interests	17,997,648	17,610,136
Net income allocated to material non-controlling interests	2,797,488	2,051,718
Comprehensive income allocated to material non-controlling interests	2,797,488	2,051,718

The summarized financial information of AREIT as at and for the years ended December 31, 2025 and 2024 are provided below. This information is based on amounts before inter-company eliminations.

	December 31, 2025	December 31, 2024
Statement of financial position		
Current assets	7,222,485	4,557,171
Non-current assets	140,099,907	118,665,512
Current liabilities	(6,820,746)	(5,506,434)
Non-current liabilities	(4,598,846)	(4,345,726)
Total equity	135,902,800	113,370,523
Attributable to:		
Equity holders of AREIT	135,902,800	113,370,523
Non-controlling interests	-	-
Dividends paid to non-controlling interests	-	-

	For the years ended December 31	
	2025	2024
Statement of comprehensive income		
Revenue	12,959,780	10,259,167
Cost and expenses	3,419,067	2,938,988
Income before income tax	9,540,713	7,320,179
Provision for income tax	(1,493)	(3,114)
Income from operations	9,539,220	7,317,065
Other comprehensive income	-	-
Total comprehensive income	9,539,220	7,317,065
Attributable to:		
Equity holders of AREIT	9,539,220	7,317,065
Non-controlling interests	-	-
Statement of cash flows		
Operating activities	9,708,994	7,299,118
Investing activities	(1,497,933)	(88,235)
Financing activities	(8,244,085)	(7,181,468)
Net (decrease) increase in cash and cash equivalents	(33,024)	29,415

The fair value of the investment in AREIT amounted to P94,477 million as at December 31, 2025 (2024 - P67,475 million).

ALLHC and Subsidiaries

ALLHC was incorporated in the Republic of the Philippines. It is engaged in real estate and property development, manufacturing and retailing/distribution, non-life insurance and other allied services, organized under a number of intermediate holding companies. The Company wholly owns Tutuban Properties, Inc., which holds the lease and development rights over Tutuban Center in downtown Divisoria.

	2025	2024
Proportion of equity interests held by non-controlling interests	28.5%	28.5%
Accumulated balances of material non-controlling interests	4,369,142	4,470,905
Net income allocated to material non-controlling interests	67,479	200,150
Comprehensive income allocated to material non-controlling interests	67,479	200,150

The summarized financial information of ALLHC is provided below. This information is based on amounts before inter-company eliminations:

	December 31, 2025	December 31, 2024
Statement of financial position		
Current assets	11,347,665	11,304,509
Non-current assets	21,177,404	19,444,598
Current liabilities	(11,840,622)	(9,856,805)
Non-current liabilities	(5,565,424)	(6,004,106)
Total equity	15,119,023	14,888,196
Attributable to:		
Equity holders of ALLHC	14,829,214	14,618,160
Non-controlling interests	289,810	270,036
Dividends paid to non-controlling interests	-	-

	For the years ended December 31	
	2025	2024
Statement of comprehensive income		
Revenue	3,745,653	5,187,814
Cost and expenses	(3,403,548)	(4,401,187)
Income before income tax	342,105	786,627
Provision for income tax	(121,876)	(85,970)
Income from operations	220,229	700,657
Other comprehensive loss	-	26,474
Total comprehensive income	220,229	727,131
Attributable to:		
Equity holders of ALLHC	200,410	726,572
Non-controlling interests	19,819	559
Statement of cash flows		
Operating activities	1,593,246	1,134,121
Investing activities	(2,701,356)	(1,349,177)
Financing activities	1,363,365	242,996
Net (decrease) increase in cash and cash equivalents	255,255	27,940

The fair value of the investment in ALLHC amounted to P5,808.1 million as at December 31, 2025 (2024 - P7,594.1 million).

18 Real estate revenue

This account for the years ended December 31 consists of:

	Note	2025	2024	2023
Revenue from contracts with customers				
Residential development		113,909,596	112,916,969	92,337,260
Hotels and resorts		10,616,962	9,732,010	8,780,374
Construction		8,930,400	13,027,625	6,595,611
Others		2,877,281	4,993,553	4,891,792
		136,334,239	140,670,157	112,605,037
Rental income	10	38,117,981	35,862,630	32,896,212
		174,452,220	176,532,787	145,501,249

The Group’s disaggregation of each source of revenue from contracts with customers for the years ended December 31 are presented below:

Residential development

	2025	2024	2023
Type of product			
Middle income housing	39,821,696	39,171,820	32,204,567
Core-mid	28,862,960	30,657,377	25,990,604
Condominium	27,535,133	28,495,003	24,297,144
Lot only	17,689,807	14,592,769	9,844,945
	113,909,596	112,916,969	92,337,260

Hotels and resorts

	2025	2024	2023
Type of product			
Rooms	6,330,319	5,926,258	5,086,501
Food and beverage	3,284,329	3,151,353	2,727,063
Other operated department	591,912	501,704	482,190
Others	410,402	152,695	484,620
	10,616,962	9,732,010	8,780,374

The Group’s revenue from hotels and resorts is attributed to the operations from the development and management of hotels and resorts or serviced apartments.

Construction

The Group’s construction revenue pertains to transactions with related parties such as joint ventures, associates and external customers.

Others

Others are mainly composed of property management facilities of the Group and third-party projects.

19 Interest and investment income; Other income

Interest and investment income for the years ended December 31 consists of:

	2025	2024	2023
Interest income from short term investments	571,365	527,560	342,441
Interest income from banks	186,733	157,457	121,945
Interest income from advances to officers/employees and other companies	46,137	74,163	152,217
Others	43,569	85,007	72,945
	847,804	844,187	689,548

Others pertain to the interest income earned by the Group from all its other assets.

Other income for the years ended December 31 consists of:

	Note	2025	2024	2023
Gain on disposal of a subsidiary	1	11,467,717	-	-
Marketing and management fees		765,250	641,715	508,244
Others, net		372,197	688,536	583,073
		12,605,164	1,330,251	1,091,317

Others, net mainly pertain to reversal of allowance for impairment losses, forfeitures of deposits and penalties, and fair value gains and losses on financial assets.

20 Cost and expenses and other charges

(a) Cost of real estate sales

The account for the years ended December 31 consists of:

	Note	2025	2024	2023
Cost of real estate sales	6	57,344,639	63,722,985	45,296,895
Depreciation and amortization		8,655,982	8,526,343	7,779,126
Hotels and resorts operations		8,087,612	7,788,893	7,106,025
Manpower costs of real estate sales		7,867,453	8,596,273	7,499,364
Marketing and management fees		3,007,035	2,198,331	1,835,940
Rental		1,210,836	1,525,616	1,616,214
Materials and overhead		787,924	1,218,754	1,239,974
Direct operating expenses:				
Taxes and licenses		4,749,317	4,897,827	4,247,232
Commission		2,928,058	3,128,275	2,588,564
Repairs and maintenance		2,356,382	2,733,462	3,151,083
Light and water		1,748,150	1,391,178	1,460,553
Insurance		549,638	311,571	385,258
Transportation and travel		216,887	255,903	221,671
Professional fees		195,235	276,025	260,963
Entertainment, amusement and recreation		56,592	64,552	64,854
Others		2,762,976	3,571,589	2,384,955
		102,524,716	110,207,577	87,138,671

(b) General and administrative expenses

The account for the years ended December 31 consists of:

	2025	2024	2023
Manpower costs	5,451,933	4,863,162	4,764,329
Depreciation and amortization	944,011	951,409	934,691
Taxes and licenses	855,036	848,909	809,481
Professional fees	795,807	647,880	536,652
Repairs and maintenance	510,083	439,372	522,475
Utilities	279,605	260,060	276,177
Security and janitorial	151,112	174,563	162,717
Advertising	100,090	91,298	104,459
Transport and travel	88,806	97,176	74,288
Dues and fees	54,487	54,322	85,027
Training and seminars	54,489	54,276	43,080
Supplies	48,549	49,320	50,395
Entertainment, amusement and recreation	45,836	46,244	37,087
Insurance	30,574	48,983	40,974
Rent	21,515	82,314	90,245
Donations and contribution	19,697	22,993	17,531
Others	581,748	483,952	360,841
	10,033,378	9,216,233	8,910,449

Manpower costs for the years ended December 31 included in the consolidated statement of income follows:

	2025	2024	2023
Real estate costs and expenses			
Cost of real estate sales	7,867,453	8,596,273	7,499,364
Hotels and resorts operations	546,315	392,692	323,477
General and administrative expenses	5,451,933	4,863,162	4,764,329
	13,865,701	13,852,127	12,587,170

Depreciation and amortization expense for the years ended December 31 included in the consolidated statement of income follows:

	Notes	2025	2024	2023
Real estate costs and expenses				
Cost of real estate sales		8,655,982	8,526,343	7,779,126
Hotels and resorts operations		1,050,274	797,312	791,267
General and administrative expenses		944,011	951,409	934,691
	10,11,12,31	10,650,267	10,275,064	9,505,084

Others pertain to contracted service fees for technical support, administrative assistance, landscaping and cashiering.

(c) Interest and other financing charges

The account for the years ended December 31 consists of:

	Note	2025	2024	2023
Interest expense on:				
Long-term debt		13,043,945	12,128,276	10,608,421
Short-term debt		2,103,978	1,471,987	981,613
Lease liabilities	31	1,467,445	1,551,389	1,489,221
Other financing charges		652,347	699,459	419,592
		17,267,715	15,851,111	13,498,847

(d) Other expenses

The account for the years ended December 31 consists of:

	Notes	2025	2024	2023
Financing expenses and other charges		2,157,898	2,477,597	2,253,588
Net provision for (recovery of) impairment losses on:				
Other assets		914,283	(185,619)	117,312
Receivables	5	602,478	248,303	478,334
Investment in associates and joint venture	9	422,435	152,166	-
Investment properties	10	101,299	-	-
Fair value loss on investments		114,155	-	-
		4,312,548	2,692,447	2,849,234

21 Income tax

(a) Deferred tax assets, net

The account for the years ended December 31 consists of:

	2025	2024
Deferred tax assets on:		
Difference between tax and book basis of accounting for real estate transactions	3,966,336	10,627,809
Lease liabilities	3,758,175	4,643,899
Accrued expenses	3,227,558	284,421
Net operating loss carryover (NOLCO)	2,230,133	502,620
Allowance for probable losses	1,004,530	358,090
Retirement benefits	501,901	251,694
Unrealized foreign exchange losses	14,587	1,610
Others	352,660	147,896
	15,055,880	16,818,039
Deferred tax liabilities on:		
Right-of-use assets	(1,219,801)	(1,040,606)
Capitalized interest and other expenses	(261,419)	(126,113)
Unrealized foreign exchange gains	(87,705)	(550,725)
Prepaid expenses	(25,787)	(17,681)
Others	(133,315)	(230,466)
	(1,728,027)	(1,965,591)
	13,327,853	14,852,448

(b) Deferred tax liabilities, net

The account for the years ended December 31 consists of:

	2025	2024
Deferred tax assets on:		
Lease liabilities	911,890	50,604
Accrued expense	239,784	608,262
Retirement benefits	187,927	187,294
Allowance for probable losses	185,100	820,104
Unrealized foreign exchange loss	61,673	67,132
NOLCO	23,944	31,266
Others	51,091	105,209
	1,661,409	1,869,871
Deferred tax liabilities on:		
Difference between tax and book basis of accounting for real estate transactions	(9,099,009)	(10,033,677)
Right-of-use assets	(1,372,359)	(1,695,850)
Unrealized foreign exchange gain	(255,965)	(141,676)
Capitalized interest and other expenses	(55,621)	(44,551)
Others	(780,427)	(421,780)
	(11,563,381)	(12,337,534)
	(9,901,972)	(10,467,663)

As at December 31, 2025 and 2024, deferred tax liabilities have not been recognized on the undistributed earnings and cumulative translation adjustment of foreign subsidiaries since the timing of the reversal of the temporary difference can be controlled by the Group and management does not expect the reversal of the temporary differences in the foreseeable future.

The Group has incurred NOLCO in the taxable years 2025, 2024 and 2023 which can be claimed as deduction from the regular income tax over a period of three years and NOLCO in the taxable years 2021 which can be claimed as deduction from the regular income tax over a period of five years as follows:

December 31, 2025

Year incurred	Amount	Used/Expired	Balance	Expiry Year
2025	1,745,790	(1,164)	1,744,626	2028
2024	3,330,261	(75,290)	3,254,971	2027
2023	1,529,075	(86,758)	1,442,317	2026
2022	3,175,989	(3,175,989)	-	2025
2021	2,986,841	(205,369)	2,781,472	2026
2020	2,506,446	(2,506,446)	-	2025
	15,274,402	(6,051,016)	9,223,386	
Less: Recognized portion of NOLCO			2,254,077	
Unrecognized portion of NOLCO			6,969,309	

The carryover MCIT that can be used as deductions against income tax liabilities is as follows:

December 31, 2025

Year incurred	Amount	Used/Expired	Balance	Expiry Year
2025	195,331	-	195,331	2028
2024	398,329	(3,755)	394,574	2027
2023	109,940	(4,308)	105,632	2026
2022	49,232	(49,232)	-	2025
	752,832	(57,295)	695,537	
Less: Recognized portion of MCIT			(608,130)	
Unrecognized portion of MCIT			87,407	

The subsidiaries will recognize a previously unrecognized deferred tax asset to the extent that it has become probable that future taxable income will allow the deferred tax asset to be recovered.

The reconciliation (in %) between the statutory and the effective income tax rates follows:

	2025	2024
Statutory income tax rate	25.00	25.00
Tax effect of:		
Equity in net earnings of associates and joint ventures	(1.03)	(1.08)
Income under tax holiday and other non-taxable income	(3.31)	(3.45)
Interest income and capital gains taxed at lower rate	(2.42)	(0.02)
Others, net	0.52	(0.51)
Effective income tax rate	18.76	19.94

Board of Investments (BOI) Incentives

The Board of Investments issued certificates of registrations to the following companies in accordance with the existing Omnibus Investment Code. The projects have been granted an Income Tax Holiday (ITH) for a fixed period from the date of registration or actual start of operations, whichever is earlier.

	Registration date	**Project location**	**ITH Start**	**ITH Period**
Bay Area Hotel Ventures, Inc.	10-Jan-24	Seda Manila Bay	1-Jan-24	4 years
Ecosouth Hotel Ventures, Inc.	1-Mar-23	Seda Nuvali 2	1-Mar-23	5 years
Lio Resort Ventures Inc.	2-Sep-19	Huni Lio	1-Jan-22	4 years
Makati North Hotel Ventures, Inc.	16-Aug-19	Seda Residences Makati	1-Aug-19	6 years
Unity Realty & Development Corporation	21-Sep-23	Pampanga Technopark Phase 3	21-Sep-23	3 years
Unity Realty & Development Corporation	14-Feb-25	ALogis Artico Mabalacat	14-Feb-25	7 years
Laguna Technopark, Inc.	19-Dec-22	Batangas Technopark Industrial Phase 1	19-Dec-22	6 years
Laguna Technopark, Inc.	22-Oct-25	Batangas Technopark Phase 2	22-Oct-25	6 years
Alogis Artico, Inc. (formerly: Ecozone Power Management Inc.)	29-Aug-24	Alogis Artico Sto. Tomas	29-Aug-24	6 years

22 Acquisition of non-controlling interests

The acquisition of non-controlling interests from 2025 transactions amounted to P507.12 million is mainly resulting from the following transactions:

- During the year, ALI acquired 3,600,000 shares of stocks constituting the remaining 50% of the total outstanding capital stock in Roxas Land Corporation (RLC) from the existing investor for a consideration amounting to P158.75 million. As a result, RLC became a wholly owned subsidiary. Total impact of this transaction is a reduction in non-controlling interest amounting to P336.48 million (Note 1).

- AyalaLand Estates Inc. (ALEI), a wholly-owned ALI subsidiary, completed acquisitions that increased its ownership in four subsidiaries. ALEI purchased the 40% non-controlling interest in Arabica Midland Holdings, Inc. (AMHI) on January 28, 2025, the 15% non-controlling interest in Torcello Holdings, Inc. (THI) on May 28, 2025 and the 35% non-controlling interest in Erinome Holdings, Inc. (EHI), and 15% non-controlling interest in Kleysha Development Corp (KDC) on May 28, 2025, with a total consideration of P9.6 million, bringing the Group's ownership to 100% in AMHI, 95% in THI, 95% in EHI, and 95% in KDC respectively. Total movement in non-controlling interests amounted to P0.06 million (Note 1).

The acquisition of non-controlling interests from 2024 transactions amounted to P1,020.35 million is resulting from the following transactions:

- On March 14, 2024 Alveo Land Corp., a wholly-owned subsidiary of ALI, acquired 1,370,400 common shares and 6,589,600 preferred shares of Portico Land Corp from the remaining investor resulting to a decrease in non-controlling interest of the Group by P1.02 billion. The acquisition is accounted as involving entities under common control. As a result, Portico became a wholly-owned subsidiary.

The acquisition of non-controlling interests from 2023 transactions amounted to P31.51 million is resulting from the following transactions:

- In July 2023, the Parent Company acquired additional 175,778 common shares and 139,332 preferred shares of Vesta Property Holdings, Inc. As a result of the additional investments in common and preferred shares, the ownership interest in Vesta increased from 84% in 2022 to 88% as of July 2023. The acquisition is accounted as involving entities under control (Note 1). As a holder of preferred shares, the Parent Company has voting rights same as that attached to common shares.

  The Parent Company acquired additional 187,985 common shares and 149,007 preferred shares of Vesta Property Holdings, Inc. for a value of P415.62 million in April 2022. As a result of the additional investments in common and preferred shares, the ownership interest in Vesta increased from 78% in 2021 to 84% in 2022.

  The acquisition involved entities under common control. As a holder of preferred shares, the Parent Company has voting rights same as that attached to common shares. The acquisition resulted in a decrease in non-controlling interest of the Group by P31.51 million.

23 Related party transactions

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

In its regular conduct of business, the Group has entered into transactions with its Parent Company, associates and other related parties principally consisting of advances and reimbursement of expenses, purchase and sale of real estate properties, construction contracts, development, management, underwriting, marketing, leasing and administrative service agreements.

Terms and conditions of transactions with related parties

Transactions with related parties are made at normal market prices. Outstanding balances at year end are unsecured, interest free and settlement occurs generally in cash, except if otherwise indicated, at a gross basis, based on normal billing period of monthly or quarterly. There have been no guarantees provided or received for any related party receivables or payables.

The Group does not provide any allowance relating to receivable from related parties. The Group has an active intercompany lending program and are short-term in nature. Related party borrowers are assessed to have financial capacity based on operational performance and cash flow requirements. These are subject to prevailing market rates and collectible/payable on varying terms generally within a year.

This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

(a) Transactions with Bank of the Philippine Islands (BPI), an associate of Ayala Corporation (AC)

Cash and cash equivalents earn interest from 1.47% to 6.25% per annum for Philippine Peso-denominated and 1.50% to 5.50% per annum for USD-denominated investments. Investment in FVTPL are UITF which earns interest depending on the duration of time invested in the fund. Interest earned from investments placed with BPI amounted to P83.31 million for the year ended December 31, 2025 (2024 - P113.4 million; 2023 - P72.79 million).

Short-term debts are Peso denominated bank loans with interest rate ranging from 4.5% to 5.8% while long-term debts bear fixed rates ranging from 4.3% to 7.3% and floating rates ranging from 5.4% to 5.6% per annum with remaining terms ranging from less than a year to five years. Interest expense incurred on borrowings from BPI amounted to P1,027.97 million for the year ended December 31, 2025 (2024 – P520.11 million; 2023 - P274.3 million).

As at December 31, the Group maintains current and savings account, money market placements and short-term and long-term debt payable with BPI broken down as follows:

	2025	2024
Cash in bank	2,270,950	3,395,454
Cash equivalents	1,861,948	2,301,097
Marketable securities	241,716	379,341
Short-term debt	11,758,500	4,390,500
Long-term debt	4,512,232	5,591,703

As at December 31, the fair value of the Group’s financial assets and the Funds’ Net Asset Value (NAV) are as follows (amounts are presented in millions):

	2025	2024
BPI Money Market Fund	43	39
BPI USD Short Term Fund	USD 816	USD 322

(b) Outstanding balances with Parent Company, associates and other related parties

Receivables from/payables to other related parties pertain mainly to advances and reimbursement of operating expenses related to development cost and land acquisitions and receivable from leasing income. These are due and demandable, unsecured and non-interest bearing, and collectible in cash within one year at gross amounts. These are assessed for impairment on an annual basis. There are no impairment needed to be recognized on these related receivables as at December 31, 2025 and 2024.

Payables to related parties consist of management fees, expenses incurred on utilities, professional services and other miscellaneous services as well as purchases of vehicles. These are generally trade-related, due and demandable, unsecured, non-interest bearing and settled in cash within one year at gross amounts.

Outstanding balances from/to related parties follow:

As at December 31, 2025

	Receivable from related parties (Note 5)			Payable to related parties (Note 13)		
	Current	Non-current	Total	Current	Non-current	Total
Ayala Corporation	86,403	-	86,403	3,729	-	3,729
Associates and Joint ventures	4,491,930	-	4,491,930	405,994	-	405,994
Other related parties:						
Globe Telecom (Globe)	211,138	-	211,138	10,084	-	10,084
Bank of the Philippine Islands	206,696	-	206,696	15,619	-	15,619
Columbus	42,922	-	42,922		-	-
ACX Holdings Corp. (Formerly AG Counselors Corp.)	26,434	-	26,434	4,185	-	4,185
Others	206,898	-	206,898	124,691	-	124,691
	694,088	-	694,088	154,579	-	154,579
	5,272,421	-	5,272,421	564,302	-	564,302

As at December 31, 2024

	Receivable from related parties (Note 5)			Payable to related parties (Note 13)		
	Current	Non-current	Total	Current	Non-current	Total
Ayala Corporation	66,242	-	66,242	151,945	-	151,945
Associates and Joint ventures	4,664,837	-	4,664,837	393,229	-	393,229
Other related parties:						
Globe Telecom (Globe)	213,483	-	213,483	9,176	-	9,176
Bank of the Philippine Islands	435,202	-	435,202	9,548	-	9,548
Columbus	42,922	-	42,922	-	-	-
ACX Holdings Corp. (Formerly AG Counselors Corp.)	26,113	-	26,113	3,388	-	3,388
Others	425,877	-	425,877	190,739	-	190,739
	1,143,597	-	1,143,597	212,851	-	212,851
	5,874,676	-	5,874,676	758,025	-	758,025

(c) Revenues and expenses from related parties

The revenue from Parent Company, associates and other related parties pertains mainly to income from leasing and development projects while expenses composed of management fees and training expenses. These are usually non-interest bearing and are assessed to be fully recoverable.

Revenues from related parties as at December 31 follow:

	2025	2024	2023
Ayala Corporation	211,174	5,574	182,235
Associates	4,464,785	4,808,762	3,537,610
Other related parties			
Bank of the Philippine Islands	2,106,730	1,049,082	1,129,467
Globe Telecom, Inc.	91,956	98,204	104,235
Innove Communications	11,442	11,514	9,953
Michigan Holdings, Inc.	1,203	1,203	1,202
Manila Water Philippine Ventures, Inc.	-	3,700	122,578
Manila Water Company, Inc. (MWCI)	-	45,857	172,530
Laguna AAA Waterworks Corp. (LAWC)	-	1,500	1,500
Others	127,427	217,077	232,752
	2,338,758	1,428,137	1,774,217
Total	7,014,717	6,242,473	5,494,062

Expenses charged by related parties for the years ended December 31 follow:

	2025	2024	2023
Ayala Corporation	88,136	7,636	14,330
Associates	212,795	233,856	198,592
Other related parties			
Bank of the Philippine Islands	482,702	534,893	261,478
Innove Communications, Inc.	96,151	100,687	105,417
Globe Telecom, Inc.	86,732	97,347	82,951
ACX Holdings Corp. (Formerly AG Counselors Corp.)	14,347	52,666	27,213
Manila Water Company, Inc.	-	203,387	431,531
Manila Water Philippine Ventures, Inc.	-	180,131	367,350
Others	532,656	577,969	462,232
	1,212,588	1,747,080	1,738,172
Total	1,513,519	1,988,572	1,951,094

The following describe the nature of the material transactions of the Group with related parties as at December 31, 2025 and 2024:

- On January 12, 2016, the Parent Company has entered into a partnership with Manila Water Philippine Ventures, Inc., a wholly-owned subsidiary of Manila Water Company, Inc. (MWCI), for the waterworks of ALI's projects nationwide. The MOA was signed by ALI and its subsidiaries and affiliates, Cebu Holdings, Inc. (CHI) and Cebu Property Ventures and Development Corp (CPVDI). CHI and CPVDI were merged to ALI in 2021. On May 12, 2024, Ayala Corp. has fully divested its interest in MWCI. Consequently, the entity ceased to be a related party of the Group. No revenue and expenses were recognized in 2025 (2024 - P3.7 million and 180.1 million, respectively; 2023 - P122.6 million and P367.3 million, respectively). Revenue from Manila Water Company, Inc. (MWCI) primarily pertains to MDC's project on the design & build of the Calawis Water Treatment Plant in Antipolo. The project started on March 1, 2021 and was completed on June 1, 2023.

- Certain credit facilities with BPI with a total carrying value of P4,512.2 million as at December 31, 2025 (2024 - of P5,616.5 million), classified as long-term debt, are secured by a real estate mortgage (Note 10).

- In 2025 and 2024, DirectPower and its customers, which are all within the Ayala Group, entered into transactions pursuant to the Retail Electricity Supply contract wherein DirectPower agreed to supply electricity at a specific rate pursuant to the provisions and implementing rules and regulations of R.A. No. 9136 or the Electric Power Industry Reform Acts of 2001. In 2025 and 2024, among the customers of Direct Power are FBDC, LDC, San Lazaro BPO Complex and 6750 Ayala Ave.

- The Group sold residential receivables on a without recourse basis to Bank of the Philippine Islands, a related party (Note 5).

- In 2025 and 2024, the Group entered into agreements with BPI Asset Management and Trust Corporation for the assignment of interest-bearing employee receivables (Note 5).

- Revenue from Globe pertains to development management fee and for lease of spaces.

- In 2025, the Parent Company entered into a memorandum of agreement with a related party to purchase a portion of the related party's main office upon completion of the construction thereof. As at December 31, 2025, the related party is yet to receive regulatory approvals on the transaction, and the main office is still under construction stage. Necessary recognition and disclosures in the consolidated financial statements of the Group will be made when risks and rewards are transferred to the Group. The expected amount of assets, upon turnover, is not material to the consolidated financial statements of the Group.

(d) Remuneration of key management personnel (KMP)

Key management personnel of the Group include all officers with position of vice president and up. Compensation of key management personnel amounted to P375.7 million in 2025 (2024 - P279.2 million and 2023 - P220.0 million).

Compensation of key management personnel by benefit type for the years ended December 31 follows:

	2025	2024	2023
Short-term employee benefits	335,277	245,558	201,610
Post-employment benefits	40,451	33,688	18,431
	375,728	279,246	220,041

The Related Party Transaction Review Committee approves all material related party transactions before their commencement. Material related party transactions shall be identified taking into account the related party registry. Transactions amounting to ten percent (10%) or more of the total assets of the corporation that were entered into with an unrelated party that subsequently becomes a related party may be excluded from the limits and approval process requirement.

(e) Related party balances that were eliminated during consolidation

The following related party transactions and balances were eliminated for the purpose of preparing the consolidated financial statements:

	2025	2024	2023
At December 31			
Receivables from related parties	181,167,795	145,733,665	132,786,749
Payable to related parties	181,167,795	145,733,665	132,786,749
For the years ended December 31			
Management revenues fees	4,285,182	3,488,584	2,946,487
Other income	617,842	49,696	50,418
Rental income	3,143,483	2,017,301	2,552,274
Real estate revenues	8,902,924	8,548,360	10,475,226
Interest income	2,368,286	2,364,996	2,469,631
Expenses	19,317,717	16,468,937	18,494,036
Dividend income	14,150,056	19,787,485	9,202,904

24 Retirement plans

The Group has funded, non-contributory tax-qualified defined benefit type of retirement plans (the Plan) covering substantially all of their employees. The benefits are based on a defined benefit formula.

The Plan aims to maintain a full funding, i.e., the Plan's assets fully covered the Plan's liabilities, as measured through generally accepted actuarial methodologies. Such will provide a higher level of assurance that all promised benefits can be paid from existing assets and expected investment returns. The target funded status is within the range of 80% to 100%.

The Group's fund is in the form of a trust funds being maintained by the trustee bank, BPI Asset Management and Trust Corporation (collectively the "Retirement Fund"). The primary objective of the Retirement Fund is to achieve the highest total rate of return possible, consistent with a prudent level of risk. The investment strategy articulated in the asset allocation policy has been developed in the context of long-term capital market expectations, as well as multi-year projections of actuarial liabilities. Accordingly, the investment objectives and strategies emphasize a long-term outlook, and interim performance fluctuations will be viewed with the corresponding perspective.

The components of expense for the years ended December 31 (included in manpower costs under "General and administrative expenses") in the consolidated statement of income follows:

	2025	2024	2023
Current service cost	576,380	499,543	421,809
Past service cost	3,005	2,859	16,612
Settlement gains	(101,540)	-	(1,334)
Net interest cost on benefit obligation	190,206	185,917	127,764
Total pension expense	668,051	688,319	564,851

The remeasurement effects recognized in other comprehensive income (included in Equity under "Remeasurement (loss) gain on defined benefit plans") in the consolidated statement of financial position follow:

	2025	2024	2023
(Loss) return on plan assets (excluding amount included in net interest)	(75,473)	39,863	(71,182)
Actuarial gain (loss) due to changes in experience assumption	359,901	(114,126)	(107,816)
Actuarial loss due to changes in economic liability assumption	(355,959)	(231,404)	(605,818)
Remeasurements losses in other comprehensive income	(71,531)	(305,667)	(784,816)
Tax effect	17,883	76,417	196,204
Remeasurement loss in other comprehensive income, net of tax	(53,648)	(229,250)	(588,612)

As at December 31, the funded status and amounts recognized in the consolidated statement of financial position for the retirement plans are as follows:

	2025	2024
Defined benefit obligations	5,179,414	5,139,345
Plan assets	(2,242,361)	(2,150,135)
Net defined benefit obligations	2,937,053	2,989,210

As at December 31, 2025, pension assets (included under "Other non-current assets") amounted to P35.7 million (2024 - P158.1 million) and pension liabilities amounted to P2,972.7 million (2024 - P3,147.3 million).

Changes in the present value of defined benefit obligation follow:

	2025	2024	2023
At January 1	5,139,345	4,254,616	3,581,087
Net benefit cost in consolidated statement of income			
Current service cost	576,380	499,543	421,809
Past service cost, net of settlement gain	(98,535)	2,859	15,278
Net interest	190,206	185,916	127,764
	668,051	688,318	564,851
Remeasurements in other comprehensive income:			
Remeasurement (gain) loss due to liability experience	(359,901)	114,126	107,816
Remeasurement (gain) loss due to liability assumption changes - demographic	(357)	-	5,166
Remeasurement loss due to liability assumption changes - economic	356,316	231,405	600,652
Net remeasurement (gain) loss	(3,942)	345,531	713,634
Benefits paid	(624,040)	(149,120)	(604,956)
At December 31	5,179,414	5,139,345	4,254,616

Changes in the fair value of plan assets follow:

	2025	2024	2023
At January 1	2,150,135	1,837,381	2,068,413
Contribution by employer	669,383	372,761	549,651
Benefits paid	(453,246)	(56,038)	(704,636)
(Loss) return on plan assets*	(75,473)	39,864	(71,182)
Transfer out	(48,438)	(43,833)	(4,865)
At December 31, 2025	2,242,361	2,150,135	1,837,381

**Excluding amount included in net interest*

As at December 31, the fair value of plan assets by each class are as follows:

	2025	2024
Cash and cash equivalents	13,536	6,189
Equity investments		
Property	414,703	368,590
Unit Investment Trust Funds	238,734	242,408
Holding firms	199,297	209,528
Financials	24,218	24,644
Services	12,945	14,024
Mutual funds	480	729
	903,913	866,112
Debt investments		
Government securities	466,117	459,620
AAA rated debt securities	393,949	384,475
Unrated debt securities	271,205	298,117
Unit Investment Trust Funds	128,121	141,811
Mutual funds	79,056	-
	1,338,448	1,284,023
	2,242,361	2,150,135

The plan asset's investments are appropriately diversified to control overall risk and exhibit portfolio characteristics similar to the set benchmark for each asset class. In case of securities, the aggregate holdings of any security may not exceed 10% of the plan assets. The criteria for including an asset class in the strategic policy include: (a) wide recognition and acceptance among institutional investors; (b) low correlation with other accepted asset classes; and (c) a meaningful performance history. The Group expects to make contributions of P567.5 million to its retirement fund in 2026.

The plan assets have diverse investments and do not have any concentration risk. All equity and debt instruments held have quoted prices in an active market. The remaining plan assets do not have` quoted market prices in an active market.

The allocation of the fair value of plan assets as at December 31 follows:

	2025	2024
Investments in debt securities	53.98%	53.12%
Investments in equity securities	29.06%	28.72%
Others	16.96%	18.16%

Funds invested in debt securities include government securities, corporate notes and bonds and money market placements. Investments in equity securities consist of investments in PSE listed stocks and unit investment trust funds. Others were in the form of cash and cash equivalents.

The Group's transactions with the funds mainly pertain to contributions, benefit payments and settlements.

As at December 31, 2025 and 2024, the carrying amount of plan assets approximates its fair value.

The plan assets include shares of stock of the Parent Company with fair value amounting to P293.4 million as at December 31, 2025 (2024 - P108.25 million). The Parent Company gives the trustee bank the discretion to exercise voting rights over the shares. The plan assets include debt securities of the Parent Company amounting to P99.7 million as at December 31, 2025 (2024 - P59.7 million). As at December 31, 2025, the gain of the fund arising from investment in debt and equity securities of the Parent Company is P7.49 million (2024 - P34.6 million loss).

The cost of defined benefit pension plans and other post-employment medical benefits as well as the present value of the pension liabilities are determined using actuarial valuation. The actuarial valuation involves making various assumptions.

The principal assumptions used in determining pension and post-employment medical benefit obligations for the defined benefit plans are shown below:

	2025	2024
Discount rates	6.00% to 6.71%	4.50% to 7.42%
Future salary increases	5.00% to 10.00%	4.79% to 10.00%

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as at the end of the reporting period, assuming all other assumptions were held constant:

	2025		2024	
	Effect on defined benefit obligation Increase (decrease)			
Change in basis points	+100 basis points	-100 basis points	+100 basis points	-100 basis points
Discount rate	(554,222)	700,319	(446,301)	624,381
Salary increase rate	667,145	(536,083)	638,373	(479,165)

Shown below is the maturity analysis of the undiscounted benefit payments:

Year ending:	2025	2024
One year and less	194,065	185,721
More than 1 year to 5 years	1,153,524	1,117,964
More than 5 years to 10 years	3,348,912	3,682,043
More than 10 years to 15 years	25,036,950	23,932,677
More than 15 years to 20 years	6,210,597	4,700,229
More than 20 years	33,492,761	22,617,757

The weighted average duration of the defined benefit obligation is 3 to 24 years in 2025 (2024 - 3 to 25 years).

25 Earnings per share

The following table presents information necessary to compute EPS (amounts in thousands, except EPS):

EPS on net income attributable to equity holders of Ayala Land, Inc. are as follows:

	2025	2024	2023
Net income attributable to equity holders of the Parent Company	39,120,819	28,232,553	24,507,581
Less: Dividends on preferred stock	(78,743)	(78,744)	(78,744)
Net income attributable to equity holders of the Parent Company for basic and diluted earnings per share	39,042,076	28,153,809	24,428,837
Weighted average number of common shares for basic EPS	14,457,294	14,798,708	14,977,735
Add: Dilutive shares arising from stock options	7,340	21,826	8,031
Adjusted weighted average number of common shares for diluted EPS	14,464,634	14,820,534	14,985,766
Basic and diluted EPS	2.70	1.90	1.63

Basic EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year adjusted for any subsequent stock dividends declared.

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

The convertibility of the preferred shares will start on the 10th year from the issue date which was in 2012. This has an anti-dilutive effect on the computation of diluted EPS; hence, the basic and diluted EPS are the same.

26 Share-based compensation scheme

The Parent Company has stock option plans for key employees covering 3.0% of the Parent Company's authorized capital stock. The grantee is selected based on certain criteria like outstanding performance over a three-year period.

Employee Stock Option Plan (ESOP)

The ESOP grantees may exercise in whole or in part the vested allocation in accordance with the vesting percentage and vesting schedule stated in the ESOP. Also, the grantee must be an employee of the Parent Company or any of its subsidiaries during the ten (10)-year option period. In case the grantee retires, he is given three (3) years to exercise his vested and unvested options. In case the grantee resigns, he is given 90 days to exercise his vested options.

The Parent Company has no ESOP grants and availments during 2025, 2024 and 2023.

Employee Stock Ownership Plan (ESOWN)

In November 2001, the Parent Company offered all its ESOWN subscribers with outstanding ESOWN subscriptions the option to cancel the subscriptions within the 5-year holding period. In December 2001, the program for ESOWN was indefinitely suspended.

In 2005, the Parent Company introduced a revised ESOWN Plan (the Plan) wherein grantees may subscribe in whole or in part to the shares awarded to them based on a discounted market price that was determined by the Compensation Committee as the offer price set at grant date. The grantees paid for the shares subscribed through installments over a maximum period of ten (10) years. The subscription is subject to a holding period stated in the plan. To subscribe, the grantee must be an employee of the Parent Company or any of its subsidiaries during the ten (10)-year payment period.

In case the grantee resigns, unsubscribed shares are cancelled, while the subscription may be paid up to the percent of holding period completed and payments may be converted into the equivalent number of shares. In case the grantee is separated, not for cause, but through retrenchment and redundancy, subscribed shares may be paid in full, unsubscribed shares may be subscribed, or payments may be converted into the equivalent number of shares. In case the grantee retires, the grantee may subscribe to the unsubscribed shares anytime within the ten (10)-year period. The plan does not allow sale or assignment of the shares. All shares acquired through the Plan are subject to the Parent Company's right to repurchase.

The subscribed shares are effectively treated as options exercisable within a given period which is the same time as the grantee's payment schedule. The fair values of stock options granted are estimated on the date of grant using the Black-Scholes Merton (BSM) Formula and Binomial Tree Model (BTM), taking into account the terms and conditions upon which the options were granted. The BSM Formula and BTM Model requires six inputs to produce an option stock value namely; market value of the share, book value of the share, time to maturity, volatility rate, dividend yield, and risk free rate. The expected volatility was determined based on an independent valuation.

Movements in the number of outstanding options and weighted average exercise prices (WAEP) under ESOWN follow:

	2025	WAEP	2024	WAEP
At January 1	114,437,102		121,751,919	-
Granted	8,439,996	20.42	9,894,677	28.82
Exercised	(8,339,431)		(16,235,865)	-
Forfeitures	(9,879,274)		(973,629)	
At December 31	104,658,393		114,437,102	

The fair value of stock options granted under ESOWN at grant date and the assumptions used to determine the fair value of the stock options follow:

	May 26, 2025	May 1, 2024	March 31, 2023	March 31 2022	March 15, 2021	August 17, 2020	March 21, 2019	March 28, 2018	March 01, 2017
Number of unsubscribed shares	-	-	-	-	-	-	-	-	-
Fair value of each option (BTM)	-	-	-	-	-	-	-	-	8.48
Fair value of each option (BSM)	8.86	8.30	9.42	12.62	9.25	9.12	17.13	12.71	-
Weighted average share price	24.02	33.91	29.04	35.63	39.17	32.61	44.70	41.02	39.72
Exercise price	20.42	28.82	24.68	30.29	33.29	27.72	44.49	45.07	35.81
Expected volatility	28.16%	25.80%	27.50%	24%	27.19%	25.05%	31.48%	34.04%	30.95%
Dividend yield	2.46%	1.426%	1.11%	0.77%	0.38%	0.81%	1.16%	1.22%	1.34%
Interest rate	5.24%	5.55%	5.00%	1.18%	1.03%	1.13%	5.57%	4.14%	4.41%

In 2025, total expense (included under “General and administrative expenses”) recognized in the consolidated statement of income arising from share-based payments amounted to P86.47 million (2024 - P107.47 million; 2023 - P149.45 million) (Note 20).

ALLHC

ALLHC introduced the Plan wherein grantees (employees within the ALLHC Group) may subscribe in whole or in part to the shares awarded to them based on a discounted market price, but in no case lower than the par value, that was determined at grant date. The grantees paid for the shares subscribed through installments over a maximum period of ten (10) years. To subscribe, the grantee must be an employee, officer or director of ALLHC as at June 30, 2015. In case the grantee resigns, unsubscribed shares are cancelled and returned to the plan pool, while the subscription payments may be converted into the equivalent number of shares. In case the grantee is separated, not for cause, but through retrenchment and redundancy, subscribed shares may be paid in full, unsubscribed shares may be subscribed, or payments may be converted into the equivalent number of shares. In case the grantee retires, the grantee may subscribe to the unsubscribed shares anytime within the ten (10) year period.

The plan does not allow sale or assignment of the shares. The BOD of ALLHC approved the allocation of 32 million shares (first tranche) for ESOWN plan which will be taken from the remaining unissued shares (with grant date in 2016) and the increase in authorized stock of ALLHC, which was approved by the SEC in July 2016. In 2017, notice of grant for the 218 million shares (second tranche of ESOWN plan) was issued to employees for the right to subscribe to the common shares of ALLHC at P1.68 per share which were fully availed as at December 31, 2018. In 2025 and 2024, ALLHC has no ESOWN grant.

27 Financial risk and capital management

The Group's activities expose it to a variety of financial risks: credit risk, market risk (including foreign currency risk, interest rate risk and equity price risk), and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

The Group's risk management policies are designed to identify and analyze these risks and to monitor the risks by means of reliable and up-to-date information systems. The Group regularly reviews its risk management policies and systems to reflect changes in markets, products, and emerging best practices.

27.1 Financial risk management

Financial Risk Management Objectives and Policies

The Group's principal financial instruments comprise of cash and cash equivalents, short-term investments, financial assets at FVTPL, FVOCI quoted and unquoted equity securities, bonds payable, bank loans, corporate notes and bonds. The financial debt instruments were issued primarily to raise financing for the Group's operations. The Group has various financial assets such as trade receivables and trade payables which arise directly from the conduct of its operations.

Exposure to liquidity, credit, interest rate, currency and equity risks arise in the normal course of the Group's business activities. The main objectives of the Group's financial risk management are as follows:

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

The use of derivative financial instruments, if any, is solely for management of the Group's financial risk exposures. It is the Group's policy not to enter into derivative transactions for speculative purposes.

The Group's financing and treasury function operates as a centralized service for managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Group.

There were no changes in the Group's financial risk management objectives and policies in 2025 and 2024.

27.1.1 Credit risk management

Credit risk

Credit risk is a risk that a counterparty will not meet its obligation under a financial instrument or customer contract leading to a financial loss. The Group's credit risks are primarily attributable to installments receivable, rental receivables, and other financial assets. To manage credit risk, the Group maintains defined credit policies and monitors its exposure to credit risk on a continuous basis.

In respect of installments receivable from the sale of properties, credit risk is managed primarily through credit reviews and an analysis of receivables on a continuous basis. The Group also undertakes supplemental credit review procedures for certain installment payment structures. The Group's stringent customer requirements and policies in place contribute to lower customer default than its competitors. Customer payments are facilitated through various collection modes including the use of postdated checks and auto-debit arrangements.

Exposure to bad debts is not significant as title to real estate properties are not transferred to the buyers until full payment has been made and anticipated default is minimal given the profile of the buyers. Moreover, to the extent allowed by regulations, payments made by customers are forfeited in favor of the Group in the event of a default, except certain amounts as mandated by laws.

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants. For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables. Regular meetings with tenants are also undertaken to provide opportunities for counseling and further assessment of paying capacity. The amount of exposure from bad debts is minimized to the extent of the advance rentals and security deposits from the tenants.

Other financial assets are comprised of cash and cash equivalents excluding cash on hand, short term investments, financial assets at FVTPL and financial assets at FVOCI. The Group adheres to fixed limits and guidelines in its dealings with counterparty banks and its investment in financial instruments. Bank limits are established on the basis of an internal rating system that principally covers the areas at liquidity, capital adequacy and financial stability. The rating system likewise makes use of available international credit ratings. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations. Nevertheless, the Group closely monitors developments over counterparty banks and adjusts its exposure accordingly while adhering to pre-set limits.

The Group's maximum exposure to credit risk as at December 31, 2025 and 2024 is equal to the carrying values of its financial assets.

The Group considers the following credit quality classification:

- Stage 1 are considered to be neither past due nor impairment;
- Stage 2 are considered to be past due but not impaired; and
- Stage 3 are considered to be impaired.

The table below shows the credit quality of the Company's financial assets as at December 31:

	2025							
	Neither past due nor impaired					Past due but		
	High grade	Medium grade	Low grade	Unrated	Total	not impaired	Impaired	Total
Cash and cash equivalents								
(excluding cash on hand)	18,458,224	-	-	-	18,458,224	-	-	18,458,224
Short-term investments	82,456	-	-	-	82,456	-	-	82,456
Accounts and notes receivables:								
Trade:								
Residential, commercial								
and office development	131,008,215	496,604	4,945,780	-	136,450,599	23,520,747	108,775	160,080,121
Corporate business	4,166,597	5,471	27,391	-	4,199,459	1,664,843	1,069,113	6,933,415
Construction contracts	2,920,659	-	769,728	-	3,690,387	2,813,659	53,092	6,557,138
Shopping centers	1,818,324	1,489,412	49,439	-	3,357,175	408,308	1,374,934	5,140,417
Management fees	60,661	-	-	-	60,661	114,619	8,467	183,747
Others	4,939,879	53,623	89,734	-	5,083,236	818,134	112,998	6,014,368
Advances to other companies	20,157,632	-	-	-	20,157,632	5,213,832	547,188	25,918,652
Accrued receivables	10,435,265	-	-	-	10,435,265	1,287,383	81,157	11,803,805
Related parties	5,178,251	-	-	-	5,178,251	-	94,170	5,272,421
Receivable from employees	1,067,416	-	-	-	1,067,416	109,559	-	1,176,975
	200,293,579	2,045,110	5,882,072	-	208,220,761	35,951,084	3,449,894	247,621,739

	2024							
	Neither past due nor impaired					Past due but		
	High grade	Medium grade	Low grade	Unrated	Total	not impaired	Impaired	Total
Cash and cash equivalents								
(excluding cash on hand)	21,463,953	-	-	-	21,463,953	-	-	21,463,953
Short-term investments	72,029	-	-	-	72,029	-	-	72,029
Accounts and notes receivables:								
Trade:								
Residential, commercial								
and office development	94,281,872	1,814,698	7,051,629	-	103,148,199	31,906,818	123,188	135,178,205
Corporate business	3,596,228	517,112	36,166	-	4,149,506	1,535,463	1,049,639	6,734,608
Construction contracts	1,285,503	-	-	-	1,285,503	4,149,977	36,831	5,472,311
Shopping centers	876,559	731,852	305,872	-	1,914,283	744,645	1,334,384	3,993,312
Management fees	62,537	-	-	-	62,537	100,494	13,113	176,144
Others	3,393,633	34,705	209,496	-	3,637,834	625,937	251,576	4,515,347
Advances to other companies	10,343,289	1,390	1,752	-	10,346,431	6,837,169	199,975	17,383,575
Accrued receivables	8,818,699	-	-	-	8,818,699	2,115,159	-	10,933,858
Related parties	5,868,859	-	-	-	5,868,859	-	5,817	5,874,676
Receivable from employees	945,771	50	182	-	946,003	118,713	-	1,064,716
	151,008,932	3,099,807	7,605,097	-	161,713,836	48,134,375	3,014,523	212,862,734

As at December 31, the analysis of past due but not impaired accounts and notes receivables presented per class follow:

2025	Neither past due nor Impaired	Past due but not impaired						Impaired	Total
		<30 days	30-60 days	61-90 days	91-120 days	>120 days	Total		
Trade:									
Residential, commercial and office development	136,450,599	7,497,756	2,057,360	1,710,849	929,171	11,325,611	23,520,747	108,775	160,080,121
Corporate business	4,199,459	86,394	157,279	23,150	212,601	1,185,419	1,664,843	1,069,113	6,933,415
Construction contracts	3,690,387	1,993,249	307,598	293,343	219,469	-	2,813,659	53,092	6,557,138
Shopping centers	3,357,175	90,938	40,827	44,784	32,168	199,591	408,308	1,374,934	5,140,417
Management fees	60,661	23,805	11562	8,016	4,775	66,461	114,619	8,467	183,747
Others	5,083,236	635,066	20,053	9,054	5,346	148,615	818,134	112,998	6,014,368
Advances to other companies	20,157,632	27,816	10,589	15,837	9,055	5,150,535	5,213,832	547,188	25,918,652
Accrued receivables	10,435,265	201,822	9,221	10,384	92,879	973,077	1,287,383	81,157	11,803,805
Related parties	5,178,251	-	-	-	-	-	-	94,170	5,272,421
Receivables from employees	1,067,416	12,978	1,809	792	2,234	91,746	109,559	-	1,176,975
Total	189,680,081	10,569,824	2,616,298	2,116,209	1,507,698	19,141,055	35,951,084	3,449,894	229,081,059

2024	Neither past due nor Impaired	Past due but not impaired						Impaired	Total
		<30 days	30-60 days	61-90 days	91-120 days	>120 days	Total		
Trade:									
Residential, commercial and office development	103,148,199	2,213,763	2,214,836	983,683	16,771,238	9,723,298	31,906,818	123,188	135,178,205
Corporate business	4,149,506	67,184	115,012	11,633	828,171	513,463	1,535,463	1,049,639	6,734,608
Construction contracts	1,285,503	3,266,114	253,803	227,469	268,220	134,371	4,149,977	36,831	5,472,311
Shopping centers	1,914,283	66,486	47,365	61,572	76,028	493,194	744,645	1,334,384	3,993,312
Management fees	62,537	-	19,080	13,649	21,532	46,233	100,494	13,113	176,144
Others	3,637,834	13,423	529,242	6,196	5,524	71,552	625,937	251,576	4,515,347
Advances to other companies	10,346,431	25,113	96,277	13,001	1,580	6,701,198	6,837,169	199,975	17,383,575
Accrued receivables	8,818,699	5,338	58,927	742,505	63,205	1,245,184	2,115,159	-	10,933,858
Related parties	5,868,859	-	-	-	-	-	-	5,817	5,874,676
Receivables from employees	946,003	4,029	4,887	7,093	1,414	101,290	118,713	-	1,064,716
Total	140,177,854	5,661,450	3,339,429	2,066,801	18,036,912	19,029,783	48,134,375	3,014,523	191,326,752

Given the Group's diverse base of counterparties, it is not exposed to large concentrations of credit risk.

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

Cash and cash equivalents and short-term investments - based on the nature of the counterparty and the Group's internal rating system.

Receivables - high grade pertains to receivables with no default in monthly payment; medium grade pertains to receivables with up to three (3) defaults in monthly payment; and low grade pertains to receivables with more than three (3) defaults in monthly payment.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rate is based on days past due of all customers as they have similar loss patterns. Generally, trade receivables are written off if past due for more than one year and are not subject to enforcement activity. Intercompany receivables are also evaluated for impairment. The security deposits and advance rental from tenants are considered in the calculation of impairment as recoveries.

As at December 31, 2025, the exposure at default amounted to P24,098.65 million (2024 - P37,066.7 million). The average expected credit loss rate (over total receivables) is 1.51% resulting in the ECL of P3,449.89 million (2024 - 1.58%; P3,014.5 million) (Note 5). Historically, customer defaults and contract cancellations had resulted in forfeiture income due to the quality of collateral held (the related properties).

27.1.2 Liquidity risk management

Liquidity risk

Liquidity risk is defined by the Group as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Group that makes it difficult for the Group to raise the necessary funds or that forces the Group to raise funds at significantly higher interest rates than usual.

This is also the possibility of experiencing losses due to the inability to sell or convert marketable securities; or collect account receivables into cash immediately or in instances where conversion to cash is possible but at a loss due to wider than normal bid-offer spreads.

The Group employs scenario analysis and contingency planning to actively manage its liquidity position and guarantee that all operating, investing and financing needs are met. The Group has come up with a three-layered approach to liquidity through the prudent management of sufficient cash and cash equivalents, the potential sale of accounts receivables and the maintenance of short-term revolving credit facilities.

Cash and cash equivalents are maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds as buffer for any opportunities or emergencies that may arise. Management develops viable funding alternatives through a continuous program for the sale of its receivables and ensures the availability of ample unused short-term revolving credit facilities from both local and foreign banks as back-up liquidity.

The Group ascertains that its cash is invested in short-term bank placements and special deposit accounts, as well as in high-quality and marketable government and corporate securities.

There is no material liquidity risk as cash flows from operating and financing activities are forecasted to be adequate to settle all maturing future obligations.

Credit line

As at December 31, 2025, the Group has a total available credit line up to P64.8 billion (2024 - P80.6 billion) with various local banks.

Cash and cash equivalents, short-term investments and financial assets at FVTPL are used for the Group's liquidity requirements. Please refer to the terms and maturity profiles of these financial assets shown on the maturity profile of the interest-bearing financial assets and liabilities disclosed in the interest rate risk section. There are P1.2 billion undrawn loan commitments from long-term credit facilities as at December 31, 2025 (2024 - nil).

The table below summarizes the maturity profile of the Group's financial instruments at December 31 based on contractual undiscounted payments:

	2025				
	< 1 year	1 to < 5 years	> 5 years	Equity or non maturing specific	Total
Financial assets					
Cash and cash equivalents	18,496,509	-	-	-	18,496,509
Short-term investments	82,456	-	-		82,456
Financial assets at FVTPL	-	-	-	399,689	399,689
Accounts and notes receivable	111,750,519	113,880,646	-	-	225,631,165
Total undiscounted financial assets	130,329,484	113,880,646	-	399,689	244,609,819
Financial liabilities					
Accounts and other payables*	179,049,918	-	-	-	179,049,918
Lease liabilities	18,961,842	41,654,702	27,999,886	-	88,616,430
Short-term debts	32,236,000	-	-	-	32,236,000
Long- term debts	23,870,196	146,749,924	178,134,420	-	348,754,540
Deposits and other current liabilities	14,983,460	-	-	-	14,983,460
Deposits and other non-current liabilities**	-	39,171,960	-	-	39,171,960
Total undiscounted financial liabilities	269,101,416	227,576,586	206,134,306	-	702,812,308
Net liquidity position	(138,771,932)	(113,695,940)	(206,134,306)	399,689	(458,202,489)

	2024				
	< 1 year	1 to < 5 years	> 5 years	Equity or non maturing specific	Total
Financial assets					
Cash and cash equivalents	21,507,916	-	-	-	21,507,916
Short-term investments	72,029	-	-		72,029
Financial assets at FVTPL	-	-	-	651,008	651,008
Accounts and notes receivable	108,062,933	80,249,296	-	-	188,312,229
Total undiscounted financial assets	129,642,878	80,249,296	-	651,008	210,543,182
Financial liabilities					
Accounts and other payables*	155,787,353	-	-	-	155,787,353
Lease liabilities	15,743,963	18,764,311	42,335,734	-	76,844,008
Short-term debts	20,671,000	-	-	-	20,671,000
Long- term debts	25,681,904	124,394,327	161,638,723	-	311,714,954
Deposits and other current liabilities	19,782,420	-	-	-	19,782,420
Deposits and other non-current liabilities**	-	44,780,779	-	-	44,780,779
Total undiscounted financial liabilities	237,666,640	187,939,417	203,974,457	-	629,580,514
Net liquidity position	(108,023,762)	(107,690,121)	(203,974,457)	651,008	(419,037,332)

**Excludes payable to government agencies*
***Excludes deferred output*

The Group projects that the collection from sale of real estate inventories, revenue from hotel operations, rental payments from its leasing business, and all other revenue streams will be sufficient to fund maturing obligation.

27.1.3 Market risk management

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Group's interest rate risk management policy centers on reducing the overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Group's interest-bearing debt obligations with floating interest rate as it can cause a change in the amount of interest payments.

The Group manages its interest rate risk by lever on its premier credit rating and increasing the fixed interest component of its debt portfolio.

As at December 31, 2025, the Company's ratio of fixed to floating rate remained at around 71:29 (2024 - 76:24).

The following table demonstrates the sensitivity of the Group's profit before tax and equity to a reasonably possible change in interest rates as at December 31, with all variables held constant:

	2025	2024
Effect on income before tax	Changes in floating rate borrowings	
+ 100 basis points increase	(1,005,265)	(638,773)
- 100 basis points increase	1,005,265	638,773

The assumed change in rate is based on the currently observable market environment. There is no other impact on the Group's equity other than those already affecting the net income.

The terms and maturity profile of the interest-bearing financial assets and liabilities, together with their corresponding nominal amounts and carrying values as at December 31 are shown in the following table (in thousands):

			2025				
	Interest terms (p.a.)	Rate fixing period	Nominal amount	< 1 year	1 to 5 years	> 5 years	Carrying value
Group							
Cash and cash equivalents (excluding cash on hand)	Fixed at the date of investment	Various	18,458,224	18,458,224	-	-	18,458,224
Short-term investments	Fixed cut-of at the date of investment or revaluation	Various	82,456	82,456	-	-	82,456
Receivables from employees	Fixed at the date of sale	Date of sale	1,176,975	900,335	276,640	-	1,176,975
			19,717,655	19,441,015	276,640	-	19,717,655
Parent Company							
Short-term debts							
Floating-Peso	Variable	Monthly	25,342,500	25,342,500	-	-	25,342,500
Long-term debt							
Fixed							
Peso	Fixed at 6.00%	20 years	2,000,000	-	-	1,990,288	1,990,288
Peso	Fixed at 4.85%	10 years	8,000,000	7,996,664	-	-	7,996,664
Peso	Fixed at 5.2624%	10 years	7,000,000	-	6,994,188	-	6,994,188
Peso	Fixed at 4.9899% to 6.369%	7 and 7.25 years	9,000,000	7,994,048	991,273	-	8,985,321
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	3,000,000	-	11,960,999	2,985,740	14,946,739
Peso	Fixed at 5.8086% to 6.8045%	5, 6 and 7 years	33,000,000	-	20,885,173	-	20,885,173
Peso	Fixed at 6.0253% to 6.2948%	5 and 10 years	15,000,000	-	10,008,083	4,875,876	14,883,959
Peso	Fixed at 6.9931% to 6.1334%	10 years	14,000,000	-	-	13,840,002	13,840,002
Peso	Fixed at 6.0671% to 6.3192%	5 and 10 years	15,000,000	-	7,412,542	7,414,236	14,826,778
Peso	Fixed at 3.75% to 6.40405312%	6 to 10 years	90,540,000	-	43,421,159	46,673,835	90,094,994
Floating-Peso	Variable	3 months	20,663,000	-	237,748	20,294,654	20,532,402
US Dollars	Fixed at 5.0608%	4 years	1,763,700	-	1,745,967	-	1,745,967
Subsidiaries							
Short-term debts							
Peso	Variable	Monthly	6,893,500	6,893,500	-	-	6,893,500
Long-term debts							
Fixed							
Peso	Fixed at 4.00% to 6.7967%	6.5 to 10.5 years	18,486,775	-	15,044,835	3,372,548	18,417,383
MYR-Sukuk	Fixed at 4.5%	5 years	4,364,544	-	4,364,544	-	4,364,544
MYR-Fixed	Fixed at 2.27% to 2.42%	5 years	3,283	-	3,283	-	3,283
Floating-Peso	Variable	3 to 10 years	41,304,625	7,626,000	1,278,740	32,178,819	41,083,559
Floating-MYR	Variable	3 to 5 years	4,213,510	430,015	3,780,212	-	4,210,227
			319,575,437	56,282,727	128,128,746	133,625,998	318,037,471

			2024				
	Interest terms (p.a.)	Rate fixing period	Nominal amount	< 1 year	1 to 5 years	> 5 years	Carrying value
Group							
Cash and cash equivalents (excluding cash on hand)	Fixed at the date of investment	Various	21,463,953	21,463,953	-	-	21,463,953
Short-term investments	Fixed cut-of at the date of investment or revaluation	Various	72,029	72,029	-	-	72,029
Receivables from employees	Fixed at the date of sale	Date of sale	1,064,716	796,286	268,430	-	1,064,716
			22,600,698	22,332,268	268,430	-	22,600,698
Parent Company							
Short-term debts							
Floating-Peso	Variable	Monthly	9,267,000	9,267,000	-	-	9,267,000
Peso	Fixed at 6.00%	20 years	2,000,000	-	-	1,989,334	1,989,334
Peso	Fixed at 4.75% to 4.85%	9.5 and 10 years	15,000,000	6,992,501	7,987,266	-	14,979,767
Peso	Fixed at 5.2624%	10 years	7,000,000	-	6,990,112	-	6,990,112
Peso	Fixed at 4.9899% to 6.369%	7 and 7.25 years	9,000,000	-	8,961,376	-	8,961,376
Peso	Fixed at 3.862%	5 years	6,250,000	6,237,893	-	-	6,237,893
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	13,000,000	9,989,594	-	2,983,628	12,973,222
Peso	Fixed at 5.8086% to 6.8045%	5, 6 and 7 years	33,000,000	-	32,793,404		32,793,404
Peso	Fixed at 6.0253% to 6.2948%	5 and 10 years	15,000,000	-	11,945,937	2,983,627	14,929,564
Peso	Fixed at 6.1334% to 6.9931%	10 years	14,000,000	-	-	13,827,051	13,827,051
Peso	Fixed at 3.75% to 6.4040%	6 to 10 years	81,210,000	594,607	28,042,543	49,347,578	77,984,728
Floating-Peso	Variable	6 to 10 years	15,306,000	16,844	237,750	14,808,332	15,062,926
US Dollars	Fixed at 5.0608%	4 years	3,181,475	-	3,181,475	-	3,181,475
Subsidiaries							
Short-term debts							
Peso	Variable	Monthly	11,404,000	11,404,000	-	-	11,404,000
Long-term debts							
Fixed							
Peso	Fixed at 4.25% to 6.7967%	9 to 10 years	20,866,031	1,045,773	3,003,956	15,400,353	19,450,082
MYR-Bond	Fixed at 4.5%	5 years	3,840,000	-	3,883,463	-	3,883,463
MYR-Fixed	Fixed at 2.2700% to 2.4200%	5 years	2,280,589	39,972	2,240,616	-	2,280,588
Floating-Peso	Variable	3 to 10 years	27,213,000	1,321,350	9,224,355	15,414,272	25,959,977
			288,818,095	46,909,534	118,492,253	116,754,175	282,155,962

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The financial instruments and credit facilities of the Group, as well as major contracts entered into for the purchase of raw materials, are mainly denominated in Philippine Peso.

	December 31, 2025		December 31, 2024	
	US Dollar	MY Ringgit	US Dollar	MY Ringgit
Foreign currency placements	7.42 million	160.48 million	13.88 million	131.46 million
Foreign currency debt	30.00 million	592.14 million	55.00 million	476.50 million

The following table shows the Group's consolidated foreign currency-denominated monetary assets and liabilities and their Peso equivalents:

	2025			2024		
Net foreign currency denominated	US Dollar	MY Ringgit	Php equivalent	US Dollar	MY Ringgit	Php Equivalent
Financial assets						
Cash and cash equivalents	3,872	175,670	2,772,491	7,770	202,522	3,069,288
Short-term investments	-	160,481	2,324,798	928	131,457	1,754,243
Accounts and notes receivable, net	22,005	427,407	7,485,265	7,345	517,111	7,114,220
Other current assets	3,682	84,859	1,445,795	8,015	51,189	1,125,799
Other non-current assets	-	-	-	-	2,268	29,333
Total	29,559	848,417	14,028,349	24,058	904,547	13,092,883
Financial liabilities						
Accounts and other payables	2,805	485,746	7,201,644	2,714	573,869	7,580,595
Other current liabilities	8	-	446	16	-	931
Short-term debt	-	-	-	-	-	-
Long-term debt	30,000	592,143	10,341,754	55,000	476,502	9,345,527
Other non-current liabilities	18	492	8,163	199	1,819	35,050
Total	32,831	1,078,381	17,552,007	57,929	1,052,190	16,962,103
Net foreign currency denominated financial instruments	(3,272)	(229,964)	(3,523,658)	(33,871)	(147,643)	(3,869,220)

In translating the foreign currency-denominated monetary assets in Peso amounts as at December 31, 2025, the Philippine Peso - US Dollar exchange rates and the Philippine Peso - Malaysian Ringgit exchange rate used were P58.79 to US$1.00 (2024 - P57.85 to US$1.00) and P14.49 to MYR1.00 (2024 - P12.94 to MYR1.00), respectively.

The following table demonstrates the sensitivity to a reasonably possible change in the Philippine Peso - US Dollar exchange rate and Philippine Peso - Malaysian Ringgit exchange rate, with all variables held constant, of the Group's profit before tax (due to changes in the fair value of monetary assets and liabilities) and the Group's equity as at December 31, 2025.

	Effect on income before tax	
	Increase (decrease)	
Change in exchange rate	2025	2024
USD		
+ 100 basis points	(1,923)	(19,594)
- 100 basis points	1,923	19,594
MYR		
+ 100 basis points	(33,322)	(19,105)
- 100 basis points	33,322	19,105

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

Equity price risk

Quoted financial assets at FVOCI are acquired at a certain price in the market. Such investment securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market. Depending on several factors such as interest rate movements, country's economic performance, political stability, and domestic inflation rates, the changes in price reflect how market participants view the developments.

The Group's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investments; diversification plan; limits on investment in each country, sector and market.

Quoted financial assets at FVTPL pertain to investment in UITF (Fund). The Fund, which is structured as a money market UITF, aims to generate liquidity and stable income by investing in a diversified portfolio of primarily short-term fixed income instruments.

As at December 31, 2025 and 2024, the impact on net income and equity as a result of 100 basis points decrease (increase) in interest rates is as follows:

	2025		2024	
	Net income and Equity	Duration	Net income and Equity	Duration
BPI UITF Money Market	+/- P0.43 million	0.34 year	+/- P0.39 million	0.36 year
BPI UITF USD Short Term	+/- USD 8.16 million	0.42 year	+/- USD 3.22 million	0.29 year

27.1.4 Fair value information

The following tables set forth the carrying values and estimated fair values of the Group's financial assets and liabilities recognized:

	Notes	2025		2024	
		Carrying value	Fair value	Carrying value	Fair value
Financial assets at FVTPL	4	399,689	399,689	651,008	651,008
Financial assets at FVOCI	8				
Unquoted equity securities		662,398	662,398	704,672	704,672
Quoted equity securities		552,156	552,156	567,934	567,934
		1,614,243	1,614,243	1,923,614	1,923,614
Financial assets at amortized cost					
Cash and cash equivalents	2	18,496,509	18,496,509	21,507,916	21,507,916
Short-term investments	3	82,456	82,456	72,029	72,029
Non-current trade residential, commercial and office development	5	113,604,005	112,179,207	79,980,867	78,088,578
Receivable from employees	5	1,176,975	1,160,111	1,064,716	1,022,957
Accounts and notes receivables	5	110,850,185	110,850,185	107,266,647	107,266,647
Other current assets	7	79,182,564	79,182,564	78,807,069	78,807,069
		323,392,694	321,951,032	288,699,244	286,765,196
Other financial liabilities					
Short-term debt	14	32,236,000	32,236,000	20,671,000	20,671,000
Accounts and other payables	13	179,049,918	179,049,918	155,787,353	155,787,353
Lease liabilities	31	18,680,260	18,680,260	18,778,013	18,778,013
Long-term debt	14	285,801,473	251,899,058	261,484,962	231,390,124
Deposits and other liabilities	15,16	54,155,420	53,286,766	64,563,199	64,942,765
		569,923,071	535,152,002	521,284,527	491,569,255

**Excluding deferred output VAT*

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

Cash and cash equivalents, short-term investments and current receivables, accounts and other payables and short-term debt - Carrying amounts approximate their fair values due to the relatively short-term maturities of these financial instruments.

Financial assets at FVTPL - These are investments in funds. Fair value of the funds is based on net asset values as at reporting date.

Financial assets at FVOCI quoted equity securities - fair values are based on quoted prices published in markets.

Financial assets at FVOCI unquoted equity securities - fair values are based on the latest selling price available.

The fair value of non-current unquoted debt instruments with floating rates are estimated using discounted cash flow - last repricing method.

Non-current accounts and notes receivables - The fair values of residential, commercial and office development accounts and notes receivable, and receivable from employees, are based on the discounted value of future cash flows using the applicable rates for similar types of instruments.

The fair value of non-current unquoted debt instruments with floating rates are estimated using discounted cash flow - last repricing method.

Liabilities - The fair value of non-current unquoted instruments (long-term debt and deposits) are estimated using the discounted cash flow methodology using the Group's current incremental borrowing rates (IBR) for similar borrowings with maturities consistent with those remaining for the liability being valued.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of the financial instruments by valuation technique:

- Level 1: quoted (unadjusted prices) in active markets for identical assets and liabilities
- Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.
- Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The Group categorizes trade receivable, receivable from employees, long-term debt and deposits and other non-current liabilities under Level 3. The fair value of these financial instruments is determined by discounting future cash flows using the applicable rates of similar types of instruments plus a certain spread. This spread is the unobservable input and the effect of changes to this is that the higher the spread, the lower the fair value.

The fair value hierarchy of the Group's financial instruments which are measured at fair value as at December 31 is as follows:

	2025			
	Fair value measurement using			
(Amounts in millions)	Level 1	Level 2	Level 3	Total fair value
Financial assets at FVTPL				
Investment in Unit Investment Trust Fund (UITF)	-	340,648	-	340,648
Investment in ARCH Capital Fund	-	-	59,041	59,041
	-	340,648	59,041	399,689
Financial assets at FVOCI				
Shares of stock				
Quoted				
Tourism and leisure	513,828	-	-	513,828
Retail	1,457	-	-	1,457
Real estate	9,413	-	-	9,413
Utilities and energy	23,318	-	-	23,318
Financial asset management	539	-	-	539
Telecommunications	3,601	-	-	3,601
Unquoted				
Tourism and leisure	-	5,000	569,083	574,083
Financial asset management	-	-	35,845	35,845
Utilities and energy	-	-	36,872	36,872
Real estate	-	-	3,926	3,926
Retail	-	-	7,467	7,467
Telecommunication	-	-	4,205	4,205
	552,156	5,000	657,398	1,214,554
	552,156	345,648	716,439	1,614,243

	2024			
	Fair value measurement using			
(Amounts in millions)	Level 1	Level 2	Level 3	Total fair value
Financial assets at FVTPL				
Investment in Unit				
Investment Trust Fund (UITF)	-	471,010	-	471,010
Investment in ARCH				
Capital Fund	-	-	179,998	179,998
	-	471,010	179,998	651,008
Financial assets at FVOCI				
Shares of stock				
Quoted				
Tourism and leisure	529,630	-	-	529,630
Retail	1,457	-	-	1,457
Real estate	9,389	-	-	9,389
Utilities and energy	23,318	-	-	23,318
Financial asset management	539	-	-	539
Telecommunications	3,601	-	-	3,601
Unquoted				
Tourism and leisure	-	5,000	571,369	576,369
Financial asset management	-	-	26,717	26,717
Utilities and energy	-	-	36,872	36,872
Real estate	-	-	53,042	53,042
Retail	-	-	7,468	7,468
Telecommunication	-	-	4,205	4,205
	567,934	5,000	699,673	1,272,607
	567,934	476,010	879,671	1,923,615

There have been no reclassifications to and from Level 1, Level 2 and Level 3 categories in 2025 and 2024 for financial assets at FVTPL and FVOCI.

Investment properties

The fair values of the investment properties were determined by independent professionally qualified appraisers. The values of the land and buildings were derived using the Market Data Approach and the Income Approach, respectively.

For the market data approach, the fair value is calculated by comparing the asset with identical or comparable assets for which price information is available which are mainly listings and offerings from the market.

For the income approach, the fair value is calculated taking into consideration significant inputs and assumptions which are mainly the discount rate and growth rate.

The following tables provide the fair value hierarchy of the Group's investment properties as at December 31:

	Level 1	Level 2	Level 3	Total fair value
2025	-	-	807,761,709	807,761,709
2024	-	-	694,884,827	694,884,827

A significant increase (decrease) in any of the unobservable input may result in a significantly higher (lower) fair value measurement. The Parent Company considers that it is impracticable to disclose the possible effects of sensitivities surrounding the estimation of the fair value of investment properties as at the reporting date. There has been no transfer between levels of fair value hierarchy in 2025 and 2024.

27.2 Capital management

Capital is defined by the Group as the total equity as shown in the consolidated statement of financial position. The primary objective of the Group's capital management policy is to ensure that debt and equity capital are mobilized efficiently to support business objectives and maximize shareholder value. The Group establishes the appropriate capital structure for each business line that properly reflects its premier credit rating and allows it the financial flexibility, while providing it sufficient cushion to absorb cyclical industry risks. The Group considers debt as a stable source of funding. The Group lengthened the maturity profile of its debt portfolio and makes it a point to spread out its debt maturities by not having a significant percentage of its total debt maturing in a single year.

The Group manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. It monitors capital using leverage ratios on both a gross debt and net debt basis.
As at December 31, the Group had the following ratios:

	2025	2024
Debt-to-equity	0.83:1	0.79:1
Net debt to equity	0.78:1	0.73:1

Debt consists of short-term and long-term debts. Net debt includes short-term and long-term debt less cash and cash equivalents, short-term investments and financial assets at FVTPL. Equity, which the Group considers as capital, pertains to the total equity. The Group excludes the "Fair value reserve of financial assets at FVOCI" attributable to the equity holders of the Company in computing the debt-to-equity ratio.

The Group is subject to externally imposed debt-to-equity or net debt to equity ratios, and other certain requirements due to loan covenants (Note 14). No changes were made in the objectives, policies or process on capital during the years ended December 31, 2025 and 2024.

28 Segment information

The industry segments where the Group and its associates and joint ventures operate follows:

- Property development - sale of high-end and upper middle-income residential lots and units, affordable housing units and lots, economic housing and leisure community developments; lease of residential developments under joint venture; acquisition, development and sale of large-scale, mixed-use, master-planned communities; sale of override units or the Company's share in properties made available to subsidiaries for development.
- International - development and sale of residential lots and units in Avaland Berhad (formerly Modular Construction Technology (MCT) Bhd. (Malaysia)
- Shopping centers - development of shopping centers and lease to third parties of retail space and land therein; operation of movie theaters, food courts, entertainment facilities, gas stations and carparks in these shopping centers; management and operation of malls which are co-owned with partners
- Offices - development and lease of office buildings;
- Industrial Real Estate - development and lease of industrial land, warehouse, factory buildings and cold storage facilities
- Hotels and resorts - development and management of hotels and resorts/serviced apartments and lease of land to hotel tenants
- Construction - land development and construction of the Group and third-party projects
- Property management and others - facilities management of the Group and third-party projects

Assets, liabilities, revenues and expenses of the Strategic Landbank Management Visayas-Mindanao segment were reallocated to other business segments namely shopping centers, corporate businesses and residential developments according to the nature of the products and services provided.

The Company and its subsidiaries generally account for inter-segment sales and transfers as if the sales and transfers were to third parties at current market prices.

Management Committee monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. For the years ended December 31, 2025, 2024 and 2023, there were no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers.

Business segments

As at and for the years ended December 31, the following tables regarding business segments present the assets and liabilities, and revenue and profit information (in millions):

As at December 31, 2025

	Property Development	Property Development International	Shopping Centers	Offices	Industrial Real Estates	Hotels and Resorts	Construction	Property Management and Others	Corporate	Intersegment Adjustments	Consolidated
Revenue											
Revenues from contracts with customers	105,704	8,206	-	-	-	10,617	8,930	2,878	-	-	136,335
Rental revenue	-	-	24,219	12,178	1,721	-	-	-	-	-	38,118
Intersegment sales	-	-	-	-	-	-	39,726	-	-	(39,726)	-
Earnings of associates and joint ventures	2,301	-	-	-	-	-	-	4	-	-	2,305
Total revenue	108,005	8,206	24,219	12,178	1,721	10,617	48,656	2,882	-	(39,726)	176,758
Real estate costs and expenses	68,853	6,253	10,438	1,971	659	9,413	48,781	7,013	266	(41,089)	112,558
Gross margin (loss)	39,152	1,953	13,781	10,207	1,062	1,204	(125)	(4,131)	(266)	1,363	64,200
Interest and investment income											848
Other charges											(4,313)
Interest and other financing charges											(17,268)
Other income											12,605
Provision for income tax											(10,518)
Net income											45,554
Net income attributable to:											
Equity holders of Ayala Land, Inc.											39,121
Non- controlling interests											6,433
											45,554
Other Information											
Segment assets	748,727	30,928	302,181	221,488	19,696	79,497	51,725	22,262	67,682	(592,593)	951,593
Investment in associates and joint ventures	32,232	-	46	-	-	-	-	165	-	-	32,443
	780,959	30,928	302,227	221,488	19,696	79,497	51,725	22,427	67,682	(592,593)	984,036
Deferred tax assets	1,077	258	2,896	334	34	623	318	173	1,546	6,069	13,328
Total assets	782,036	31,186	305,123	221,822	19,730	80,120	52,043	22,600	69,228	(586,524)	997,364
Segment liabilities	276,523	15,622	131,009	29,471	5,034	51,439	40,447	8,038	245,712	(200,887)	602,408
Deferred tax liabilities	6,325	-	119	277	30	66	-	4	(465)	3,546	9,902
Total liabilities	282,848	15,622	131,128	29,748	5,064	51,505	40,447	8,042	245,247	(197,341)	612,310
Segment additions to:											
Property and equipment	580	150	634	166	1,564	6,100	623	70	284	-	10,171
Investment properties	8,496	2,510	15,892	6,373	-	52	-	147	20	-	33,490
Depreciation and amortization	690	245	5,268	2,443	252	1,105	203	164	280	-	10,650
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-	-	-	-	-	-
Impairment losses	978	713	155	93	8	208	-	-	-	-	2,155

As at December 31, 2024

	Property Development	Property Development International	Shopping Centers	Offices	Industrial Real Estates	Hotels and Resorts	Construction	Property Management and Others	Corporate	Intersegment Adjustments	Consolidated
Revenue											
Revenues from contracts with customers	101,682	11,235	-	-	-	9,732	13,028	4,994	-	-	140,671
Rental revenue	-	-	22,984	11,618	1,260	-	-	-	-	-	35,862
Intersegment sales	-	-	-	-	-	-	40,073	-	-	(40,073)	-
Earnings of associates and joint ventures	2,032	-	(5)	-	-	-	3	-	-	-	2,030
Total revenue	103,714	11,235	22,979	11,618	1,260	9,732	53,104	4,994	-	(40,073)	178,563
Real estate costs and expenses	68,443	9,263	9,406	2,240	511	8,836	51,616	8,995	385	(40,271)	119,424
Gross margin (loss)	35,271	1,972	13,573	9,378	749	896	1,488	(4,001)	(385)	198	59,139
Interest and investment income											844
Other charges											(2,692)
Interest and other financing charges											(15,851)
Other income											1,330
Provision for income tax											(8,534)
Net income											34,236
Net income attributable to:											
Equity holders of Ayala Land, Inc.											28,232
Non- controlling interests											6,004
											34,236
Other Information											
Segment assets	716,699	26,701	247,605	206,170	13,015	63,237	52,488	15,824	77,792	(546,406)	873,125
Investment in associates and joint ventures	30,571	-	45	-	-	-	-	162	-	-	30,778
	747,270	26,701	247,650	206,170	13,015	63,237	52,488	15,986	77,792	(546,406)	903,903
Deferred tax assets	1,792	196	2,469	310	57	479	216	51	2,461	6,821	14,852
Total assets	749,062	26,897	250,119	206,480	13,072	63,716	52,704	16,037	80,253	(539,585)	918,755
Segment liabilities	269,737	13,611	103,612	20,355	1,841	29,072	39,530	4,527	220,366	(152,860)	549,791
Deferred tax liabilities	5,818	-	365	293	12	15	4	4	141	3,816	10,468
Total liabilities	275,555	13,611	103,977	20,648	1,853	29,087	39,534	4,531	220,507	(149,044)	560,259
Segment additions to:											
Property and equipment	446	297	247	17	529	1,827	625	69	249	-	4,306
Investment properties	4,671	1,057	10,498	4,799	7,371	31	-	601	-	-	29,028
Depreciation and amortization	733	175	5,024	2,348	200	858	223	460	254	-	10,275
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-	-	-	-	-	-
Impairment losses	136	-	63	13	-	-	-	-	3	-	215

As at December 31, 2023

	Property Development	Property Development International	Shopping Centers	Offices	Hotels and Resorts	Construction	Property Management and Others	Corporate	Intersegment Adjustments	Consolidated
Revenue										
Revenues from contracts with customers	79,545	7,433	-	-	8,780	6,596	4,892	-	-	107,246
Interest income from real estate sales	5,360	-	-	-	-	-	-	-	-	5,360
Rental revenue	-	-	21,088	11,808	-	-	-	-		32,896
Intersegment sales	-	-	-	-	-	40,606	-	-	(40,606)	-
Earnings of associates and joint ventures	1,570	-	13	-	-	(2)	(6)	-	-	1,575
Total revenue	86,475	7,433	21,101	11,808	8,780	47,200	4,886	-	(40,606)	147,077
Real estate costs and expenses	57,661	5,296	8,437	3,385	7,877	44,162	8,495	362	(39,626)	96,049
Gross margin (loss)	28,814	2,137	12,664	8,423	903	3,038	(3,609)	(362)	(980)	51,028
Interest and investment income										690
Other charges										(2,849)
Interest and other financing charges										(13,499)
Other income										1,091
Provision for income tax										(7,457)
Net income										29,004
Net income attributable to:										
Equity holders of Ayala Land, Inc.										24,508
Non- controlling interests										4,496
										29,004
Other Information										
Segment assets	653,142	21,528	230,133	195,918	56,849	48,080	14,281	95,422	(515,279)	800,074
Investment in associates and joint ventures	30,942	-	50	-	-	59	162	-	-	31,213
	684,084	21,528	230,183	195,918	56,849	48,139	14,443	95,422	(515,279)	831,287
Deferred tax assets	2,269	104	3,076	289	417	194	110	1,168	7,718	15,345
Total assets	686,353	21,632	233,259	196,207	57,266	48,333	14,553	96,590	(507,561)	846,632
Segment liabilities	252,342	10,384	95,794	32,008	22,311	35,784	7,335	210,420	(146,999)	519,379
Deferred tax liabilities	2,920	-	1,274	386	12	-	-	(1,099)	3,831	7,324
Total liabilities	255,262	10,384	97,068	32,394	22,323	35,784	7,335	209,321	(143,168)	526,703
Segment additions to:										
Property and equipment	967	-	1,494	17	2,589	597	317	12	-	5,993
Investment properties	4,302	-	12,876	21,287	2	76	-	-	-	38,543
Depreciation and amortization	621	169	4,417	2,481	852	276	436	254	-	9,506
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-	-	-	-	-
Impairment losses	164	1	25	377	30	-	-	-	-	597

29 Performance obligations

Information about the Group's performance obligations are summarized below:

Real estate sales

The Group entered into contracts to sell with one identified performance obligation which is the sale of the real estate unit together with the services to transfer the title to the buyer upon full payment of contract price. The amount of consideration indicated in the contract to sell is fixed and has no variable consideration.

The sale of real estate unit may cover the contract for either the (i) serviced lot; (ii) serviced lot and house, and (iii) condominium unit and the Group concluded that there is one performance obligation in each of these contracts. The Group recognizes revenue from the sale of these real estate projects under pre-completed contract over time during the course of the construction.

Payment commences upon signing of the contract to sell and the consideration is payable in cash or under various financing schemes entered with the customer. The financing scheme would include payment of 10% of the contract price spread over a certain period (e.g., one to two years) at a fixed monthly payment with the remaining balance payable (a) in full at the end of the period either through cash or external financing; or (b) through in-house financing which ranges from two to ten years with fixed monthly payment. The amount due for collection under the amortization schedule from each of the customer does not necessarily coincide with the progress of construction, which results in either an unbilled receivable or customers' deposit.

After the delivery of the completed real estate unit, the Group provides one year warranty to repair minor defects on the delivered serviced lot and house and condominium unit. This is assessed by the Group as a quality assurance warranty and not treated as a separate performance obligation.

Hotels and resorts

Rooms revenue from hotel and resort operations is recognized when the services are rendered. Revenues from banquets and other special events are recognized when the events take place.

Construction

Revenue from fixed price construction contracts are recognized over time using the milestone-based revenue recognition which is in reference to output method.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) for the years ended December 31 are as follows:

	2025	2024	2023
Within one year	64,959,038	74,621,596	66,739,284
More than one year	49,834,890	48,813,403	59,864,314
	114,793,928	123,434,999	126,603,598

The remaining performance obligations expected to be recognized within one year and in more than one year relate to the continuous development of the Group's real estate projects. The Group's condominium units are completed within three to five years from start of construction while serviced lots and serviced lots and house are expected to be completed within two to three years from start of development.

30 Registration with Philippine Economic Zone Authority (PEZA)

The following projects/properties were registered with PEZA:

Company	Property/Project	Date of Registration	Particular
Accendo Commercial Corp.	Abreeza Corporate Center	16-Dec-2013	As developer/operator
Ayala Land Inc.	Southpark Corporate Center	13-Dec-2017	As developer/operator
Ayala Land Inc.	Vertis North IT Park	6-Nov-2017	As developer/operator
Ayala Land Inc.	Ayala North Point Technohub	17-Dec-2010	Developer/operator
Ayala Land, Inc.	Aisa Town IT Park E-Bloc	18-Dec-2007	Ecozone Facilities Enterprise
Ayala Land, Inc.	South Coast City Information Technology Park	22-Jun-2022	Developer/Operator
Ayala Land, Inc.	CBP IT Park	20-May-2010	Developer/Operator
Ayala Land, Inc.	CCTC IT Park	10-Oct-2001	Developer/Operator
Ayalaland Metro North, Inc.	UP Town Corporate Center	16-Jan-2017	As developer/operator
AyalaLand Offices, Inc.	Building K to P (UP Technohub)	25-May-2012	Ecozone Facilities Enterprise
Cagayan de Oro Gateway Corp.	Centrio Corporate Center	24-Feb-2016	As developer/operator
Ceci Realty, Inc.	Lakeside Evozone	14-Dec-2007	Developer/Operator
Central Block Developers, Inc.	Central Bloc 1 & 2	19-Jun-2017	As Ecozone Facilities Enterprise
Alogis Artico, Inc.	Alogis Artico 1	13-Dec-2021	As Ecozone Facilities Enterprise
Alogis Artico, Inc.	Alogis Sto Tomas	22-Dec-2021	Domestic Market Enterprise
Alogis Artico, Inc.	Retail Electricity Supplier	16-May-2012	Ecozone Utilities Enterprise
Laguna Technopark, Inc.	Cavite Technopark- SEZ	13-Jul-2016	Ecozone Developer/Operator
Laguna Technopark, Inc.	Alviera Industrial Park, Phase 1	17-Nov-2017	Ecozone Facilities Enterprise
Laguna Technopark, Inc.	Laguna Technopark	17-Oct-1991	Ecozone Developer/Operator
AREIT Inc.	BPO Technohub/The District North Point	17-Dec-2010	Information Technology Facilities Enterprise
AREIT Inc.	30th Corporate Center	5-Jul-2017	As developer/operator
Nuevocentro, Inc.	Alviera Industrial Park	19-Jul-2016	Developer/Operator
Pangulasian Island Resort Corporation	Green Tourism Ecozone - Pangulasian	21-Mar-2016	Operator
Subic Bay Town Center Inc	Harbor Point Mall	9-Mar-2010	Developer/ Operator
Sunnyfield E-Office Corp.	Ilo-ilo Technohub	17-Dec-2010	Ecozone Developer/Operator Enterprise
UP North Property Holdings Inc.	Building A to J (UP Technohub)	25-Sep-2007	Ecozone Facilities Enterprise

31 Leases

Operating Leases - Group as Lessor

The Group entered into lease agreements with third parties covering its investment properties portfolio. These leases generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher.

Future minimum rentals receivable under non-cancellable operating leases of the Group follows:

	2025	2024	2023
Within one year	19,406,247	15,743,963	14,225,222
After one year but not more than five years	43,596,568	18,764,311	40,592,506
More than five years	28,285,936	42,335,734	21,570,082
	91,288,751	76,844,008	76,387,810

In 2025, 2024 and 2023, there were no rent concessions during the respective years ended.

Operating leases - Group as Lessee

The Group entered into lease agreements with third parties. These leases generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher.

Future minimum rental payable under non-cancellable operating leases of the Group follows:

	2025	2024	2023
Within one year	2,427,168	1,765,353	1,533,997
After one year but not more than five years	8,318,258	5,369,018	6,940,852
More than five years	54,766,428	45,188,654	56,491,798
	65,511,854	52,323,025	64,966,647

Set out below are the carrying amounts of right-of-use assets recognized and the movements in 2025 and 2024:

	Land	Building	Aircraft	Others	Total
Cost					
At January 1, 2024	15,876,219	875,602	1,808,032	492,309	19,052,162
Additions	29,992	49,531		108,228	187,751
Disposals	-	-	(1,808,032)	-	(1,808,032)
Adjustments	523,358	(19)	-	-	523,339
At December 31, 2024	16,429,569	925,114	-	600,537	17,955,220
Additions	35,956	2,678	-	63,313	101,947
Adjustments	(6,689)	(92,596)	-	(8,920)	(108,205)
At December 31, 2025	16,458,836	835,196		654,930	17,948,962
Accumulated depreciation and amortization					
At January 1, 2024	5,085,115	759,473	1,056,890	342,143	7,243,621
Depreciation	512,521	37,363	192,688	69,250	811,822
Disposals	-	-	(1,249,578)	-	(1,249,578)
Adjustments	162,240	30,927	-	10,364	203,531
At December 31, 2024	5,759,876	827,763	-	421,757	7,009,396
Depreciation	514,228	38,794	-	90,998	644,020
Adjustments	28,724	(74,801)	-	(27,015)	(73,092)
At December 31, 2025	6,302,828	791,756	-	485,740	7,580,324
Net book value					
December 31, 2024	10,669,693	97,351	-	178,780	10,945,824
December 31, 2025	10,156,008	43,440	-	169,190	10,368,638

The roll forward analysis of lease liabilities follows:

	Note	2025	2024
At January 1		18,778,013	18,522,623
Additions		83,951	122,988
Accretion of interest expense	20	1,467,445	1,551,389
Foreign exchange loss		(1,059)	(28,386)
Disposals		-	(881,670)
Payments		(1,648,090)	(508,931)
At December 31		18,680,260	18,778,013
Less: Current portion of lease liabilities		1,231,459	1,843,218
Lease liabilities, net of current portion		17,448,801	16,934,795

The following are the amounts recognized in the consolidated statement of income:

	Note	2025	2024	2023
Depreciation expense of right-of-use assets		644,020	811,822	700,683
Accretion of interest expense on lease liabilities	20	1,467,445	1,551,389	1,489,221
Rent expense - short- term leases		15,733	5,917	1,416
Rent expense - variable lease payments		580,659	660,711	631,292
Foreign exchange loss		(1,059)	(28,386)	(10,686)

The Group has lease contracts for land that contains variable payments based on a certain percentage of gross rental income of the commercial centers. These terms are negotiated by management for certain commercial spaces without steady customer demand. Management’s objective is to align the lease expense with the revenue earned. The following provides information on the Group’s variable lease payments, including the magnitude in relation to fixed payments:

	2025		
	Fixed payments	Variable payments	Total
Fixed	1,714,690	-	1,714,690
Variable rent with minimum payment	-	3,411,824	3,411,824
Variable rent only	-	275,468	275,468
At December 31	1,714,690	3,687,292	5,401,982

	2024		
	Fixed payments	Variable payments	Total
Fixed	806,242	-	806,242
Variable rent with minimum payment	-	2,689,830	2,689,830
Variable rent only	-	259,801	259,801
At December 31	806,242	2,949,631	3,755,873

The significant leases entered into by the Group are as follows: *(Group as the lessee)*

Effectivity Date					
From	To	Lessor	Lessee	Leased property	Terms
Parent Company					
Jan 2017	Mar 2040	Philippine Racing Club, Inc.	Ayala Land, Inc.	Land (Circuit Makati, Brgy. Carmona, Makati City)	• The Lessee shall have the option to renew the lease for another period of five years, provided that renewal period shall be mutually agreed by the Parties; • For the period commencing from delivery date until sixty-three (63) months thereafter, the Lessee shall pay the Lessor the fixed rent. Commencing on the sixty fourth month from execution of the contract until the end of the lease term, the Lessee shall pay the Lessor the rent equal to a percentage of the Gross Income of the Lessee.
Jan 2020	Jan 2068	Dunes & Eagle Land Development Corporation	Ayala Land, Inc.	Ten parcels of land located (Brgy. Mactan, Lapu-Lapu City, Mactan Island, Cebu)	• In 2025, following the merger of Asiatown Hotel Ventures, Inc. with ALI, the lease contract's rights and obligations were transferred, resulting in ALI. becoming the new lessee under the agreement. • The term of the lease shall be for a period of fifty (50) years commencing from the date of execution of the agreement.
Subsidiaries					
Jan 2015	Dec 2059	D.M. Wenceslao & Associates Inc.	Bay City	Several parcels of land along Asean Avenue and Macapagal Boulevard, Aseana City, Paranaque City	• Parent Company signed a 45-year lease contract with an option to renew for another 45 years subject to such terms and conditions as may be mutually agreed upon by the lessor and the Parent Company; • The Parent Company assigned the parcels of land to Bay City in December 2017; • The rent due to the Lessor shall be either the Minimum Guaranteed Rent or Percentage Rent (7% of Gross Rental Income), whichever is higher.
Jan 2019	Dec 2038	University of the Philippines	AMNI	UP Integrated School, along Katipunan Avenue, Quezon City	• The Board of Regents of the University of the Philippines awarded to the Parent Company the development of UP Integrated School. • The Parent Company signed a 25-year lease contract for the property last June 22, 2011, with an option to renew for another 25 years subject to mutual agreement of the parties. • The lease payments shall commence as soon as sales are registered by the merchants. • The rights were subsequently assigned by ALI to AMNI in 2015 • A retail establishment with about 63,000 sqm of gross leasable area and an office/BPO building about 8,000 sqm of gross leasable area have been constructed on the property. • Monthly rent is equal to the higher of either: (i) P215.65/sqm of the Gross Useable Area, subject to annual escalation at the rate of 5% (Minimum Guaranteed Rent); or (ii) Seventeen percent of the Gross Rental Income.
September 2014	September 2039	PNR (through Gotesco Investment, Inc)	ALLHC	Land owned by PNR for the Tutuban Terminal	• Through a Deed of Assignment, acquired all the rights, titles, interests and obligations of Gotesco Investment, Inc. in a contract of lease of the land owned by PNR for the Tutuban Terminal. • The contract provided for a payment of a guaranteed minimum annual rental plus a certain percentage of gross sales. The lease covers a period of 25 years until 2014 and is automatically renewable for another 25 years, subject to compliance with the terms and conditions of the lease agreement. • On December 22, 2009, ALLHC entered into an agreement with PNR for the renewal of its lease contract for another 25 years beginning September 5, 2014 until 2039.

In 2025 and 2024, the discount rate used to calculate the net investment in lease ranges from 6.66% - 12.48%.

32 Concession agreement with Department of Transportation (DOTr)

On January 26, 2016, the Group through ASITI entered into a Concession Agreement (CA) with the Department of Transportation (DOTr). The CA sets forth the rights and obligations of ASITI as concessionaire, including the construction and operation of the South Integrated Transport System Project (the Project) of DOTr. During the concession period, DOTr will monitor and review the performance of the concessionaire.

The concession will run for a period of 35 years from the start of the construction of the Project. Under the terms of the concession agreement, ASITI will design, engineer, construct, operate and maintain a mass transportation intermodal terminal at the outskirts of Metro Manila. The operation of the Project includes the collection and remittance of terminal fees to DOTr of the concessionaire during the concession period. In addition, ASITI will be permitted to develop and operate commercial leasing facilities.

Upon the start of the construction of the Project, DOTr will give ASITI the full, exclusive and uninterrupted use and possession of a 5.57 hectare property known as the Project Land. Ownership of the Project Land shall remain with DOTr at all times while the possession, custody and risk of loss or deterioration of the Project and commercial assets shall vest in the concessionaire during the concession period. ASITI shall transfer the Project and the related assets, free from any liens or encumbrances, to DOTr at the end of the concession period. ASITI will be entitled to annual payments from DOTr amounting to P277.9 million during the 35-year concession period, subject to meeting benchmarks set for certain key performance indicators enumerated in the CA.

As at December 31, 2025 and 2024, construction of the Project has not yet commenced.

33 Notes to consolidated statement of cash flows

Disclosed below is the roll forward of liabilities under financing activities:

<u>2025</u>

	Notes	January 1	Cash flows	Other changes	Foreign exchange movement	December 31
Short- term debt	14	20,671,000	11,565,000	-	-	32,236,000
Current portion of long-term debt	14	26,238,534	(199,083)	-	-	26,039,451
Long-term debt, net of current portion (a)	14	235,246,428	24,662,529	(175,285)	28,350	259,762,022
Dividends payable (b)	13	103,089	(14,051,863)	14,082,976	-	134,202
Lease liabilities (c)	31	18,778,013	(1,648,090)	1,551,396	(1,059)	18,680,260
Deposits and other non-current liabilities	16	45,340,064	(5,943,698)	-	-	39,396,366
Total liabilities from financing activities		346,377,128	14,384,795	15,459,087	27,291	376,248,301

Other changes mainly pertain to:
(a) Debt issuance cost and related amortization
(b) Dividend declaration
(c) Additions, accretion of interest expense and disposals

<u>2024</u>

	Notes	January 1	Cash flows	Other changes	Foreign exchange movement	December 31
Short- term debt	14	16,905,107	3,765,893	-	-	20,671,000
Current portion of long-term debt	14	18,969,421	7,269,113	-	-	26,238,534
Long-term debt, net of current portion (a)	14	222,379,734	12,761,429	(30,860)	136,125	235,246,428
Dividends payable (b)	13	63,222	(11,502,972)	11,542,839	-	103,089
Lease liabilities (c)	31	18,522,623	(508,931)	792,707	(28,386)	18,778,013
Deposits and other non-current liabilities	16	42,638,781	2,701,283	-	-	45,340,064
Total liabilities from financing activities		319,478,888	14,485,815	12,304,686	107,739	346,377,128

Other changes mainly pertain to:
(a) Debt issuance cost and related amortization
(b) Dividend declaration
(c) Additions, accretion of interest expense and disposals

2023

	Notes	January 1	Cash flows	Other changes	Foreign exchange movement	December 31
Short- term debt	14	6,547,272	10,357,835	-	-	16,905,107
Current portion of long-term debt	14	19,228,289	(258,868)	-	-	18,969,421
Long-term debt, net of current portion (a)	14	210,233,290	12,145,265	22,354	(21,175)	222,379,734
Dividends payable (b)	13	81,030	(5,679,961)	5,662,153	-	63,222
Lease liabilities (c)	31	18,702,566	(2,065,425)	1,885,482	-	18,522,623
Deposits and other non-current liabilities	16	47,519,881	(4,881,100)	-	-	42,638,781
Total liabilities from financing activities		302,312,328	9,617,746	7,569,989	(21,175)	319,478,888

Other changes pertain to:
(a) Debt issuance cost and related amortization
(b) Dividend declaration
(c) Additions and accretion of interest expense

The non-cash investing and financing activities of the Group pertain to the following:

For the year ended December 31, 2025

Investing

- Transfer from investment properties to inventory amounting to P3,029.47 million.
- Transfer from property and equipment to investment properties amounting to P105.16 million.
- Capitalized interest amounted to P1,268.16 million.
- The sale of its entire interest in Alabang Commercial Corp. (the owner of South Innovative Theater Management Inc.) for an aggregate consideration of P13.50 billion, with remaining collectible amount of P9.0 billion which is considered non-cash. Consequently, the movement in the statement of cash flows covering disposed assets or liabilities particularly accounts and notes receivables, investment properties, accounts and other payables, deposits and other non-current liabilities take into account the non-cash component of the transaction at balance sheet date.

For the year ended December 31, 2024

Investing

- Transfer from property and equipment to investment properties amounting to P2,581.38 million.
- Transfer from inventories to investment properties amounting to P1,935.95 million.
- Capitalized interest amounted to P683.65 million.
- The acquisition of the partners' 50% shares in CDPEI resulted in the assumption of the fair values of its inventory, investment property and payables amounting to P6,930.6 million, P854.8 million and P7,759.0 million, respectively.

Investing/Financing

- Property for share swap transaction with Buendia Christiana Holdings Corp. (BCHC) that resulted in acquisition of investment properties amounting to P6,769.72 million, in exchange for the issuance of capital stock and recognition of additional paid-in capital of AREIT, resulting to an increase in non-controlling interest.

For the year ended December 31, 2023

Investing

- Transfer from investment properties to inventories amounting to P9,411 million.
- Transfer from investment properties to property and equipment amounting to P4,072 million.
- Transfer from inventory to property and equipment amounting to P9.0 million.
- Capitalized interest amounted to P683.10million.

34 Events after the reporting period

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

On February 20, 2026, the Board of Directors of ALI approved the following:

a. The amendment of Articles of Incorporation on:
   - The Second Article to include the cold storage business in the Parent Company's secondary purpose, and
   - The Seventh Article to decrease the authorized capital stock from P20,437,602,946 to P19,937,602,946 through the retirement of 500,000,000 common shares held in Treasury.

b. The raising of up to P40 billion with tenor of up to 10 years through the issuance of retail bonds and/or corporate notes for listing on the Philippine Dealing and Exchange Corporation, and/or bilateral term loans primarily for the purpose of debt refinancing and to partially finance general corporate requirements.

c. The filing with the Securities and Exchange Commission of a new 5-year shelf registration for debt securities of up to P50 billion.

d. The declaration of cash dividends totaling Php0.3513 per common share consisting of a regular cash dividend of Php0.3194 per common share and a special cash dividend of Php0.0319 per common share for the first half of 2026. The record date is March 6, 2026, and the payment date is March 19, 2026.

e. The allocation of 10,000,000 common shares for the ALI Performance Shares to vest over three years.

35 Critical accounting judgments and estimates

The preparation of the consolidated financial statements in compliance with Philippine Financial Reporting Standards Accounting Standards requires management to make estimates, judgments and assumptions that affect the amounts reported in the consolidated financial statements and accompanying notes. The judgments, estimates and assumptions used in the consolidated financial statements are based upon management's evaluation of relevant facts and circumstances as at the reporting date. Actual results could differ from such estimates.

35. 1 Critical accounting judgments

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

Existence of a contract

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

In addition, part of the assessment process of the Group before revenue recognition, is to assess the probability that the Group will collect the consideration to which it will be entitled in exchange for the real estate property that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, an entity considers the significance of the customer's initial payments in relation to the total contract price. Collectability is also assessed by considering factors such as past history with the customer, age and pricing of the property. Management regularly evaluates the historical cancellations and back-outs if it would still support its current threshold of customers' equity before commencing revenue recognition.

Revenue recognition method and measure of progress

The Group concluded that revenue for real estate sales, mainly arising from residential development, is to be recognized over time because: (a) the Group's performance does not create an asset with an alternative use and; (b) the Group has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Group's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Group requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Group. The Group considers that the initial and continuing investments by the buyer of about 10% would demonstrate the buyer's commitment to pay.

The Group has determined that the output method used in measuring the progress of the performance obligation (i.e., percentage of completion (POC)) faithfully depicts the Group's performance in transferring control of real estate development to the customers.

Determining transaction price of sale of real estate

The Group determines whether a contract contains a significant financing component on an individual real estate contract by considering (1) the difference, if any, between the amount of promised considerations and the cash selling price of the promised goods or services; and (2) the effect of the expected length of time between when the entity transfers the promised goods or service to the customer and when the customer pays for those goods or services and the prevailing effective interest rate (EIR). The Group applied practical expedient by not adjusting the effect of financing component when the period when the entity transfers a promised good or service to a customer and when the customer pays for that good or service will be one year or less. For every individual real estate contracts, the Group determines whether its transaction price on sale of real estate recognized over time include a significant financing component based on defined qualitative and quantitative metrics.

Effective January 1, 2024, the Group adopted the PIC Q&A No. 2018-12. The Group followed the allowed modified retrospective approach allowing it to adjust the beginning balance of equity in 2024. The adjustment on the 2024 beginning balance of equity, combined effect of Retained earnings and NCI, is an increase of P1.35 billion. As at December 31, 2025 and 2024, the Group assessed that the overall impact of the requirement of PIC Q&A No. 2018 12 pertaining to significant financing component is not material to the consolidated financial statements of the Group.

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

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

Consolidation of entities in which the Group holds only 50% or less than majority of voting rights

The Group considers that it controls the following entities even though it owns 50% or less than majority of the voting rights. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect that return through its power over the investee.

ACC

For ACC, ALI holds 50% of the voting rights, and is also the single largest shareholder and the remaining 50% of the equity shares are held by several shareholders. The second largest stockholder of ACC holds 8.3% share while the other shareholders’ equity interest ranges from 2.1% to 8.3%. In addition, ALI has an existing management services agreement with ACC which gives ALI the exclusive control and decision over the relevant activities of ACC.

In 2025, the investment in ACC has been completely sold (Note 1).

BGWest

For BG West, wherein ALI and the other shareholder each own 50% of the voting rights, ALI controls the investee through exercise of its exclusive project development and marketing agreement as well as the ability to decide on the financing, operating and strategic policies of the investees. This enabled ALI to conclude that it has control.

RLC, ALI-CII, AKL, AGDC and LAIP

ALI has an existing management development and/or services agreement with RLC, ALI-CII, AKL, AGDC and LAIP which gives ALI the exclusive control and decision over the relevant activities of RLC, ALI-CII, AKL, AGDC and LAIP.

In 2025, RLC has become a wholly-owned subsidiary of ALI (Note 1).

Contingencies

The Group is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense of these matters and is based upon an analysis of potential results. The Group currently does not believe that these proceedings will have a material effect on the Group's consolidated financial statements.

Sale of real estate receivables

The Group has entered into arrangements with banks wherein it discounted its real estate receivables without recourse. The Group believes that the sales transactions are not more than infrequent and that the receivables discounted is insignificant in value both individually and in aggregate. Accordingly, the Group continues to present trade receivables at amortized cost as it remains to hold trade receivables with the objective of collecting contractual cash flows until maturity.

Definition of default and credit-impaired financial assets

The Group defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria - for residential, commercial and office development receivables, the customer receives a notice of cancellation and does not continue the payments.

(i) Qualitative criteria

The customer meets unlikeliness to pay criteria, which indicates the customer is in significant financial difficulty. These are instances where:

a. The customer is experiencing financial difficulty or is insolvent
b. The customer is in breach of financial covenant(s)
c. An active market for that financial asset has disappeared because of financial difficulties
d. Concessions or deferrals have been granted by the Group, for economic or contractual reasons relating to the customer's financial difficulty (e.g., Bayanihan Acts I and II considerations)
e. It is becoming probable that the customer will enter bankruptcy or other financial reorganization

The criteria above have been applied to the financial instruments held by the Group and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) throughout the Group's expected loss calculation.

(ii) Incorporation of forward-looking information

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

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

The base case represents a most-likely outcome and is aligned with information used by the Group for other purposes such as strategic planning and budgeting. The other scenarios represent more optimistic and more pessimistic outcomes. Periodically, the Group carries out stress testing of more extreme shocks to calibrate its determination of these other representative scenarios.

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

Determination of lease term of contracts with renewal and termination options - Group as a lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has several lease contracts that include extension and termination options. The Group applies judgment in evaluating whether the provisions to renew or terminate the lease is enforceable. For leases where the Group has the unilateral option to renew or terminate, it then applies judgment on whether it is reasonably certain or not to exercise the option. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customization to the leased asset).

Classification of joint operations

The joint operations of the Group require unanimous consent from all parties for all relevant activities, wherein the parties have direct rights to the assets of the partnership, and they are jointly and severally liable for the liabilities incurred by the parties. The Group therefore classifies interest in joint operation, and the recognises its direct right to the jointly held assets, liabilities, revenues and expenses.

Determination of embedded derivative in financial liabilities

The Group determines whether there is an embedded derivative in its sustainability linked financial liabilities based on certain criteria such as:

- whether the contractual cash flows that could arise both before and after the contingent event is consistent with basic lending arrangement;
- whether the nature of the contingent event directly related to a change in basic lending risks and costs; and
- whether the cash flows would be significantly different from those of an identical instrument without the contingent feature in any contractually possible scenario.

35. 2 Critical accounting estimates and assumptions

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

Revenue recognition on real estate projects (Notes 18 and 36.25)

The Group's revenue recognition policy requires management to make use of estimates and assumptions that may affect the reported amounts of revenues. The Group's revenue from real estate, mainly arising from residential development, is recognized based on the percentage of completion and this is measured principally on the basis of the estimated completion of a physical proportion of the contract work. Apart from involving significant estimates in determining the quantity of inputs such as materials, labor and equipment needed, the assessment process for the percentage of completion is complex and the estimated project development costs requires technical determination by management's specialists (project engineers).

Following the pattern of real estate revenue recognition, the cost to sell and cost to obtain a contract (e.g., commission), is determined using the percentage of completion. To determine the cost of sales, the percentage of completion is applied to the standard cost which is regularly reviewed and adjusted to actual cost.

Estimation of significant financing component (Note 36.25)

The Group's estimation of transaction price allocated to financing component makes use of estimates and assumptions that may affect the estimated amount of financing component. The financing component calculation prepared by management, which covers the calculation on whether the financing component of the Group's contract with customers is significant, is based on various inputs such as transaction price, cash discount, payment scheme, payment amortization table, discount rate, percentage of completion to the contract provision and projected percentage of completion schedule.

In 2025 and 2024, the Group has assessed the impact of the financing component on revenue contracts is not material to the financial statements.

Evaluation of NRV of real estate inventories (Note 6)

The Group adjusts the cost of its real estate inventories to NRV based on its assessment of the recoverability of the inventories. NRV for completed real estate inventories is assessed with reference to market conditions and prices existing at the reporting date and is determined by the Group in the light of recent market transactions. NRV in respect of real estate inventories under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and less estimated costs to sell.

In evaluating NRV, recent market conditions and current market prices have been considered.

Share-based payments (Note 26)

The expected life of the options is based on the expected exercise behavior of the stock option holders and is not necessarily indicative of the exercise patterns that may occur. The volatility is based on the average historical price volatility which may be different from the expected volatility of the shares of stock of the Group (Note 26).

Estimating pension liabilities and other retirement benefits (Note 24)

The determination of the Group's obligation and cost for pension and other retirement benefits is dependent on selection of certain assumptions used by actuaries in calculating such amounts. These include the determination of the discount rates, future salary increases, mortality rates and future pension increases. Significant assumptions are disclosed in Note 24 and include among others, discount rate and salary increase rate.

In determining the appropriate discount rate, management considers the interest rates of government bonds that are denominated in the currency in which the benefits will be paid, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation.

The mortality rate is based on 1994 Group Annuity Mortality Table and is modified accordingly with estimates of mortality improvements. Future salary increases and pension increases are based on expected future inflation rates.

While the Group believes that the assumptions are reasonable and appropriate, significant differences in actual experience or significant changes in assumptions could materially affect retirement obligations (Note 24).

Fair value of financial instruments (Note 27)

When the fair values of financial assets and financial liabilities recorded or disclosed in the consolidated statement of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. These estimates may include considerations of liquidity, volatility and correlation. Certain financial assets and liabilities were initially recorded at their fair values by using the discounted cash flow methodology (Note 27).

Provision for expected credit losses of trade receivables (Note 5)

The Group uses a provision matrix to calculate ECLs for trade receivables other than residential, commercial and office development receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

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

The Group estimates expected credit losses on its residential, commercial, and office development receivables using a vintage analysis approach. Under this method, receivables are grouped based on the period in which they originated, and historical loss patterns for similar groups are reviewed to determine cumulative loss rates. These historical trends, including observed defaults at various points in the contract life, are used to assess the probability of default for each pool of receivables. This approach allows the Group to incorporate the expected loss experience over the life of the receivables in measuring expected credit losses

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

The information about the ECLs on the Group's trade receivables is disclosed in Notes 5 and 27.

Estimating the Incremental Borrowing Rate (IBR) for leases (Note 31)

The Group uses its IBR to measure lease liabilities because the interest rate implicit in the lease is not readily determinable. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

Evaluation of impairment of non-financial assets (Notes 10, 11, 31)

The Group assesses whether there are any indicators of impairment for all non-financial assets (i.e., property and equipment, investment properties, right-of-use assets and other current assets) at each financial reporting date. These non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable.

An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset is the higher of its fair value less cost to sell and value in use. Recoverable amounts are estimated for individual assets or, if it is not possible, for the CGU to which the asset belongs, while value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

The Group performed impairment testing on its hotel property and equipment, with a carrying value of P19,573.39 million as at December 31, 2025 (2024 - P16,035.2 million), by assessing its recoverable amount through estimation of its value-in-use (VIU). VIU is the present value of the future cash flows expected to be derived from an asset. The significant assumptions used in the valuation are discount rates of 6.00% to 13.00% with an average growth rate of 5.00%. In 2025, the Group recognized an impairment loss of P108.04 million on certain hotel properties (2024 – nil).

As at December 31, 2025, the carrying value of the property and equipment and right-of-use assets of the hotels and resorts segment amounted to P19,573.38 million (2024 - P16,305 million) and P1,311.9 million (2024 - P1,330.9 million). There are no impairment indicators on investment properties in 2025 and 2024.

Useful lives of property and equipment and investment properties

The useful life of each item of the Group's property and equipment is estimated based on the period over which the asset is expected to be available for use. Such estimate is based on collective assessment of industry practice, internal technical evaluation and experience with similar assets.
The estimated useful life of each asset is reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the asset. It is possible, however, that future results of operations could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above. A reduction in the estimated useful life of any property and equipment would increase the recorded operating expenses and decrease non-current assets.

In 2025 and 2024, there were no changes in the estimated useful lives of property and equipment.

36 Summary of material accounting policies

36.1 Basis of preparation

Statement of compliance

The consolidated financial statements of the Group have been prepared in accordance with PFRS Accounting Standards. PFRS Accounting Standards comprise the following authoritative literature:

- PFRS Accounting Standards
- PAS Standards; and
- interpretations of the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and adopted by the SEC.

Basis of measurement

The financial statements have been prepared using the historical cost basis, except for financial assets at FVTPL, financial assets at FVOCI and plan assets of retirement benefit obligation that have been measured at fair value.

The preparation of financial statements in conformity with PFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate and that the financial statements therefore fairly present the financial position and results of the Group. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 35.

Functional and presentation currency

The consolidated financial statements of the Group are presented in Philippine Peso (Php or P). All amounts are shown in thousands of Philippine Peso unless otherwise stated.

36.2 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries.

The financial statements of the subsidiaries are prepared using the same reporting date and reporting period as those of the Parent Company, using consistent accounting policies.

Investees are fully consolidated from the date when control is transferred to the Group. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect its returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee;
- Rights arising from other contractual arrangements; and
- The Group's voting rights and potential voting rights.

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

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

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

Non-controlling interests are net of any outstanding subscription receivable.

A change in the ownership interest of a subsidiary, without loss of control, is accounted for as an equity transaction and recognized as equity reserves in the consolidated statement of changes in equity (Notes 1 and 17). If the Group loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any non-controlling interest and the cumulative translation differences recorded in equity.
- Recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss.
- Reclassifies the Parent Company's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate.

36.3 Adoption of amended accounting standards and interpretation

(a) Amendments to existing standards adopted by the Group effective January 1, 2025

The following amendments to existing standards have been adopted by the Group effective January 1, 2025:

- Lack of Exchangeability – Amendments to PAS 21;

  On 15 August 2023, the IASB amended IAS 21 to add requirements to help entities to determine whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not. Prior to these amendments, IAS 21 set out the exchange rate to use when exchangeability is temporarily lacking, but not what to do when lack of exchangeability is not temporary.

  The adoption of the above amendment did not result in a material impact to the consolidated financial statements of the Group.

There are no other new standards, interpretations and amendments to existing standards effective January 1, 2025 that are considered to be relevant or have a material impact on the Group's consolidated financial statements.

(b) Amendments to existing standards not yet effective and not early adopted by the Group

The following amendments to existing standards are not mandatory for December 31, 2025 reporting period and have not been early adopted by the Group:

- Amendments to the Classification and Measurement of Financial Instruments - Amendments to PFRS 9 and PFRS 7 *(Effective beginning on or after January 1, 2026)*

  On May 30, 2024, the IASB issued targeted amendments to PFRS 9 and PFRS 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments:
  - clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
  - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
  - add new disclosures for certain instruments with contractual terms that can change cashflows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
  - update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

  The adoption of the above amendments is not expected to have a material impact on the consolidated financial statements of the Group except on the timing of derecognition of financial liability through electronic fund transfers and checks.

- PFRS 18 Presentation and Disclosure in Financial Statements *(Effective beginning on or after January 1, 2027)*

  PFRS 18 will replace PAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- Although the adoption of PFRS 18 will have no impact on the Group's net profit, the Group expects that grouping items of income and expenses in the statement of profit or loss into the new categories will impact how operating profit is calculated and reported. From the high-level impact assessment that the Group has performed, the following items might potentially impact operating profit; and
- Foreign exchange differences currently aggregated in the line item 'other income and other gains/(losses) - net' in operating profit might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation. In addition, since goodwill will be required to be separately presented in the statement of financial position, the Group will disaggregate goodwill and other intangible assets and present them separately in the statement of financial position.

The Group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:

- management-defined performance measures;
- a break-down of the nature of expenses for line items presented by function in the operating category of the statement of profit or loss - this break-down is only required for certain nature expenses; and
- for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of profit or loss between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of January 1, 2027.

Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 will be restated in accordance with PFRS 18.

There are no other new standards, interpretations and amendments to existing standards not yet effective as at December 31, 2025 reporting period that are considered to be relevant or have a material impact on the Group's consolidated financial statements.

36.4 Current and non-current classification

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

An asset is current when it is:

a. expected to be realized or intended to be sold or consumed in normal operating cycle;
b. held primarily for the purpose of trading;
c. expected to be realized within twelve (12) months after reporting date; or
d. cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting date.

All other assets are classified as non-current.

A liability is current when:

a. it is expected to be settled in the normal operating cycle;
b. it is held primarily for the purpose of trading;
c. it is due to be settled within 12 months after reporting date; or
d. there is no unconditional right to defer the settlement of the liability for at least 12 months after reporting date.

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities, respectively.

36.5 Fair value measurement

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

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

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

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

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

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

External valuers are involved for valuation of significant assets, such as investment properties. Involvement of external valuers is decided upon annually by corporate finance after discussion with and approval by the Group's Audit Committee. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.
The Group, in conjunction with the external valuers, also compares each of the changes in the fair value of each asset with relevant external sources to determine whether the change is reasonable.

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

36.6 Cash and cash equivalents

Term deposits are presented as cash equivalents if they have a maturity of three months or less and are readily convertible to known amount of cash and which are subject to insignificant changes in value.

36.7 Financial instruments

Date of recognition

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. The Group recognizes a financial asset or a financial liability in the consolidated statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date. Derivatives are recognised on a trade date basis. Financial liabilities are recognized when cash is received by the Group.

(a) **Financial assets**

i. Initial recognition, classification and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. All financial instruments are initially recognised at fair value plus or less, except for financial instruments at FVTPL, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability, respectively. Trade receivables, except for contracts with customers in residential, commercial and office development receivables, are measured at the transaction price determined under PFRS 15. Refer to the accounting policies on *Revenue from contracts with customers*.

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

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

The classification requirements for financial assets are described below:

a. Financial assets at amortized cost (debt instruments);
b. Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments);
c. Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments); or
d. Financial assets at fair value through profit or loss

ii. Subsequent measurement

(a) Financial assets at amortized cost

This category is the most relevant to the Group. The Group measures financial assets at amortized cost if both of the following conditions are met:

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

The Group's financial assets at amortized cost includes cash and cash equivalents, short-term investments and accounts and notes receivables.

The Group accounts for regular way amortized cost financial instruments using trade date accounting. The carrying value of these financial assets at initial recognition includes any directly attributable transactions costs. If the initial fair value is lower than the cash amount advanced, the difference is deferred and recognised over the life of the financial assets through the recognition of interest income.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Interest income and impairment losses or reversals are recognized in the consolidated statement of income. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

When financial assets at amortized cost are disposed, these are assessed whether the Group is consistent with its objective of collecting contractual cash flows until maturity. In the event that disposals have been concluded as infrequent and insignificant, the financial assets continue to be accounted at amortized cost (Note 5).

(b) Financial assets at FVOCI (debt instruments)

The Group measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Group's debt financial assets at FVOCI includes investment in bonds classified as financial assets at FVOCI.

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the consolidated statement of income and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

(c) Financial assets designated at FVOCI (equity instruments)

The equity securities for which fair value movements are shown in other comprehensive income are investments where the Group holds the financial assets other than to generate a capital return. Gains or losses on derecognition of these equity securities are not transferred to profit or loss. Otherwise, equity securities are measured at fair value through profit or loss (except for dividend income which is recognised in profit or loss).

The Group's equity financial assets at FVOCI includes investments in quoted and unquoted equity instruments.

(d) Financial assets at FVTPL

Financial instruments, other than those held for trading, are classified in this category if they meet one or more of the criteria set out below and are so designated irrevocably at inception:

- the use of the designation removes or significantly reduces an accounting mismatch;
- a group of financial assets and liabilities or a group of financial liabilities is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; and
- the financial liability contains one or more non-closely related embedded derivatives.

Designated financial assets are recognised when the Group enter into contracts with counterparties, which is generally on trade date, and are normally derecognised when the rights to the cash flows expire or are transferred. Designated financial liabilities are recognised when the Group enters into contracts with counterparties, which is generally on settlement date, and are normally derecognised when extinguished. Subsequent changes in fair values are recognised in profit or loss.

The Group's financial assets at FVTPL includes investments in UITF and ARCH Capital Fund.

iii. Impairment of financial assets

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

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group recognizes allowance for impairment loss based on lifetime ECL at each reporting date. The Group has established a provision matrix for trade receivables and a vintage analysis for residential, commercial and office development receivables that is based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

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

For cash and cash equivalents and short-term investments, the Group applies the low-credit-risk simplification. These are considered to carry low credit risk. Accordingly, the Group measures expected credit losses on a 12-month basis.

The Group considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'.

The key inputs in the model include the Group's definition of default and historical data of three years for the origination, maturity date and default date. The Group considers trade receivables in default when contractual payments are 90 days past due, except for certain circumstances when the reason for being past due is due to reconciliation with customers of payment records which are administrative in nature which may extend the definition of default to 90 days and beyond. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group.

iv. Determining the stage for impairment

At each reporting date, the Group assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.
The Group considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

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

v. Derecognition

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

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

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

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

vi. Modification of financial assets

The Group derecognizes a financial asset when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new asset, with the difference between its carrying amount and the fair value of the new asset recognized as a derecognition gain or loss in profit or loss, to the extent that an impairment loss has not already been recorded.

When the contractual cash flows of a financial asset are renegotiated or otherwise modified and the renegotiation or modification does not result in the derecognition of that financial asset, the Group recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cash flows discounted at the original effective interest rate (EIR) (or credit-adjusted EIR for purchased or originated credit-impaired financial assets) and recognizes a modification gain or loss in the consolidated statement of income.

(b) **Financial liabilities**

i. Initial recognition, classification and measurement

Financial liabilities are classified into financial liabilities at FVTPL and other financial liabilities. The category depends on the purpose for which the liabilities were incurred and whether they are quoted in an active market. Management determines the category of its financial liabilities at initial recognition and, where allowed and appropriate, re-evaluates such designation at every reporting date.

All financial liabilities are recognized initially at fair value and, in the case of those measured at amortized cost, net of directly attributable transaction costs. Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fees and other fees.

The Group's financial liabilities include accounts and other payables (except for taxes payable), short-term and long-term debts, deposits and other liabilities, and lease liabilities. The Group has no financial liabilities at FVTPL.

ii. Subsequent measurement

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

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of income. This category generally applies to short-term and long-term debt.

iii. *Derecognition*

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

iv. *Offsetting*

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position, if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

There are no offsetting of financial instruments as at December 31, 2025 and 2024.

36.8 Derivatives

The Group uses derivative financial instruments, such as non-deliverable forwards, cross currency swaps, interest rate swaps and principal only swaps contracts to hedge its foreign currency risks and interest rate risks. Such derivative financial instruments are initially recognized at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value.

Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

As at December 31, 2025 and 2024, the Group has no outstanding derivative assets or liabilities.

36.9 Concession receivable

The Group accounts for its concession arrangement with the DOTr under the Financial Asset model as it has an unconditional contractual right to receive cash or other financial asset for its construction services from or at the direction of the grantor. Under the concession arrangement, the Group is awarded the right to build and operate an integrated transport terminal for Metro Manila and its adjacent provinces. The legal title to these assets shall be transferred to the government at the end of the concession period.

The concession financial receivable (shown as part of “Other Non-current Assets”) pertains to the fair value of the Annual Grantor Payment related to the operating and maintenance services and recovery of construction costs of the terminal facility. These are amortized using the effective interest rate over the life of the related concession (Note 12).

In addition, the Group recognizes and measures construction revenues and costs in accordance with ‘percentage of completion method’. Contract revenue and costs from construction works are recognized as “Construction revenue” and “Construction costs”, respectively, in profit or loss in the period in which the work is performed.

As at December 31, 2025 and 2024, construction of the Project has not yet commenced.

36.10 Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realizable value (NRV). NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and estimated costs to sell.

Cost of inventories represents accumulated costs of the unsold units of the various real estate projects. Cost includes those directly attributable to the construction of the projects and includes:

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

Inventories that are leased out at market rates to earn revenues to partly cover for expenses on the condition that the intent to sell in the ordinary course of business has not changed are accounted and presented as inventory. The rent income from inventories that are leased out is included in other income in the consolidated statement of comprehensive income.

Inventories are derecognized when they are sold or there are no future benefits to the Group. The carrying amount of those properties held for sale is recognized as an expense, reported as cost and expenses in the period in which the related revenue is recognized.

The Group applies the approach presented in Philippine Interpretations Committee Questions and Answers (PIC Q&A) No. 2020-05 and accounts for repossession as a modification of the contract and reverses the previously recognized revenues and related cost of real estate sales recognized.

36.11 Construction materials, parts and supplies

Construction materials, which are not intended for sale but used in the Group's development activities, are carried at the lower of cost or net realizable value (NRV). Cost is determined using the moving average method. NRV is assessed based on the estimated selling price of the related real estate inventory in the ordinary course of business, less the estimated costs of completion and the costs necessary to sell. The evaluation of NRV considers the expected recoverability of these materials when incorporated into the Group's ongoing and future development projects.

An allowance for inventory losses is provided for slow-moving, obsolete and defective materials, parts and supplies based on management's physical inspection and evaluation. When inventories are sold, the cost and related allowance is removed from the account and the difference is charged against operations.

36.12 Investments in associates and joint ventures

Investments in associates and joint ventures (investee companies) are accounted for under the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture. A joint arrangement is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control, and a joint venture is a joint arrangement that involves the establishment of a separate entity in which each venturer has an interest.

An investment is accounted for using the equity method from the day it becomes an associate or joint venture.

On acquisition of investment, the excess of the cost of investment over the investor's share in the net fair value of the investee's identifiable assets, liabilities and contingent liabilities is accounted for as subsumed goodwill and included in the carrying amount of the investment and not amortized.

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

The Group discontinues applying the equity method when their investments in investee companies are reduced to zero. Additional losses are not recognized unless the Group has guaranteed certain obligations of the investee companies. When the investee companies subsequently report net income, the Group will resume applying the equity method but only after its share of that net income equals the share of net losses not recognized during the period the equity method was suspended.

The reporting dates of the investee companies and the Group are identical and the investee companies' accounting policies conform to those used by the Group for like transactions and events in similar circumstances.

Upon loss of significant influence over the investee companies, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in the consolidated statement of income.

36.13 Interest in joint operation

Makati Development Corporation (MDC), a subsidiary of the Parent Company, has an interest in joint arrangement, whereby the parties have a contractual arrangement that establishes joint control. MDC recognizes its share of jointly held assets, liabilities, income and expenses of the joint operation with similar items, line by line, in its financial statements.

The financial statements of the joint operation are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

36.14 Investment properties

Investment properties comprise completed property and property under construction or under re-development that are held to earn rentals or capital appreciation or both and that are not occupied by the companies in the Group. It also includes land intended as investment property or with unintended future use.

The Group uses the cost model in measuring investment properties since this represents the historical value of the properties subsequent to initial recognition. Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in residual value. Land is carried at cost less any impairment in value.

Expenditures incurred after the investment property has been put in operation, such as repairs and maintenance costs, are normally charged against income in the period in which the costs are incurred.

Assets that are under construction are carried at cost (including borrowing costs) and transferred to the related investment property account when the construction and related activities to prepare the property for its intended use are complete, and the property is ready for occupation or under the condition as intended by the Group.

Depreciation of investment properties are computed using the straight-line method over the estimated useful lives of the assets. The estimated useful lives and the depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of investment properties.

The estimated useful lives of investment properties which comprised of buildings, range from 20-40 years.

Investment properties are derecognized when either they have been disposed of, or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the consolidated statement of income in the year of retirement or disposal.

A transfer is made to investment property when there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. A transfer is made from investment property when and only when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. A transfer between investment property, owner-occupied property and inventory does not change the carrying amount of the property transferred nor does it change the cost of that property for measurement or disclosure purposes.

As at December 31, 2025 and 2024, the Group engages independent valuation specialist to assess the fair value. The Group’s investment properties consist of land and building pertaining to land properties, retail (malls) and office properties. These are valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property and income approach by reference to the value of income, cash flow or cost saving generated by the asset.

36.15 Property and equipment

Property and equipment, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value.

Land is carried at cost less any impairment in value.

Depreciation and amortization of property and equipment commences once the property and equipment are available for use and are computed on a straight-line basis over the estimated useful lives of the property and equipment as follows:

	Years
Buildings and improvements	20-40
Machinery and construction equipment	5
Furniture, fixtures and equipment	3-10
Transportation equipment	3-5
Hotel property and equipment	20-50

The assets’ residual values, estimated useful lives and depreciation and amortization method are reviewed periodically to ensure that the amounts, periods and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

When property and equipment items are retired or otherwise disposed of, the cost and the related accumulated depreciation and amortization and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations.

36.16 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is its fair value as at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any.

Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in the consolidated statement of income in the year in which the expenditure is incurred.

Leasehold rights with finite lives are amortized using the straight-line method over the estimated useful life of 20 to 23 years and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates.

The amortization expense on intangible assets with finite lives is recognized in the consolidated statement of income in the expense category consistent with the function of the intangible assets.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the consolidated statement of income.

As at December 31, 2025 and 2024, intangible asset pertaining to leasehold right is included under "Other non-current assets" (Note 12).

36.17 Business combinations and goodwill

Business combinations are accounted for using the acquisition method which involves recognizing and measuring the identifiable assets acquired, the liabilities assumed and any non-controlling interests in the acquiree.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognized in profit or loss as bargain purchase gain. The Group reassesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure amounts to be recognized at the acquisition date.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed in this circumstance is measured based on the relative values of the operation disposed of and the portion of the cash-generating unit retained.

36.18 Combinations of entities under common control

Business combinations of entities under common control are accounted for using the pooling of interest method.

The effects of intercompany transactions on current assets, current liabilities, revenues, and cost of sales for the current period presented and on retained earnings at the beginning of the current period presented are eliminated.

36.19 Asset acquisitions

When acquired assets and assumed liabilities do not constitute a business under PFRS 3, the Group accounts for the transaction as an asset acquisition. The Group:

- Identifies and recognizes each individual identifiable asset and liability assumed, including qualifying intangible assets.
- Allocates the purchase price based on relative fair values at the acquisition date.
- Does not recognize goodwill.
- When acquiring a controlling interest of less than 100% in an entity that is not a business, the Group grosses up the recognized assets to full value and records the resulting difference as non-controlling interests (NCI).

36.20 Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired (e.g., investments in associates and joint ventures, investment properties, property and equipment and right-of-use assets). If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets.

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

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

The following criteria are also applied in assessing impairment of specific assets:

Investments in associates and joint ventures

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

36.21 Pension cost

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

The present value of the defined benefit obligation is determined by using risk-free interest rates of long-term government bonds that have terms to maturity approximating the terms of the related pension liabilities or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

36.22 Long-term commitments and contingencies

Commitments

a. On December 8, 2017, ALI assigned to NTDCC development rights on certain portions of the North Triangle lot pads covered by a Deed of Assignment and Encroachment Settlement Agreement amounting to P631.2 million.

b. On June 30, 2015, the Parent Company, through SM-ALI Group Consortium (the Consortium), participated and won in the bidding for Lot No. 8-B-1, containing an area of 263,384 sqm, which is portion of Cebu City-owned lot located at the South Road Properties, Cebu City covered by Transfer Certificate of Title No. 107-2011000963. The Consortium is a consortium among SMPHI, the Parent Company and CHI (together with the Parent Company collectively referred to as the "ALI Group"). Consistent with the agreed payment schedule in the Deed of Absolute Sale, as of August 1, 2018, the Parent Company has fully paid P4.56 billion, excluding taxes. The SM-ALI Group has finished with the joint masterplan and has secured the development permit last November 2019 from the Cebu City Council.

   On January 29, 2020, SM-ALI Group broke ground the 263,384sqm development and the construction of road networks and underground utilities commenced on February 18, 2020.

   As of December 2023, actual completion of the land development works for the launched lots of ALI in the South Road Properties project is at 100%.

   The development is positioned to be "The Gateway and Epicenter of Growth in Central Visayas".

   It is envisioned to create a commercially viable mixed-use development and to create a living, vibrant community with world-class facilities, a well-designed urban setting, and lush, extensive landscaping.

c. On November 13, 2015, the Group won the bid for the Integrated Transport System Project - South Terminal ("ITS South Project"). The Company was awarded by the Department of Transportation and Communications ("DOTC") with a 35-year concession agreement to build and operate the ITS South Project and will likewise have the right to develop and operate commercial leasing facilities on the same 5.57-hectare of the former Food Terminal Inc. property on which the future transport terminal will be built. The site of the ITS South Project is right next to ARCA South, where the Company is developing an integrated mixed-use estate.

d. On August 8, 1997, an "Assignment Agreement" was executed between Department of Transportation and Communications (DOTC), Metro Rail and MRTDC whereby MRTDC agreed to be bound by all obligations in respect of the Development Rights and make payments to DOTC.

e. On June 4, 2014, AHRC, a wholly owned subsidiary of the Parent Company has signed a long-term management agreement with the Mandarin Oriental Hotel Group to develop and operate luxury hotel in Makati City. Set to open its doors by 2026, the new Mandarin Oriental Makati will be featuring 276 spacious rooms complemented by an extensive range of modern amenities including premium selection of restaurants and a signature spa. AHRC is committed to pay US$5 million (P223.6 million) to Manila Mandarin Hotel, Inc. upon the opening of the New Hotel or on June 30, 2017, whichever is earlier. In 2017, the Group fully paid the said amount.

f. On February 26, 2021, The Group entered into agreements to restructure the long-outstanding receivables from Mercado General Hospital, Inc., Panay Medical Ventures, Inc., Mercado General Hospital Sta. Rosa, Inc. and Mercado General Hospital San Jose Del Monte, Inc. amounting to P209.0 million, P79.0 million, P5.0 million and P129.1 million, respectively, to a 5-year loan with interest rate of 4% per annum.

g. ALI and LT Group, Inc. (LTG) entered into an agreement on January 21, 2016 to jointly develop a project along the C5 corridor. The project is envisioned to be an estate development that spans portions of Pasig City and Quezon City. A new company, named ALI-ETON Property Development Corporation, was incorporated on May 13, 2016.

   On January 15, 2018, the estate, named Parklinks was launched and is the greenest urban estate of ALI in partnership with Eton Properties Inc. The first residential project of Ayala Land Premier, Parklinks North Tower was launched on the same year, while the Parklinks lifestyle mall broke ground as well, expected to provide a new destination for residents and office workers within the area when it opens in 2026. Alveo's first residential development, The Lattice, was also launched in 2019, together with ALP's second tower, Parklinks South tower.

   On November 28, 2022, Parklinks Bridge was inaugurated. The Parklinks Bridge connects Quezon City and Pasig City over the Marikina River and is considered an iconic feature of the 35-hectare Parklinks Estate.

h. On January 12, 2016, the Parent Company has entered into a partnership with Manila Water Philippine Ventures, Inc., a wholly owned subsidiary of Manila Water Company, Inc, for the waterworks of Parent Company's projects nationwide. The Memorandum of Agreement (MOA) was subsequently amended on May 31, 2021 to amend certain provisions. The original MOA and its amendments were signed by the Parent Company and its subsidiaries and affiliates.

Contingencies

The Group has various contingent liabilities arising in the ordinary conduct of business including a case related to property restriction violation. The estimate of the probable cost for the resolution of this claim has been developed in consultation with outside counsel handling the defense in this matter and is based upon an analysis of potential results. In the opinion of management and its legal counsel the eventual liability under these lawsuits or claims, if any, will not have a material nor adverse effect on the Group's financial position and results of operations. Accordingly, no provision for any liability has been made in the consolidated financial statements.

Moreover, the Group has an existing claims for damages against a government agency arising from a nullified Joint Venture Agreement. Gains, if any, will be recognized in the consolidated financial statements when the claim is virtually certain. Management does not expect it to have a material impact on the consolidated financial statements.

Disclosures required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, were not provided as it may prejudice the Group's position in ongoing claims and it can jeopardize the outcome of the claims and contingencies.

36.23 Share-based payments

The Group has equity-settled, share-based compensation plans with its employees.

PFRS 2 Options

For options granted after November 7, 2002 that have not vested on or before January 1, 2005, the cost of equity-settled transactions with employees is measured by reference to the fair value at the date on which they are granted. The fair value is determined using the Black-Scholes model, further details of which are given in Note 26.

The cost of equity-settled transactions is recognized, together with a corresponding increase in equity, over the period in which the performance conditions are fulfilled, ending on the date on which the relevant employees become fully entitled to the award (vesting date). The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instrument that will ultimately vest. The income or expense for a period represents the movement in cumulative expense recognized as at the beginning and end of that period.

No expense is recognized for awards that do not ultimately vest, except for awards where vesting is conditional upon a market condition, which are treated as vesting irrespective of whether or not the market condition is satisfied, provided that all other performance conditions are satisfied.

Where the terms of an equity-settled award are modified, as a minimum, an expense is recognized. In addition, an expense is recognized for any increase in the value of the transaction as a result of the modification, as measured at the date of modification. Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognized for the award is recognized immediately. However, if a new award is substituted for the cancelled award and designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

Pre-PFRS 2 Options

For options granted before November 7, 2002 that has vested before January 1, 2005, the intrinsic value of stock options determined as at grant date is recognized as expense over the vesting period.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share (Note 25).

ESOWN

The Parent Company has an ESOWN which allows the grantees to purchase the Parent Company's shares. The Parent Company recognizes stock compensation expense over the holding period. The Parent Company treats its ESOWN plan as option exercisable within a given period. These are accounted for similar to the PFRS 2 options. Dividends paid on the awards that have vested are deducted from equity and those paid on awards that are unvested are charged to profit or loss. For the unsubscribed shares where the employees still have the option to subscribe in the future, these are accounted for as options.

36.24 Equity

When the Group issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued.

Changes in a parent's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (i.e., transactions with owners in their capacity as owners). In such circumstances, the carrying amounts of the controlling and non-controlling interests shall be adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non- controlling interests are adjusted and the fair value of the consideration paid shall be recognized directly in equity and included under "Equity reserves" account in the equity section of the consolidated statement of financial position (Note 17).

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

36.25 Revenue from contract with customers

The Group primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Except for the provisioning of water, electricity, air-conditioning and common use service area in its mall retail spaces, wherein it is acting as agent, the Group has generally concluded that it is the principal in its revenue arrangements.

The disclosures of critical accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 35.

Residential development revenue (part of real estate sales in the consolidated statement of income)

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

In measuring the progress of its performance obligation over time, the Group uses the output method. The Group recognizes revenue and the related trade receivables on the basis of direct measurements of the value to customers of the goods or services transferred to date, relative to the remaining goods or services promised under the contract. Progress is measured using survey of performance completed to date. This is based on the monthly project accomplishment report prepared by the third-party surveyor as approved by the construction manager which integrates the surveys of performance to date of the construction activities for both sub-contracted and those that are fulfilled by the developer itself.

Any excess of progress of work over the right to an amount of consideration that is unconditional, is recognized as trade receivables under residential and office development receivables account. Any excess of collections over the total of recognized trade receivables is included in the "customer's deposit" account in the liabilities section of the consolidated statement of financial position.

The Group determines whether a contract contains a significant financing component on an individual real estate contract by considering (1) the difference, if any, between the amount of promised considerations and the cash selling price of the promised goods or services; and (2) the effect of the expected length of time between when the entity transfers the promised goods or service to the customer and when the customer pays for those goods or services and the prevailing effective interest rate (EIR). The Group applied practical expedient by not adjusting the effect of financing component when the period when the entity transfers a promised good or service to a customer and when the customer pays for that good or service will be one year or less. For every individual real estate contracts, the Group determines whether its transaction price on sale of real estate recognized over time include a significant financing component based on defined qualitative and quantitative metrics.

The calculation of financing component in a transaction price is based on various inputs such as transaction price, cash discount, payment scheme, payment amortization table, discount rate, percentage of completion to the contract provision and projected percentage of completion schedule.

In 2025 and 2024, the Group has assessed that the impact of financing components on its revenue contracts is not material to the financial statements.

Hotel and resorts revenue (part of real estate sales in the consolidated statement of income)

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. Rooms revenue from hotel and resort operations is recognized when the services are rendered. Revenue from banquets and other special events are recognized when the events take place.

Construction revenue (part of real estate sales in the consolidated statement of income)

Revenue from fixed price construction contracts is recognized over time using the milestone-based revenue recognition which is in reference to the output method. The output method is determined over time similar to that of the residential development revenue.

Rental income (part of real estate sales in the consolidated statement of income)

Rental income under non-cancellable and cancellable leases on investment properties is recognized in the consolidated statement of income on a straight-line basis over the lease term and the terms of the lease, respectively, and/or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. No rental income is recognized when the Group waives its right to collect rent and other charges. This is recognized as a rent concession and reported as a variable payment (Note 31).

The contract for the commercial spaces leased out by the Group to its tenants includes the right to charge for the electricity usage, water usage, air-conditioning charges and Common use service area (CUSA) charges such as maintenance, janitorial and security services.

For the electricity and water usage, the Group determined that it is acting as an agent because the promise of the Group to the tenants is to arrange for the electricity and water supply to be provided by a utility company. The utility and service companies, and not the Group, are primarily responsible for the provisioning of the utilities while the Group administers the leased spaces and coordinates with the utility and service companies to ensure that tenants have access to these utilities.

For the provision of CUSA and air-conditioning of the Buildings, the Group acts as a principal because it retains the right to direct the service provider of air-conditioning, maintenance, janitorial and security to the leased premises. The right to the services mentioned never transfers to the tenant and the Group has the discretion on how to price the CUSA and air-conditioning charges.

Other services

Revenue from other services is recognized at a point in time when services are rendered.

Interest income is recognized as it accrues using the effective interest method.

Investment income is recognized when the Group’s right to receive the payment is established.

36.26 Cost recognition

The Group recognizes pre-launch costs relating to satisfied performance obligations. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses. These costs are allocated to the saleable area, with the portion allocable to the sold area being recognized as costs of sales while the portion allocable to the unsold area being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance which are determined based on standard cost method. The standard cost method is revisited regularly and adjusted to approximate actual cost. Contract cost also includes warranties, provisions and post construction work. Upon full completion of the project, all project costs are recognized based on actual costs incurred.

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

Marketing fees, management fees from administration and property management are recognized as expense when services are incurred.

Cost of hotel operations (part of cost of real estate sales in the consolidated statement of income)

Cost of hotel operations pertains to expenses incurred in relation to sale of goods and rendering of services. These are recognized when a decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen than can be measured reliably. These are recognized when incurred and measured at the amount paid or payable.

Construction costs (part of cost of real estate sales in the consolidated statement of income)

Cost of real estate sold are determined using output method based on POC consistent with the manner of revenue recognition. Contract costs, which is determined using the standard cost method, include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, warranties, post constructions works and final contract settlements which may result in revisions to estimated costs (e.g., standard cost to actual cost) and gross margins are recognized in the year in which the changes are determined.

Customers' deposit

Customers' deposit is a contract liability which is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a customers' deposit is recognized when the payment is made or the payment is due (whichever is earlier). Customers' deposit are recognized as revenue when the control of the goods or services are transferred to the customers by the Group which is essentially fulfillment of its performance obligation under the contract.

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

36.27 Costs to obtain contract

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

Costs incurred prior to obtaining contract with customer are not capitalized but are expensed as incurred.

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

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

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

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

Where the relevant costs or specific performance obligations are demonstrating marginal profitability or other indicators of impairment, judgement is required in ascertaining whether or not the future economic benefits from these contracts are sufficient to recover these assets. In performing this impairment assessment, management is required to make an assessment of the costs to complete the contract. The ability to accurately forecast such costs involves estimates around cost savings to be achieved over time, anticipated profitability of the contract, as well as future performance against any contract-specific performance indicators that could trigger variable consideration, or service credits. Where a contract is anticipated to make a loss, these judgements are also relevant in determining whether or not an onerous contract provision is required and how this is to be measured.

36.28 Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets (included in “Investment properties” and “Property and equipment” accounts in the consolidated statement of financial position). All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

The interest capitalized is calculated using the Group’s weighted average cost of borrowings after adjusting for borrowings associated with specific developments. Where borrowings are associated with specific developments, the amounts capitalized is the gross interest incurred on those borrowings less any investment income arising on their temporary investment.

The Group capitalizes borrowing costs relating to its investment properties and property and equipment under construction. The interest is capitalized from the commencement of the development work until the date of practical completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted.

36.29 Leases

The determination of whether an arrangement is, or contains a lease, is based on the substance of the arrangement and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset. A reassessment is made after inception of the lease only if one of the following applies:

a. There is a change in contractual terms, other than a renewal or extension of the arrangement;
b. A renewal option is exercised or extension granted, unless the term of the renewal or extension was initially included in the lease term;
c. There is a change in the determination of whether fulfilment is dependent on a specified asset; or
d. There is substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for scenarios (a), (c) or (d) above, and at the date of renewal or extension period for scenario (b).

Group as a lessee

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

i) Right-of-use assets

The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

	Useful Life
Building	20-40
Aircraft	10
Others	5

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.
The right-of-use assets are also subject to impairment. Refer to the accounting policies in Impairment of non-financial assets section.

ii) Lease liabilities

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its IBR at the lease commencement date because the interest rate implicit in the lease is not readily determinable. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases

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

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

36.30 Current tax

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

36.31 Deferred tax

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

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences, carryforward benefits of unused tax credits from excess of minimum corporate income tax (MCIT) over the regular corporate income tax and unused net operating loss carryover (NOLCO), to the extent that it is probable that taxable income will be available against which the deductible temporary differences and carryforward benefits of unused tax credits and NOLCO can be utilized.

Deferred tax liabilities are not provided on nontaxable temporary differences associated with investments in domestic associates and interests in joint ventures.

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

36.32 Base Erosion and Profit Shifting (BEPS) Pillar 2

Pillar Two legislation has been implemented in some of the jurisdictions in which subsidiaries of the Group operates. Legislation applicable to the Group is effective on January 1, 2024. Given this, the Group has assessed the applicable tax legislation in all the countries in which subsidiaries of the Group operate to determine whether or not a Pillar Two ‘top-up’ tax liability needs to be recognized.

The relevant set of rules also provides for a transition period in which the in-scope multinational groups may avoid undergoing the complex effective tax rate calculation required by the new piece of legislation. In particular, the Pillar Two legislation provides for a transitional safe harbor (“TSH”) that applies for the first three fiscal years beginning FY2024 through FY2026, extended recently to include FY2027, following the entry into force of the relevant regulation; the TSH relies on simplified calculations (mainly based on data extracted from the qualified Country-by-Country Reporting under BEPS Action 13 and three kinds of alternative tests. Where at least one of the TSH tests is met for a jurisdiction in which the Group operates, the top-up tax due for such jurisdiction will be deemed to be zero.

A test is met for a jurisdiction where:

- Revenue and profit before tax are below, respectively, €10 million and €1 million (the de minimis test);
- The Effective Tax Rate (ETR) equals or exceeds an agreed rate (the ETR test of 15%); or
- The profit before tax does not exceed an amount calculated as a percentage of tangible assets and payroll expense (the routine profits test).

Based on the management assessment performed, the jurisdiction where the Group operates namely the Philippines, Malaysia, the United States of America, Italy, Canada, United Kingdom, Hongkong, Singapore, and British Virgin Islands passed the TSH test/s, thus, top-up taxes are deemed to be zero. In certain jurisdictions, the Group elected to apply the GloBE Loss Election.

36.33 Foreign currency transactions

Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

The exchange differences arising on the translation are taken directly to a separate component of equity under "Cumulative translation adjustments" account. Upon disposal of a foreign subsidiary, the deferred cumulative amount recognized in other comprehensive income relating to that particular foreign operation is recognized in the consolidated statement of income.

Investments in foreign associates are translated to Philippine Peso using the closing exchange rate prevailing at reporting date. The Group's share in the results of operations of the foreign investee is translated using the exchange rate at the dates of the transactions or, where practicable, the rate that approximates the exchange rates at the dates of the transactions, such as the average rate for the period. Any resulting exchange difference is recognized as a separate component of equity.

36.34 Earnings per share (EPS)

Basic EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year adjusted for any subsequent stock dividends declared. Diluted EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year plus the weighted average number of common shares that would be issued on conversion of all the dilutive potential common shares into common shares. Calculation of dilutive EPS considers the potential ordinary shares of subsidiaries, associates and joint ventures that have dilutive effect on the basic EPS of the Parent Company. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential common shares that would have an antidilutive effect on earnings per share.

36.35 Segment reporting

The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segments is presented in Note 28 to the consolidated financial statements.

36.36 Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

36.37 Events after the reporting period

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

Ayala Land, Inc. and Subsidiaries

Index to Consolidated Financial Statements and Supplementary Schedules

As of December 31, 2025

Supplementary Schedules Required by Annex 68-J

Other Supporting Schedules

Ayala Land, Inc. and Subsidiaries
Schedule A- Financial Assets
As of December 31, 2025

Name of Issuing entity and association of each issue	Number of share or principal amount of bonds and notes (in '000)	Amount in the statement of financial position (in '000)	Income received and accrued (in '000)
Loans and Receivables			
A. Cash in Bank		**8,951,426**	**186,734**
BPI			
Peso	-	2,088,938	13,019
Foreign Currency	-	182,012	141
Other Banks			
Peso	-	4,041,896	96,227
Foreign Currency	-	2,638,580	77,347
B. Cash Equivalents 1/		**9,506,798**	**537,649**
BPI			
Special Savings Account	-	-	-
Time Deposits	-	1,861,948	37,739
Others	-	-	-
Other Banks			
Special Savings Account	-	-	-
Time Deposits	-	7,644,850	499,910
Others	-	-	-
C. Loans and receivable		**225,631,166**	**46,137**
Trade	-	181,459,314	25,626
Advances to other companies	-	25,918,652	-
Accrued receivables	-	11,803,805	-
Related parties	-	5,272,421	-
Receivable from employees	-	1,176,974	20,511
D . Financial Assets at FVPL		**399,689**	**33,716**
Investment in UITF	-	340,648	33,716
Investment in Funds	-	59,041	-
E . Financial Assets at FVOCI	**338,614**	**1,214,554**	**-**
Quoted	2,744	552,156	-
Unquoted	335,870	662,398	-
TOTAL	**338,614**	**245,703,633**	**804,236**

1/ Cash equivalents are short term, highly liquid investments that are made for varying period of up to three (3) months depending on the immediate cash requirements of the group and earn interest at the respective short term rates.

Ayala Land, Inc. and Subsidiaries

Schedule B - Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders
(Other than Related Parties)
As of December 31, 2025
in Php

Name and Designation of Debtor	Balance at beginning of period	Additions	Amounts collected	Amounts written off	Current	Non-current	Balance at end of period
Employees							
Notes Receivable	1,064,716,332	1,042,970,403	930,712,862	-	900,334,949	276,638,924	1,176,973,873

Ayala Land, Inc. and subsidiaries
Schedule C - Accounts Receivable from Related Parties which are Eliminated during the Consolidation Period
As of December 31, 2025

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
Amount Owed by Ayala Land, Inc. (ALI) Subsidiaries to ALI PARENT							
Alabang Commercial Corporation (Conso)	25,148	79,471	(104,619)	-	-	-	-
Amorsedia Development Corporation (Conso)	360,918	-	(360,918)	-	-	-	-
Accendo Commercial Corp	127,682	747,663	(740,156)	-	135,190	-	135,190
Adauge Commercial Corp.	6,929	10,111	(10,339)	-	6,701	-	6,701
AKL Properties Inc.	6,920	804,878	(445,972)	-	365,826	-	365,826
ALI Capital Corp. (Conso)	43,006	60,724	-	-	103,730	-	103,730
ALI-CII Development Corporation	7,446	10,840	(10,455)	-	7,831	-	7,831
ALLYSONIA International Inc.	-	3,757	-	-	3,757	-	3,757
ALO Prime Realty Corporation	7,530	-	(7,530)	-	-	-	-
Altaraza Development Corporation	571,650	232,663	(88,978)	-	715,335	-	715,335
Altaraza Prime Realty Corporation	67	-	(67)	-	-	-	-
Alveo Land Corporation (Conso)	6,485,558	662,118	(596,124)	-	6,551,552	-	6,551,552
Amaia Land Corporation (Conso)	1,206,398	910,914	(741,338)	-	1,375,974	-	1,375,974
Anvaya Cove Beach and Nature Club Inc	-	511	-	-	511	-	511
Anvaya Cove Golf and Sports Club Inc.	77,000	1,802	-	-	78,802	-	78,802
Arca South Integrated Terminal, Inc	13,733	45	-	-	13,779	-	13,779
AREIT Fund Manager, Inc.	78	12,674	-	-	12,752	-	12,752
AREIT Property Managers, Inc.	497	-	-	-	497	-	497
AREIT, Inc.	1,655,121	864,032	(531,052)	-	1,988,100	-	1,988,100
Arvo Commercial Corporation	242,143	465,608	(472,719)	-	235,032	-	235,032
Aurora Properties, Inc.	71,960	10	-	-	71,970	-	71,970
Aviana Development Corporation	218,818	451,059	(343,345)	-	326,532	-	326,532
Avida Land Corporation (Conso)	5,100,577	898,420	(585,352)	-	5,413,644	-	5,413,644
Ayala Hotels Inc.	556,301	-	(556,301)	-	-	-	-
Ayala Land International Sales, Inc.(Conso)	163,945	6,095	-	-	170,040	-	170,040
Ayala Malls Zing (AMZING), Inc.	552	30,210	(28,048)	-	2,714	-	2,714
Ayala Property Management Corporation (Conso)	207,269	266,937	(187,598)	-	286,608	-	286,608
Ayalaland Business Solutions, Inc	278	13,633	-	-	13,911	-	13,911
AyalaLand Estates Inc. (Conso)	64,255	592,263	(149,399)	-	507,119	-	507,119
AyalaLand Hotels and Resorts Corp. (Conso)	816,506	2,510,574	-	-	3,327,081	-	3,327,081
Ayalaland Logistics Holdings Corp. (Conso)	2,003,778	3,871,835	(3,448,935)	-	2,426,678	-	2,426,678
Ayalaland Malls Synergies, Inc.	44,300	256	-	-	44,556	-	44,556
AyalaLand Malls, Inc. (Conso)	709,034	817,023	(530,653)	-	995,404	-	995,404
Ayalaland Medical Facilities Leasing Inc.	14,366	-	(14,366)	-	-	-	-
Ayalaland Metro North, Inc.	3,035	1,238	-	-	4,273	-	4,273
AyalaLand Offices, Inc. (Conso)	373,598	106,965	(260,153)	-	220,410	-	220,410
Ayalaland Premier, Inc.	98,298	407,569	(407,509)	-	98,357	-	98,357
Bay City Commercial Ventures Corp.	8,365,242	2,077,278	(1,847,543)	-	8,594,978	-	8,594,978
BellaVita Land Corp.	1,302,178	-	(13,204)	-	1,288,974	-	1,288,974
BG West Properties, Inc	1,389,526	39,595	-	-	1,429,122	-	1,429,122
Buendia Landholdings, Inc.	337	-	(337)	-	-	-	-
Cagayan De Oro Gateway Corporation	62,741	50,930	(39,251)	-	74,420	-	74,420
Capitol Central Commercial Ventures Corp.	1,555,427	187,683	(166,980)	-	1,576,131	-	1,576,131
Cavite Commercial Towncenter, Inc.	122,511	943,925	(644,225)	-	422,211	-	422,211
Cebu District Property Enterprise, Inc.	747,821	1,143,003	(1,141,965)	-	748,859	-	748,859
Cebu Leisure Co. Inc.	58,338	12,611	(70,948)	-	-	-	-
CECI Realty Corp.	199,616	7,817	-	-	207,433	-	207,433

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
Central Bloc Hotel Ventures	23,310	265,762	(9,799)	-	279,273	-	279,273
Crans Montana Property Holdings Corporation	28,278	835,852	(696,921)	-	167,209	-	167,209
Crimson Field Enterprises, Inc.	188,891	-	(188,891)	-	-	-	-
Direct Power Services Inc.	15,497	6,252	-	-	21,749	-	21,749
First Longfield Investments Ltd.	65	-	-	-	65	-	65
FIVE STAR Cinema Inc.	132	-	(132)	-	-	-	-
Glensworth Development, Inc.	-	355,879	(354,918)	-	961	-	961
Hillsford Property Corporation	621	-	(621)	-	-	-	-
Integrated Eco-Resort Inc.	314	-	(314)	-	-	-	-
Lagdigan Land Corporation	1,825	8,538	(8,044)	-	2,319	-	2,319
Leisure and Allied Industries Phils. Inc.	2,784	13,044	(9,673)	-	6,155	-	6,155
Makati Cornerstone Leasing Corp.	4,688,894	664,466	-	-	5,353,360	-	5,353,360
Makati Development Corporation (Conso)	781,166	977,258	(1,473,873)	-	284,550	-	284,550
North Triangle Depot Commercial Corp	107,544	1,175,894	(587,044)	-	696,394	-	696,394
North Ventures Commercial Corp.	93,938	-	(93,938)	-	-	-	-
NorthBeacon Commercial Corporation	21,186	7,484	-	-	28,670	-	28,670
Nuevocentro, Inc. (Conso)	2,401,715	432,870	(68,789)	-	2,765,797	-	2,765,797
OLC Development Corporation (Conso)	-	41,549	-	-	41,549	-	41,549
Philippine Integrated Energy Solutions, Inc.	45,103	63,331	(62,932)	-	45,502	-	45,502
Primavera Towncentre, Inc.	51,961	14,633	(66,595)	-	-	-	-
Red Creek Properties, Inc.	174,355	-	(174,355)	-	-	-	-
Regent Time International, Limited	99,399	270	-	-	99,668	-	99,668
Regent Wise Investments Limited(Conso)	3,321,394	194,717	(1,625,791)	-	1,890,320	-	1,890,320
Roxas Land Corp.	6,697	215	-	-	6,912	-	6,912
Serendra Inc.	191,332	15,269	(7,557)	-	199,043	-	199,043
Soltea Commercial Corp.	93,205	796,291	(712,411)	-	177,086	-	177,086
South Ralston Properties, Inc.	-	9,692	-	-	9,692	-	9,692
Southportal Properties, Inc.	87,700	-	(87,700)	-	-	-	-
Station Square East Commercial Corp	64,968	86,045	(68,409)	-	82,604	-	82,604
Subic Bay Town Center Inc.	12,706	4,532	-	-	17,238	-	17,238
Summerhill Commercial Ventures Corp.	66,906	5,054	-	-	71,959	-	71,959
Sunnyfield E-Office Corp	14,438	-	(14,438)	-	-	-	-
Taft Punta Engaño Property, Inc.	30,246	11,634	(37,276)	-	4,604	-	4,604
Ten Knots Development Corporation(Conso)	110,170	736,574	(190,647)	-	656,097	-	656,097
Ten Knots Philippines, Inc.(Conso)	293,607	1,633,497	(1,755,729)	-	171,376	-	171,376
Verde Golf Development Corporation	94,614	-	-	-	94,614	-	94,614
Vesta Property Holdings Inc.	88,753	35,685	-	-	124,439	-	124,439
Westview Commercial Ventures Corp.	21,744	3,135	(24,880)	-	-	-	-
Whiteknight Holdings, Inc.	33,219	-	(33,219)	-	-	-	-
Subtotal	**48,347,110**	**27,700,165**	**(22,901,276)**	**-**	**53,146,000**	**-**	**53,146,000**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Makati Development Corporation					-		-
Alabang Commercial Corporation (Conso)	19	-	(19)	-	-	-	-
Amorsedia Development Corporation (Conso)	139,099	-	(139,099)	-	-	-	-
Accendo Commercial Corp	472,037	743,917	(1,070,026)	-	145,928	-	145,928
Adauge Commercial Corp.	48,583	-	(39,117)	-	9,466	-	9,466
AKL Properties Inc.	487,738	-	(271,481)	-	216,257	-	216,257
Altaraza Development Corporation	214,590	-	(127,010)	-	87,581	-	87,581
Alveo Land Corporation (Conso)	1,103,089	863,889	(140,172)	-	1,826,807	-	1,826,807
Amaia Land Corporation (Conso)	603,514	945,256	(1,302,207)	-	246,564	-	246,564
Anvaya Cove Golf and Sports Club Inc.	190	220	-	-	409	-	409
Arca South Integrated Terminal, Inc	-	4,043	(4,006)	-	37	-	37
AREIT, Inc.	2,019	-	-	-	2,019	-	2,019
Arvo Commercial Corporation	91,667	196,989	(124,345)	-	164,311	-	164,311
Aurora Properties, Inc.	70,735	47,547	-	-	118,282	-	118,282
Aviana Development Corporation	289,034	227,857	(294,548)	-	222,343	-	222,343
Avida Land Corporation (Conso)	1,180,741	496,953	(905,059)	-	772,635	-	772,635
Ayala Hotels Inc.	766,289	(0)	(766,289)	-	-	-	-
Ayala Land Inc.	4,102,086	8,497,134	(6,348,688)	-	6,250,531	-	6,250,531
Ayala Land International Sales, Inc.(Conso)	-	23,704	(23,763)	-	(59)	-	(59)
Ayala Land-Tagle Property Inc.	142,102	272,903	-	-	415,005	-	415,005
Ayala Malls Zing (AMZING), Inc.	280	-	-	-	280	-	280
Ayala Property Management Corporation (Conso)	4,228	1,726	(3,177)	-	2,777	-	2,777
AyalaLand Estates Inc. (Conso)	276,144	800,069	(469,133)	-	607,081	-	607,081
AyalaLand Hotels and Resorts Corp. (Conso)	226,198	2,473,927	(2,262,774)	-	437,350	-	437,350
Avalaland Logistics Holdings Corp. (Conso)	753,119	3,934,330	(3,229,166)	-	1,458,283	-	1,458,283
Ayalaland Malls Synergies, Inc.	1,469	-	-	-	1,469	-	1,469
AyalaLand Malls, Inc. (Conso)	80,824	-	(46,997)	-	33,827	-	33,827
Ayalaland Medical Facilities Leasing Inc.	2,455	-	(2,455)	-	-	-	-
AyalaLand Offices, Inc. (Conso)	5	-	-	-	5	-	5
Bay City Commercial Ventures Corp.	669,268	2,499,098	(2,405,777)	-	762,589	-	762,589
BellaVita Land Corp.	23,064	-	(2,042)	-	21,021	-	21,021
BG West Properties, Inc	1,153,444	(0)	(729,452)	-	423,992	-	423,992
Cagayan De Oro Gateway Corporation	11,870	21,767	-	-	33,637	-	33,637
Capitol Central Commercial Ventures Corp.	83,283	138,777	(170,160)	-	51,899	-	51,899
Cavite Commercial Towncenter, Inc.	242,152	1,419,504	(1,370,012)	-	291,645	-	291,645
Cebu District Property Enterprise, Inc.	156,727	780,029	(543,987)	-	392,770	-	392,770
Cebu Leisure Co. Inc.	5	-	(5)	-	-	-	-
CECI Realty Corp.	45,172	(0)	(21,414)	-	23,758	-	23,758
Central Bloc Hotel Ventures	-	48	-	-	48	-	48
Crans Montana Property Holdings Corporation	45,092	570,541	-	-	615,634	-	615,634
Direct Power Services Inc.	4	-	-	-	4	-	4
Glensworth Development, Inc.	-	71,282	-	-	71,282	-	71,282
Lagdigan Land Corporation	6,741	16,724	(23,409)	-	55	-	55
Makati Cornerstone Leasing Corp.	19,324	-	(19,258)	-	65	-	65
Makati Development Corporation (Conso)	-	2,220,262	(2,220,137)	-	125	-	125
North Triangle Depot Commercial Corp	161,709	629,022	(312,788)	-	477,944	-	477,944
NorthBeacon Commercial Corporation	41,371	(0)	(34,390)	-	6,981	-	6,981
Nuevocentro, Inc. (Conso)	328,536	247,743	(68,751)	-	507,529	-	507,529
OLC Development Corporation (Conso)	-	85,890	-	-	85,890	-	85,890
Philippine Integrated Energy Solutions, Inc.	317	-	-	-	317	-	317
Primavera Towncentre, Inc.	21,949	30,659	(52,607)	-	-	-	-
Red Creek Properties, Inc.	-	25,098	(25,098)	-	-	-	-
Roxas Land Corp.	327	21,779	(7,527)	-	14,580	-	14,580
Serendra Inc.	86,113	0	(84,007)	-	2,105	-	2,105
Soltea Commercial Corp.	183,207	710,596	(338,186)	-	555,616	-	555,616
Southportal Properties, Inc.	5,632	-	(5,632)	-	-	-	-
Station Square East Commercial Corp	11	-	-	-	11	-	11
Summerhill Commercial Ventures Corp.	25	-	-	-	25	-	25
Taft Punta Engaño Property, Inc.	2,348	-	(2,348)	-	-	-	-
Ten Knots Development Corporation(Conso)	82,085	822,044	(460,849)	-	443,280	-	443,280
Ten Knots Philippines, Inc.(Conso)	260,111	826,598	(354,938)	-	731,771	-	731,771
Vesta Property Holdings Inc.	40,630	(0)	(9,615)	-	31,014	-	31,014
Westview Commercial Ventures Corp.	5	1,003	(1,008)	-	-	-	-
Subtotal	**14,728,777**	**30,668,925**	**(26,832,928)**	**-**	**18,564,773**	**-**	**18,564,773**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Accendo Commercial Corp					-		-
Alabang Commercial Corporation (Conso)	7	-	(7)	-	-	-	-
Amorsedia Development Corporation (Conso)	0	-	(0)	-	-	-	-
Adauge Commercial Corp.	21	-	-	-	21	-	21
Alveo Land Corporation (Conso)	929	7	(142)	-	794	-	794
Amaia Land Corporation (Conso)	20	-	-	-	20	-	20
AREIT, Inc.	-	572,988	(545,253)	-	27,735	-	27,735
Aviana Development Corporation	3,338	34	(996)	-	2,376	-	2,376
Avida Land Corporation (Conso)	7,243	268	-	-	7,511	-	7,511
Ayala Land Inc.	14,540	129	-	-	14,669	-	14,669
Ayala Malls Zing (AMZING), Inc.	101	-	-	-	101	-	101
Ayala Property Management Corporation (Conso)	425	-	-	-	425	-	425
AyalaLand Estates Inc. (Conso)	24	30	-	-	54	-	54
AyalaLand Hotels and Resorts Corp. (Conso)	(118)	1,257	-	-	1,138	-	1,138
Ayalaland Logistics Holdings Corp. (Conso)	20	45,052	(45,007)	-	65	-	65
AyalaLand Malls, Inc. (Conso)	3,707	98	-	-	3,804	-	3,804
Ayalaland Metro North, Inc.	1	-	-	-	1	-	1
AyalaLand Offices, Inc. (Conso)	20	-	-	-	20	-	20
Bay City Commercial Ventures Corp.	27	-	(1)	-	26	-	26
Cagayan De Oro Gateway Corporation	203	-	(148)	-	55	-	55
Capitol Central Commercial Ventures Corp.	64	31	-	-	95	-	95
Cebu Leisure Co. Inc.	7	-	(7)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	135	2	(2)	-	135	-	135
Makati Development Corporation (Conso)	199	39	-	-	239	-	239
North Triangle Depot Commercial Corp	39	0	-	-	39	-	39
North Ventures Commercial Corp.	0	-	(0)	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	0	6,982	-	-	6,983	-	6,983
Station Square East Commercial Corp	6	-	-	-	6	-	6
Ten Knots Development Corporation(Conso)	21	-	-	-	21	-	21
Ten Knots Philippines, Inc.(Conso)	3	-	-	-	3	-	3
Westview Commercial Ventures Corp.	26	-	(26)	-	-	-	-
Subtotal	**31,007**	**626,916**	**(591,588)**	**-**	**66,335**	**-**	**66,335**
					-		-
Amount Owed by ALI & Subsidiaries TO Adauge Commercial Corp.					-		-
Accendo Commercial Corp	4,133	4,323	(8,456)	-	-	-	-
Alveo Land Corporation (Conso)	1,436	1,449	(2,876)	-	9	-	9
Amaia Land Corporation (Conso)	752	-	-	-	752	-	752
Arvo Commercial Corporation	387	-	-	-	387	-	387
Avida Land Corporation (Conso)	1,554	345	-	-	1,899	-	1,899
Ayala Land Inc.	-	925	-	-	925	-	925
AyalaLand Hotels and Resorts Corp. (Conso)	11,801	2,569	(12,307)	-	2,063	-	2,063
Ayalaland Logistics Holdings Corp. (Conso)	16,903	14,073	(27,857)	-	3,119	-	3,119
AyalaLand Malls, Inc. (Conso)	412	22	-	-	434	-	434
Ayalaland Metro North, Inc.	1	-	-	-	1	-	1
Bay City Commercial Ventures Corp.	10,198	19,221	(22,961)	-	6,459	-	6,459
Capitol Central Commercial Ventures Corp.	2	-	-	-	2	-	2
Cebu District Property Enterprise, Inc.	6,014	16,218	(22,236)	-	(3)	-	(3)
Direct Power Services Inc.	2	-	-	-	2	-	2
North Triangle Depot Commercial Corp	18	2,161	(4)	-	2,175	-	2,175
Soltea Commercial Corp.	6,033	19,431	(24,440)	-	1,024	-	1,024
Sunnyfield E-Office Corp	533	-	(533)	-	-	-	-
Ten Knots Development Corporation(Conso)	-	1,884	(2)	-	1,882	-	1,882
Ten Knots Philippines, Inc.(Conso)	6,071	9,193	(12,306)	-	2,959	-	2,959
Subtotal	**66,252**	**91,813**	**(133,978)**	**-**	**24,087**	**-**	**24,087**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AKL Properties Inc.					-		-
Ayala Land Inc.	2	-	(2)	-	-	-	-
Subtotal	**2**	**-**	**(2)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Alabang Commercial Corporation					-		-
Alabang Commercial Corporation (Conso)	16,530	-	(16,530)	-	-	-	-
Amorsedia Development Corporation (Conso)	106	-	(106)	-	-	-	-
Accendo Commercial Corp	29,163	85,014	(114,177)	-	-	-	-
ALI Capital Corp. (Conso)	218	-	(218)	-	-	-	-
Alveo Land Corporation (Conso)	14,027	26,845	(40,872)	-	-	-	-
Amaia Land Corporation (Conso)	1,117	97,000	(98,117)	-	-	-	-
Arvo Commercial Corporation	3,600	28,666	(32,266)	-	-	-	-
Aviana Development Corporation	6,741	8,400	(15,141)	-	-	-	-
Avida Land Corporation (Conso)	319	65,000	(65,319)	-	-	-	-
Ayala Land Inc.	8,509	139,880	(148,389)	-	-	-	-
Ayala Malls Zing (AMZING), Inc.	65	-	(65)	-	-	-	-
AyalaLand Estates Inc. (Conso)	2,000	108,000	(110,000)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	16,431	257,050	(273,482)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	121,003	361,681	(482,684)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	5,584	22,000	(27,584)	-	-	-	-
AyalaLand Offices, Inc. (Conso)	14,634	-	(14,634)	-	-	-	-
Bay City Commercial Ventures Corp.	103,221	651,278	(754,499)	-	-	-	-
Cagayan De Oro Gateway Corporation	1	-	(1)	-	-	-	-
Capitol Central Commercial Ventures Corp.	41,092	81,908	(123,000)	-	-	-	-
Cavite Commercial Towncenter, Inc.	31,085	101,857	(132,943)	-	-	-	-
Cebu District Property Enterprise, Inc.	13,202	179,778	(192,980)	-	-	-	-
Cebu Leisure Co. Inc.	24	-	(24)	-	-	-	-
Crans Montana Property Holdings Corporation	1,155	30,686	(31,841)	-	-	-	-
FIVE STAR Cinema Inc.	5,848	-	(5,848)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	(1,275)	1,275	-	-	-	-	-
Makati Development Corporation (Conso)	37,426	115,000	(152,426)	-	-	-	-
North Triangle Depot Commercial Corp	35,944	162,698	(198,642)	-	-	-	-
North Ventures Commercial Corp.	2	-	(2)	-	-	-	-
NorthBeacon Commercial Corporation	42	-	(42)	-	-	-	-
Nuevocentro, Inc. (Conso)	-	72,000	(72,000)	-	-	-	-
Primavera Towncentre, Inc.	750	1,000	(1,750)	-	-	-	-
Serendra Inc.	2	-	(2)	-	-	-	-
Soltea Commercial Corp.	70	287,857	(287,927)	-	-	-	-
Station Square East Commercial Corp	95	-	(95)	-	-	-	-
Summerhill Commercial Ventures Corp.	1	-	(1)	-	-	-	-
Ten Knots Development Corporation(Conso)	18,568	138,626	(157,195)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	3,580	41,205	(44,785)	-	-	-	-
Subtotal	**530,880**	**3,064,705**	**(3,595,585)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO ALI Capital Corp.					-		-
Accendo Commercial Corp	136,099	280,822	(416,921)	-	-	-	-
ALI Capital Corp. (Conso)	(190)	190	-	-	-	-	-
Amaia Land Corporation (Conso)	148	1,151	(1,149)	-	149	-	149
Arvo Commercial Corporation	1,190	908	(908)	-	1,190	-	1,190
Avida Land Corporation (Conso)	989	31,083	(30,534)	-	1,538	-	1,538
Ayala Land Inc.	-	316,933	(282,037)	-	34,896	-	34,896
AyalaLand Estates Inc. (Conso)	-	9,432	(0)	-	9,432	-	9,432
AyalaLand Hotels and Resorts Corp. (Conso)	135,153	125,868	(132,732)	-	128,289	-	128,289
Ayalaland Logistics Holdings Corp. (Conso)	5,069	39,148	(14,187)	-	30,030	-	30,030
Ayalaland Medical Facilities Leasing Inc.	225	-	(225)	-	-	-	-
Bay City Commercial Ventures Corp.	87,031	234,227	(319,702)	-	1,556	-	1,556
Capitol Central Commercial Ventures Corp.	6,042	22,806	(12,498)	-	16,350	-	16,350
Crans Montana Property Holdings Corporation	-	33,631	(3,019)	-	30,612	-	30,612
Direct Power Services Inc.	885	1,636,746	-	-	1,637,631	-	1,637,631
North Triangle Depot Commercial Corp	209	26,801	(209)	-	26,801	-	26,801
Soltea Commercial Corp.	-	3,008	(3,008)	-	-	-	-
Ten Knots Development Corporation(Conso)	-	130,685	(32,404)	-	98,281	-	98,281
Ten Knots Philippines, Inc.(Conso)	69,972	154,395	(153,420)	-	70,948	-	70,948
Whiteknight Holdings, Inc.	599	-	(599)	-	-	-	-
Subtotal	**443,422**	**3,047,835**	**(1,403,554)**	**-**	**2,087,703**	**-**	**2,087,703**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO ALI-CII Development Corporation					-		-
Accendo Commercial Corp	23,535	93,239	(97,141)	-	19,632	-	19,632
Alveo Land Corporation (Conso)	7,977	16,938	(24,710)	-	205	-	205
Amaia Land Corporation (Conso)	51	7,224	(7,129)	-	147	-	147
Arvo Commercial Corporation	13,798	24,549	(31,276)	-	7,070	-	7,070
Aviana Development Corporation	-	1,314	(1,310)	-	4	-	4
Avida Land Corporation (Conso)	4,093	-	(3,901)	-	191	-	191
Ayala Land Inc.	12	34,258	(34,196)	-	74	-	74
AyalaLand Estates Inc. (Conso)	-	1,001	(0)	-	1,001	-	1,001
AyalaLand Hotels and Resorts Corp. (Conso)	1,667	77,979	(28,152)	-	51,495	-	51,495
Ayalaland Logistics Holdings Corp. (Conso)	19,799	86,916	(47,129)	-	59,587	-	59,587
AyalaLand Malls, Inc. (Conso)	63	-	(54)	-	9	-	9
Bay City Commercial Ventures Corp.	40,805	99,108	(89,238)	-	50,675	-	50,675
Cagayan De Oro Gateway Corporation	29	-	-	-	29	-	29
Capitol Central Commercial Ventures Corp.	18	1,597	(1,594)	-	21	-	21
Cavite Commercial Towncenter, Inc.	15,333	18,972	(15,120)	-	19,185	-	19,185
Cebu District Property Enterprise, Inc.	41	22,579	(5,523)	-	17,097	-	17,097
Crans Montana Property Holdings Corporation	-	7,396	(47)	-	7,349	-	7,349
Direct Power Services Inc.	388	-	-	-	388	-	388
Lagdigan Land Corporation	1,557	1,627	(3,114)	-	69	-	69
Leisure and Allied Industries Phils. Inc.	(22)	86	-	-	64	-	64
Makati Cornerstone Leasing Corp.	6	-	-	-	6	-	6
Makati Development Corporation (Conso)	27,869	32,488	(60,356)	-	-	-	-
North Triangle Depot Commercial Corp	5,238	5,216	(5,748)	-	4,707	-	4,707
Soltea Commercial Corp.	9,199	14,966	(22,930)	-	1,236	-	1,236
Ten Knots Philippines, Inc.(Conso)	35,441	89,696	(81,543)	-	43,593	-	43,593
Subtotal	**206,898**	**637,149**	**(560,211)**	**-**	**283,836**	**-**	**283,836**
					-		-
Amount Owed by ALI & Subsidiaries TO ALLYSONIA International Inc.					-		-
Ayala Land Inc.	-	100,936	-	-	100,936	-	100,936
Subtotal	**-**	**100,936**	**-**	**-**	**100,936**	**-**	**100,936**
					-		-
Amount Owed by ALI & Subsidiaries TO ALO Prime Realty Corporation					-		-
Accendo Commercial Corp	4,604	2,500	(7,104)	-	-	-	-
Alveo Land Corporation (Conso)	-	8,879	(8,879)	-	-	-	-
AREIT, Inc.	6,047	-	(6,047)	-	-	-	-
Arvo Commercial Corporation	2,778	5,000	(7,778)	-	-	-	-
Ayala Land Inc.	21	8,879	(8,900)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	50	-	(50)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	18	-	(18)	-	-	-	-
Bay City Commercial Ventures Corp.	9,005	8,879	(17,884)	-	-	-	-
Capitol Central Commercial Ventures Corp.	4	-	(4)	-	-	-	-
Makati Development Corporation (Conso)	312	-	(312)	-	-	-	-
North Triangle Depot Commercial Corp	2,513	20,258	(22,771)	-	-	-	-
Westview Commercial Ventures Corp.	1,562	3,100	(4,662)	-	-	-	-
Subtotal	**26,912**	**57,495**	**(84,407)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Altaraza Development Corporation					-		-
Ayala Land Inc.	1	-	(1)	-	-	-	-
Subtotal	**1**	**-**	**(1)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Altaraza Prime Realty Corporation					-		-
Bay City Commercial Ventures Corp.	75	-	(75)	-	-	-	-
Crans Montana Property Holdings Corporation	2,507	5,000	(7,507)	-	-	-	-
Subtotal	**2,582**	**5,000**	**(7,582)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Alveo Land Corporation					-		-
Amorsedia Development Corporation (Conso)	1,031	-	(1,031)	-	-	-	-
Accendo Commercial Corp	435,552	512,216	(632,058)	-	315,710	-	315,710
Adauge Commercial Corp.	28	-	-	-	28	-	28
ALI Capital Corp. (Conso)	6,652	-	-	-	6,652	-	6,652
Amaia Land Corporation (Conso)	19,550	43,942	(43,601)	-	19,891	-	19,891
AREIT, Inc.	22	-	-	-	22	-	22
Arvo Commercial Corporation	15,297	139,621	(145,253)	-	9,664	-	9,664
Aurora Properties, Inc.	11,417	-	-	-	11,417	-	11,417
Aviana Development Corporation	92,000	195,878	(287,878)	-	-	-	-
Avida Land Corporation (Conso)	(4,133)	62,417	(24,440)	-	33,845	-	33,845
Ayala Hotels Inc.	503	-	(503)	-	-	-	-
Ayala Land Inc.	2,308,821	858,887	(856,117)	-	2,311,591	-	2,311,591
Ayala Land International Sales, Inc.(Conso)	1,006	-	-	-	1,006	-	1,006
Ayala Property Management Corporation (Conso)	3,889	2,000	-	-	5,889	-	5,889
Avalaland Business Solutions, Inc	-	45	-	-	45	-	45
AyalaLand Estates Inc. (Conso)	4,308	3,887	(8,167)	-	29	-	29
AyalaLand Hotels and Resorts Corp. (Conso)	95,435	575,103	(627,693)	-	42,846	-	42,846
Ayalaland Logistics Holdings Corp. (Conso)	464,688	600,459	(823,255)	-	241,892	-	241,892
Avalaland Malls Synergies, Inc.	454	-	-	-	454	-	454
AyalaLand Malls, Inc. (Conso)	63	-	-	-	63	-	63
Avalaland Medical Facilities Leasing Inc.	273	-	(273)	-	-	-	-
Bay City Commercial Ventures Corp.	161,303	217,459	(355,501)	-	23,262	-	23,262
BellaVita Land Corp.	825,637	-	-	-	825,637	-	825,637
BG West Properties, Inc	1,743,538	227,696	-	-	1,971,234	-	1,971,234
Cagayan De Oro Gateway Corporation	52	-	(52)	-	-	-	-
Capitol Central Commercial Ventures Corp.	-	14,227	(14,154)	-	73	-	73
Cavite Commercial Towncenter, Inc.	16,506	98,252	(94,037)	-	20,720	-	20,720
Cebu District Property Enterprise, Inc.	22,609	232,119	(204,472)	-	50,256	-	50,256
Crans Montana Property Holdings Corporation	48,249	183,457	(185,975)	-	45,730	-	45,730
Crimson Field Enterprises, Inc.	722	-	(722)	-	-	-	-
Glensworth Development, Inc.	-	20,969	(9)	-	20,959	-	20,959
Makati Development Corporation (Conso)	291,477	193,322	(468,654)	-	16,145	-	16,145
North Triangle Depot Commercial Corp	29,645	270	(27,012)	-	2,903	-	2,903
Nuevocentro, Inc. (Conso)	606,104	233,697	(101,514)	-	738,287	-	738,287
OLC Development Corporation (Conso)	-	156	-	-	156	-	156
Primavera Towncentre, Inc.	364	1,002	(1,367)	-	-	-	-
Serendra Inc.	5,603	6,521	(9,077)	-	3,047	-	3,047
Soltea Commercial Corp.	(1,825)	54,770	(54,702)	-	(1,757)	-	(1,757)
Summerhill Commercial Ventures Corp.	5,171	-	-	-	5,171	-	5,171
Ten Knots Development Corporation(Conso)	2,804	33,560	(22,036)	-	14,328	-	14,328
Ten Knots Philippines, Inc.(Conso)	17,905	587,509	(462,677)	-	142,737	-	142,737
Vesta Property Holdings Inc.	343,039	257,700	(503,788)	-	96,952	-	96,952
Westview Commercial Ventures Corp.	44	-	(44)	-	-	-	-
Subtotal	**7,575,803**	**5,357,139**	**(5,956,062)**	**-**	**6,976,880**	**-**	**6,976,880**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Amaia Land Corporation					-		-
Amorsedia Development Corporation (Conso)	42	-	(42)	-	-	-	-
Accendo Commercial Corp	107,737	100,750	(208,471)	-	16	-	16
Alveo Land Corporation (Conso)	161	8,043	(8,006)	-	199	-	199
Amaia Land Corporation (Conso)	1,604	36,000	(63,267)	-	(25,663)	-	(25,663)
Arvo Commercial Corporation	34,824	65,418	(88,340)	-	11,903	-	11,903
Aviana Development Corporation	43	-	(43)	-	-	-	-
Avida Land Corporation (Conso)	49,270	167,086	(145,648)	-	70,708	-	70,708
Ayala Land Inc.	2,611	4,043	(3,972)	-	2,683	-	2,683
Ayala Property Management Corporation (Conso)	790	-	-	-	790	-	790
AyalaLand Estates Inc. (Conso)	224	675	-	-	899	-	899
AyalaLand Hotels and Resorts Corp. (Conso)	4,654	41,055	(44,114)	-	1,595	-	1,595
Ayalaland Logistics Holdings Corp. (Conso)	91,136	147,765	(237,567)	-	1,335	-	1,335
AyalaLand Offices, Inc. (Conso)	1,855	-	-	-	1,855	-	1,855
Bay City Commercial Ventures Corp.	4,387	33,622	(37,517)	-	492	-	492
BellaVita Land Corp.	92,303	5,766	-	-	98,069	-	98,069
Capitol Central Commercial Ventures Corp.	-	8,528	(8,504)	-	24	-	24
Cavite Commercial Towncenter, Inc.	-	6,522	(6,503)	-	19	-	19
Cebu District Property Enterprise, Inc.	10	13,367	(13,354)	-	23	-	23
Glensworth Development, Inc.	-	8,002	(0)	-	8,002	-	8,002
Makati Development Corporation (Conso)	5,384	-	-	-	5,384	-	5,384
North Triangle Depot Commercial Corp	-	4,006	(4,001)	-	5	-	5
Nuevocentro, Inc. (Conso)	-	0	-	-	0	-	0
Subtotal	**397,036**	**650,649**	**(869,347)**	**-**	**178,338**	**-**	**178,338**
					-		-
Amount Owed by ALI & Subsidiaries TO Amorsedia Development Corporation					-		-
Amorsedia Development Corporation (Conso)	(44,516)	44,516	-	-	-	-	-
Accendo Commercial Corp	25,020	-	(25,020)	-	-	-	-
AREIT, Inc.	23,570	-	(23,570)	-	-	-	-
Avida Land Corporation (Conso)	72	-	(72)	-	-	-	-
Ayala Land Inc.	121,514	-	(121,514)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	16,013	-	(16,013)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	54,573	-	(54,573)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	151	-	(151)	-	-	-	-
Bay City Commercial Ventures Corp.	75,894	-	(75,894)	-	-	-	-
BellaVita Land Corp.	10,404	-	(10,404)	-	-	-	-
BG West Properties, Inc	2,310	-	(2,310)	-	-	-	-
Cavite Commercial Towncenter, Inc.	19,030	-	(19,030)	-	-	-	-
Cebu District Property Enterprise, Inc.	19,040	-	(19,040)	-	-	-	-
Makati Development Corporation (Conso)	120	-	(120)	-	-	-	-
Ten Knots Development Corporation(Conso)	5	-	(5)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	5,034	-	(5,034)	-	-	-	-
Subtotal	**328,234**	**44,516**	**(372,750)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Anvaya Cove Beach and Nature Club Inc					-		-
Anvaya Cove Golf and Sports Club Inc.	6,235	7,490	-	-	13,726	-	13,726
Ayala Land Inc.	311	328	-	-	638	-	638
AyalaLand Hotels and Resorts Corp. (Conso)	10,087	10,498	(20,584)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	12,589	40,861	(37,067)	-	16,384	-	16,384
Bay City Commercial Ventures Corp.	92,916	406,044	(390,809)	-	108,150	-	108,150
Cavite Commercial Towncenter, Inc.	5,179	25,206	(30,028)	-	358	-	358
Cebu District Property Enterprise, Inc.	12,544	54,969	(52,875)	-	14,639	-	14,639
Makati Development Corporation (Conso)	10	-	-	-	10	-	10
North Triangle Depot Commercial Corp	162	-	-	-	162	-	162
Soltea Commercial Corp.	219	-	-	-	219	-	219
Ten Knots Philippines, Inc.(Conso)	5,091	30,202	(35,207)	-	85	-	85
Subtotal	**145,344**	**575,597**	**(566,571)**	**-**	**154,371**	**-**	**154,371**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Anvaya Cove Golf and Sports Club Inc.					-		-
Amaia Land Corporation (Conso)	(0)	8,123	(6,023)	-	2,100	-	2,100
Anvaya Cove Beach and Nature Club Inc	983	3,182	-	-	4,165	-	4,165
Ayala Land Inc.	342	5,025	(9,643)	-	(4,276)	-	(4,276)
AyalaLand Hotels and Resorts Corp. (Conso)	0	-	(0)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	3,500	12,758	(14,621)	-	1,637	-	1,637
AyalaLand Malls, Inc. (Conso)	-	-	(5,000)	-	(5,000)	-	(5,000)
Bay City Commercial Ventures Corp.	55,149	115,050	(125,408)	-	44,790	-	44,790
Capitol Central Commercial Ventures Corp.	1,225	3,671	(3,661)	-	1,234	-	1,234
Cavite Commercial Towncenter, Inc.	91	-	-	-	91	-	91
Cebu District Property Enterprise, Inc.	-	60,871	(50,828)	-	10,043	-	10,043
Makati Development Corporation (Conso)	2	10,147	(9,993)	-	156	-	156
North Triangle Depot Commercial Corp	85	6,000	-	-	6,085	-	6,085
Ten Knots Philippines, Inc.(Conso)	-	8,206	(125)	-	8,081	-	8,081
Subtotal	**61,377**	**233,033**	**(225,303)**	**-**	**69,107**	**-**	**69,107**
					-		-
Amount Owed by ALI & Subsidiaries TO AREIT Fund Manager, Inc.					-		-
Accendo Commercial Corp	17,035	55,941	(72,976)	-	0	-	0
Alveo Land Corporation (Conso)	10,013	43	(10,055)	-	-	-	-
Amaia Land Corporation (Conso)	581	-	-	-	581	-	581
AREIT, Inc.	96,187	458,841	(357,901)	-	197,128	-	197,128
Arvo Commercial Corporation	0	20,564	(11,075)	-	9,489	-	9,489
Avida Land Corporation (Conso)	372	-	-	-	372	-	372
Ayala Land Inc.	111	17,033	(16,069)	-	1,075	-	1,075
AyalaLand Hotels and Resorts Corp. (Conso)	42,455	26,724	(43,041)	-	26,137	-	26,137
Ayalaland Logistics Holdings Corp. (Conso)	62,790	169,348	(177,400)	-	54,739	-	54,739
Bay City Commercial Ventures Corp.	17,585	51,108	(56,119)	-	12,574	-	12,574
Capitol Central Commercial Ventures Corp.	26,933	55,411	(55,371)	-	26,973	-	26,973
Cavite Commercial Towncenter, Inc.	22,801	81,948	(80,721)	-	24,028	-	24,028
Cebu District Property Enterprise, Inc.	98,932	286,979	(286,816)	-	99,095	-	99,095
Crans Montana Property Holdings Corporation	13,027	13,550	(23,564)	-	3,013	-	3,013
Nuevocentro, Inc. (Conso)	65	-	-	-	65	-	65
Primavera Towncentre, Inc.	17,117	280	(17,397)	-	-	-	-
Soltea Commercial Corp.	4,177	16,865	(21,042)	-	(0)	-	(0)
Summerhill Commercial Ventures Corp.	559	-	-	-	559	-	559
Ten Knots Development Corporation(Conso)	4,414	9,031	(13,390)	-	55	-	55
Ten Knots Philippines, Inc.(Conso)	6,170	12,630	(13,465)	-	5,335	-	5,335
Subtotal	**441,324**	**1,276,294**	**(1,256,402)**	**-**	**461,216**	**-**	**461,216**
					-		-
Amount Owed by ALI & Subsidiaries TO AREIT Property Managers, Inc.					-		-
AREIT, Inc.	741,026	404,472	(147,217)	-	998,281	-	998,281
Subtotal	**741,026**	**404,472**	**(147,217)**	**-**	**998,281**	**-**	**998,281**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AREIT, Inc.					-		-
Amorsedia Development Corporation (Conso)	5,368	1,000	(6,368)	-	-	-	-
Accendo Commercial Corp	3,739	4,620,423	(482,089)	-	4,142,073	-	4,142,073
Alveo Land Corporation (Conso)	55,586	625,167	(677,369)	-	3,383	-	3,383
Amaia Land Corporation (Conso)	2,943	430,104	(408,150)	-	24,897	-	24,897
Arca South Integrated Terminal, Inc	4,016	8,681	(12,159)	-	538	-	538
Arvo Commercial Corporation	53,752	129,048	(124,840)	-	57,961	-	57,961
Aviana Development Corporation	1,099	324,323	(137,313)	-	188,109	-	188,109
Avida Land Corporation (Conso)	578	546,170	(422,052)	-	124,696	-	124,696
Ayala Land Inc.	322,313	(1,402,268)	2,705,650	-	1,625,694	-	1,625,694
Ayala Malls Zing (AMZING), Inc.	1,285	(100)	-	-	1,185	-	1,185
Ayala Property Management Corporation (Conso)	1,169	20,458	(17,190)	-	4,437	-	4,437
AyalaLand Estates Inc. (Conso)	960	238,221	(55,021)	-	184,160	-	184,160
AyalaLand Hotels and Resorts Corp. (Conso)	7,775,456	1,856,908	(1,841,352)	-	7,791,011	-	7,791,011
Ayalaland Logistics Holdings Corp. (Conso)	277,954	2,393,784	(2,407,677)	-	264,060	-	264,060
Ayalaland Malls Synergies, Inc.	2,046	-	-	-	2,046	-	2,046
AyalaLand Malls, Inc. (Conso)	9,475,329	142,949	-	-	9,618,278	-	9,618,278
AyalaLand Offices, Inc. (Conso)	(1)	14,335	(14,334)	-	-	-	-
Ayalaland Premier, Inc.	3,979	-	-	-	3,979	-	3,979
Bay City Commercial Ventures Corp.	1,194,997	844,707	(1,049,573)	-	990,130	-	990,130
Cagayan De Oro Gateway Corporation	537	5,142,923	(78,567)	-	5,064,893	-	5,064,893
Capitol Central Commercial Ventures Corp.	25,997	81,745	(73,201)	-	34,541	-	34,541
Cavite Commercial Towncenter, Inc.	178,975	493,810	(488,803)	-	183,981	-	183,981
Cebu District Property Enterprise, Inc.	18,710	1,143,872	(1,103,046)	-	59,536	-	59,536
Central Bloc Hotel Ventures	-	1,522,271	(0)	-	1,522,271	-	1,522,271
Crans Montana Property Holdings Corporation	8,673	1,061,827	(637,784)	-	432,716	-	432,716
Crimson Field Enterprises, Inc.	18,350	179	(18,528)	-	-	-	-
Glensworth Development, Inc.	-	287,257	(179)	-	287,077	-	287,077
Lagdigan Land Corporation	3,246	4,874	(7,894)	-	226	-	226
Makati Cornerstone Leasing Corp.	65	-	-	-	65	-	65
Makati Development Corporation (Conso)	2,895	284,557	(227,882)	-	59,570	-	59,570
North Triangle Depot Commercial Corp	97,506	728,930	(492,683)	-	333,753	-	333,753
NorthBeacon Commercial Corporation	2,075,381	10,747	-	-	2,086,128	-	2,086,128
Nuevocentro, Inc. (Conso)	-	30,810	(30,635)	-	175	-	175
Philippine Integrated Energy Solutions, Inc.	-	1,113	-	-	1,113	-	1,113
Primavera Towncentre, Inc.	57,732	79,550	(137,282)	-	-	-	-
Soltea Commercial Corp.	62,907	825,619	(847,826)	-	40,700	-	40,700
Sunnyfield E-Office Corp	0	-	(0)	-	-	-	-
Ten Knots Development Corporation(Conso)	107,084	837,348	(911,594)	-	32,838	-	32,838
Ten Knots Philippines, Inc.(Conso)	84,015	866,483	(664,304)	-	286,194	-	286,194
Westview Commercial Ventures Corp.	2,080	1,005	(3,086)	-	-	-	-
Subtotal	**21,926,723**	**24,198,829**	**(10,673,135)**	**-**	**35,452,417**	**-**	**35,452,417**
					-		-
Amount Owed by ALI & Subsidiaries TO Arvo Commercial Corporation					-		-
Alabang Commercial Corporation (Conso)	2	-	(2)	-	-	-	-
ALI-CII Development Corporation	-	1	-	-	1	-	1
AREIT, Inc.	3	-	(3)	-	(0)	-	(0)
Arvo Commercial Corporation	12	-	-	-	12	-	12
Ayala Land Inc.	978,411	316	-	-	978,727	-	978,727
Ayala Malls Zing (AMZING), Inc.	19	-	-	-	19	-	19
AyalaLand Malls, Inc. (Conso)	732	79	-	-	811	-	811
Cagayan De Oro Gateway Corporation	0	-	-	-	0	-	0
Cavite Commercial Towncenter, Inc.	1,066	2	-	-	1,068	-	1,068
Leisure and Allied Industries Phils. Inc.	1,162	-	(211)	-	951	-	951
North Triangle Depot Commercial Corp	8	-	-	-	8	-	8
North Ventures Commercial Corp.	4	-	(4)	-	-	-	-
Primavera Towncentre, Inc.	308	-	(308)	-	-	-	-
Soltea Commercial Corp.	13	-	-	-	13	-	13
Station Square East Commercial Corp	2	-	-	-	2	-	2
Subic Bay Town Center Inc.	-	1	-	-	1	-	1
Summerhill Commercial Ventures Corp.	0	-	-	-	0	-	0
Subtotal	**981,742**	**400**	**(529)**	**-**	**981,613**	**-**	**981,613**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Aurora Properties, Inc.					-		-
Amorsedia Development Corporation (Conso)	930,269	1,422,950	(2,353,219)	-	-	-	-
Accendo Commercial Corp	1,957	142,993	(125,851)	-	19,099	-	19,099
Alveo Land Corporation (Conso)	6,541	74,311	(84,723)	-	(3,870)	-	(3,870)
Amaia Land Corporation (Conso)	518	98,438	(97,802)	-	1,153	-	1,153
Arca South Integrated Terminal, Inc	3,912	8,968	(7,779)	-	5,102	-	5,102
Arvo Commercial Corporation	25,739	63,332	(54,650)	-	34,421	-	34,421
Aviana Development Corporation	-	15,367	(15,329)	-	38	-	38
Avida Land Corporation (Conso)	9,095	166,202	(135,726)	-	39,570	-	39,570
Ayala Land Inc.	59,265	1,205,189	(1,201,425)	-	63,029	-	63,029
Ayala Land International Sales, Inc.(Conso)	4	-	-	-	4	-	4
AyalaLand Estates Inc. (Conso)	284,565	802,777	(950,834)	-	136,509	-	136,509
AyalaLand Hotels and Resorts Corp. (Conso)	1,117,180	1,369,379	(126,856)	-	2,359,703	-	2,359,703
Ayalaland Logistics Holdings Corp. (Conso)	-	421,011	(349,921)	-	71,090	-	71,090
AyalaLand Malls, Inc. (Conso)	2,389	-	(2,389)	-	-	-	-
Ayalaland Metro North, Inc.	73	-	-	-	73	-	73
Bay City Commercial Ventures Corp.	11	114,291	(114,302)	-	-	-	-
Cagayan De Oro Gateway Corporation	617	-	(66)	-	551	-	551
Capitol Central Commercial Ventures Corp.	-	17,475	(8,938)	-	8,537	-	8,537
Cavite Commercial Towncenter, Inc.	5,670	79,440	(11,631)	-	73,479	-	73,479
Cebu District Property Enterprise, Inc.	2,157	71,011	(71,561)	-	1,607	-	1,607
CECI Realty Corp.	168	-	-	-	168	-	168
Crans Montana Property Holdings Corporation	511,764	678,364	(1,186,906)	-	3,222	-	3,222
Crimson Field Enterprises, Inc.	25,462	23,211	(48,673)	-	-	-	-
Glensworth Development, Inc.	-	5,001	(0)	-	5,001	-	5,001
Lagdigan Land Corporation	5,012	5,237	(10,032)	-	217	-	217
Makati Development Corporation (Conso)	158	312,122	(306,657)	-	5,623	-	5,623
North Triangle Depot Commercial Corp	-	63,982	(42,463)	-	21,519	-	21,519
Nuevocentro, Inc. (Conso)	7,004	19,125	(26,129)	-	-	-	-
Red Creek Properties, Inc.	34,065	2,753	(36,817)	-	-	-	-
Soltea Commercial Corp.	-	54,647	(54,647)	-	-	-	-
Summerhill Commercial Ventures Corp.	166	-	-	-	166	-	166
Ten Knots Development Corporation(Conso)	1	89,992	(84,822)	-	5,171	-	5,171
Ten Knots Philippines, Inc.(Conso)	-	102,087	(102,040)	-	47	-	47
Vesta Property Holdings Inc.	28	-	-	-	28	-	28
Subtotal	**3,033,790**	**7,429,655**	**(7,612,189)**	**-**	**2,851,256**	**-**	**2,851,256**
					-		-
Amount Owed by ALI & Subsidiaries TO Aviana Development Corporation					-		-
Ayala Land Inc.	429,584	-	(95,717)	-	333,867	-	333,867
Ayala Property Management Corporation (Conso)	1,000	-	-	-	1,000	-	1,000
Lagdigan Land Corporation	3	-	(3)	-	-	-	-
Makati Development Corporation (Conso)	6,778	553	-	-	7,332	-	7,332
Serendra Inc.	-	75	-	-	75	-	75
Subtotal	**437,365**	**628**	**(95,719)**	**-**	**342,274**	**-**	**342,274**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Avida Land Corporation					-		-
Amorsedia Development Corporation (Conso)	2,557	-	(2,557)	-	-	-	-
Accendo Commercial Corp	260,202	194,003	(110,226)	-	343,980	-	343,980
ALI-CII Development Corporation	75	-	-	-	75	-	75
Altaraza Development Corporation	7,089	2,833	-	-	9,921	-	9,921
Alveo Land Corporation (Conso)	55,097	495,541	(524,645)	-	25,994	-	25,994
Amaia Land Corporation (Conso)	54,488	523,781	(494,642)	-	83,628	-	83,628
AREIT, Inc.	-	1,427	(1,427)	-	-	-	-
Arvo Commercial Corporation	11,983	-	(3,199)	-	8,784	-	8,784
Aurora Properties, Inc.	39,637	448	(253)	-	39,832	-	39,832
Aviana Development Corporation	-	112	(105)	-	7	-	7
Avida Land Corporation (Conso)	74	24,429	-	-	24,503	-	24,503
Ayala Hotels Inc.	26	-	(26)	-	-	-	-
Ayala Land Inc.	1,734,384	688,768	(729,116)	-	1,694,035	-	1,694,035
Ayala Land International Sales, Inc.(Conso)	22,953	532	-	-	23,485	-	23,485
Ayala Property Management Corporation (Conso)	10,458	6,755	-	-	17,214	-	17,214
Ayala Theaters Management, Inc.	70	-	-	-	70	-	70
AyalaLand Estates Inc. (Conso)	165,992	176,028	(49,529)	-	292,491	-	292,491
AyalaLand Hotels and Resorts Corp. (Conso)	4,017	85,214	(53,154)	-	36,077	-	36,077
Avalaland Logistics Holdings Corp. (Conso)	6,157	84,121	(68,865)	-	21,413	-	21,413
AyalaLand Malls, Inc. (Conso)	5,206	8,188	-	-	13,394	-	13,394
AyalaLand Offices, Inc. (Conso)	192	-	-	-	192	-	192
Avalaland Premier, Inc.	6,388	-	(6,388)	-	-	-	-
Bay City Commercial Ventures Corp.	12,396	86,906	(97,303)	-	1,999	-	1,999
BellaVita Land Corp.	546,254	101,754	(204,347)	-	443,661	-	443,661
BG West Properties, Inc	532,055	(7,659)	(34,757)	-	489,639	-	489,639
Cagayan De Oro Gateway Corporation	523,042	83,278	(324,711)	-	281,609	-	281,609
Capitol Central Commercial Ventures Corp.	0	-	-	-	0	-	0
Cavite Commercial Towncenter, Inc.	804	21,997	(20,884)	-	1,917	-	1,917
Cebu District Property Enterprise, Inc.	1,138	5,017	(5,002)	-	1,152	-	1,152
CECI Realty Corp.	445	196	(613)	-	28	-	28
Central Bloc Hotel Ventures	111	176	(176)	-	111	-	111
Crans Montana Property Holdings Corporation	16	-	-	-	16	-	16
Glensworth Development, Inc.	-	35,010	(1)	-	35,008	-	35,008
Integrated Eco-Resort Inc.	122	176	(298)	-	-	-	-
Makati Development Corporation (Conso)	15,712	43,650	(43,332)	-	16,030	-	16,030
North Triangle Depot Commercial Corp	88	34,070	(32,009)	-	2,148	-	2,148
Nuevocentro, Inc. (Conso)	300,753	105,107	(46,023)	-	359,837	-	359,837
OLC Development Corporation (Conso)	-	1,302	-	-	1,302	-	1,302
Primavera Towncentre, Inc.	5	-	(5)	-	-	-	-
Roxas Land Corp.	635	955	(955)	-	635	-	635
Serendra Inc.	131	-	-	-	131	-	131
Soltea Commercial Corp.	123	26,545	(26,669)	-	-	-	-
Station Square East Commercial Corp	420	-	-	-	420	-	420
Summerhill Commercial Ventures Corp.	10	-	-	-	10	-	10
Taft Punta Engaño Property, Inc.	140	56	(56)	-	140	-	140
Ten Knots Development Corporation(Conso)	135	32,799	(13,921)	-	19,012	-	19,012
Ten Knots Philippines, Inc.(Conso)	4,513	48,248	(19,180)	-	33,580	-	33,580
Vesta Property Holdings Inc.	2	9,458	(4,718)	-	4,742	-	4,742
Subtotal	**4,326,094**	**2,921,222**	**(2,919,091)**	**-**	**4,328,224**	**-**	**4,328,224**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Hotels Inc.					-		-
Amorsedia Development Corporation (Conso)	287	-	(287)	-	-	-	-
Accendo Commercial Corp	79,664	160,966	(240,630)	-	-	-	-
Alveo Land Corporation (Conso)	35,970	73,383	(109,353)	-	-	-	-
Amaia Land Corporation (Conso)	1,678	-	(1,678)	-	-	-	-
Arvo Commercial Corporation	145,294	213,662	(358,956)	-	-	-	-
Aviana Development Corporation	38,753	33,000	(71,753)	-	-	-	-
Avida Land Corporation (Conso)	1,395	25,000	(26,395)	-	-	-	-
Ayala Land Inc.	707,451	516,790	(1,224,241)	-	-	-	-
Ayala Land International Sales, Inc.(Conso)	4,500	-	(4,500)	-	-	-	-
Ayala Malls Zing (AMZING), Inc.	16,241	30,000	(46,241)	-	-	-	-
AyalaLand Estates Inc. (Conso)	-	7,000	(7,000)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	386,481	324,857	(711,338)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	373,980	750,401	(1,124,381)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	2,894	-	(2,894)	-	-	-	-
Ayalaland Metro North, Inc.	199	-	(199)	-	-	-	-
Bay City Commercial Ventures Corp.	106,576	111,037	(217,613)	-	-	-	-
Cagayan De Oro Gateway Corporation	2,754	-	(2,754)	-	-	-	-
Capitol Central Commercial Ventures Corp.	24,596	14,500	(39,096)	-	-	-	-
Cavite Commercial Towncenter, Inc.	143,006	139,385	(282,391)	-	-	-	-
Cebu District Property Enterprise, Inc.	13,289	39,884	(53,173)	-	-	-	-
Crans Montana Property Holdings Corporation	4,605	15,845	(20,450)	-	-	-	-
Crimson Field Enterprises, Inc.	13,056	26,000	(39,056)	-	-	-	-
Lagdigan Land Corporation	1,257	-	(1,257)	-	-	-	-
Makati Development Corporation (Conso)	208,829	242,641	(451,470)	-	-	-	-
North Triangle Depot Commercial Corp	40,659	49,639	(90,297)	-	-	-	-
Primavera Towncentre, Inc.	30,145	31,000	(61,145)	-	-	-	-
Red Creek Properties, Inc.	1,505	-	(1,505)	-	-	-	-
Soltea Commercial Corp.	25,473	148,600	(174,073)	-	-	-	-
Summerhill Commercial Ventures Corp.	696	-	(696)	-	-	-	-
Ten Knots Development Corporation(Conso)	56,981	34,824	(91,805)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	11,720	83,695	(95,415)	-	-	-	-
Subtotal	**2,479,933**	**3,072,108**	**(5,552,042)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Land International Sales, Inc.					-		-
Amorsedia Development Corporation (Conso)	(545)	545	-	-	-	-	-
Accendo Commercial Corp	17,542	12,376	(28,108)	-	1,809	-	1,809
Altaraza Development Corporation	1,386	-	-	-	1,386	-	1,386
Alveo Land Corporation (Conso)	52,390	1,011	(7,682)	-	45,719	-	45,719
Amaia Land Corporation (Conso)	125,702	20,385	(20,418)	-	125,669	-	125,669
Arvo Commercial Corporation	15,483	62	(15,099)	-	446	-	446
Avida Land Corporation (Conso)	92,588	47,722	-	-	140,310	-	140,310
Ayala Hotels Inc.	500	-	(500)	-	-	-	-
Ayala Land Inc.	21,592	21,506	(20,750)	-	22,348	-	22,348
Ayala Land International Sales, Inc.(Conso)	-	5,229	-	-	5,229	-	5,229
AyalaLand Estates Inc. (Conso)	(848)	848	-	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	20,201	13,935	(34,113)	-	23	-	23
Ayalaland Logistics Holdings Corp. (Conso)	14,843	61,720	(65,797)	-	10,766	-	10,766
Avalaland Premier, Inc.	-	1,197	-	-	1,197	-	1,197
Bay City Commercial Ventures Corp.	8,470	18,924	(27,176)	-	218	-	218
BellaVita Land Corp.	1,624	-	-	-	1,624	-	1,624
Capitol Central Commercial Ventures Corp.	22,665	16,319	(38,983)	-	-	-	-
Cebu District Property Enterprise, Inc.	-	20,087	(20,087)	-	-	-	-
Crans Montana Property Holdings Corporation	15	6,027	(6,021)	-	22	-	22
North Triangle Depot Commercial Corp	246	-	-	-	246	-	246
Nuevocentro, Inc. (Conso)	7,011	66	-	-	7,078	-	7,078
OLC Development Corporation (Conso)	-	-	(173)	-	(173)	-	(173)
Primavera Towncentre, Inc.	2,714	1,031	(3,745)	-	-	-	-
Soltea Commercial Corp.	-	16,151	(16,151)	-	-	-	-
Subic Bay Town Center Inc.	307	-	-	-	307	-	307
Ten Knots Development Corporation(Conso)	3,610	3,731	(7,307)	-	33	-	33
Ten Knots Philippines, Inc.(Conso)	6,502	13,119	(19,589)	-	31	-	31
Subtotal	**413,997**	**281,990**	**(331,700)**	**-**	**364,287**	**-**	**364,287**
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Land-Tagle Property Inc.					-		-
Alveo Land Corporation (Conso)	-	50,225	(50,030)	-	195	-	195
Ayala Land Inc.	-	76,446	(76,446)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	-	130,304	(130,041)	-	263	-	263
Capitol Central Commercial Ventures Corp.	-	10,045	(10,006)	-	39	-	39
Cavite Commercial Towncenter, Inc.	-	26,117	(26,016)	-	101	-	101
Subtotal	**-**	**293,137**	**(292,538)**	**-**	**598**	**-**	**598**
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Malls Zing (AMZING), Inc.					-		-
AyalaLand Malls, Inc. (Conso)	22,163	3,172	-	-	25,335	-	25,335
Bay City Commercial Ventures Corp.	-	-	(4)	-	(4)	-	(4)
Subtotal	**22,163**	**3,172**	**(4)**	**-**	**25,331**	**-**	**25,331**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Property Management Corporation					-		-
Amorsedia Development Corporation (Conso)	9,053	-	(9,053)	-	-	-	-
Alabang Commercial Corporation (Conso)	-	302	(302)	-	-	-	-
Accendo Commercial Corp	117,349	274,262	(385,494)	-	6,117	-	6,117
Adauge Commercial Corp.	489	347	(489)	-	347	-	347
AKL Properties Inc.	-	2,633	(1,267)	-	1,366	-	1,366
ALI-CII Development Corporation	-	4	(4)	-	-	-	-
Alveo Land Corporation (Conso)	151,085	110,876	(224,298)	-	37,662	-	37,662
Amaia Land Corporation (Conso)	9,715	150,687	(137,167)	-	23,235	-	23,235
AREIT, Inc.	7,481	119,323	(120,102)	-	6,702	-	6,702
Arvo Commercial Corporation	36,623	69,965	(72,041)	-	34,546	-	34,546
Aurora Properties, Inc.	-	5,712	(5,712)	-	0	-	0
Aviana Development Corporation	40,414	74,505	(94,778)	-	20,140	-	20,140
Avida Land Corporation (Conso)	29,120	156,079	(144,432)	-	40,767	-	40,767
Ayala Land Inc.	44,093	417,242	(401,664)	-	59,671	-	59,671
Ayala Property Management Corporation (Conso)	47,631	-	(63,069)	-	(15,438)	-	(15,438)
AyalaLand Estates Inc. (Conso)	6,589	31,161	(14,577)	-	23,173	-	23,173
AyalaLand Hotels and Resorts Corp. (Conso)	46,919	262,539	(195,060)	-	114,398	-	114,398
Ayalaland Logistics Holdings Corp. (Conso)	252,059	515,314	(720,299)	-	47,074	-	47,074
AyalaLand Malls, Inc. (Conso)	8,402	2,856	(4,893)	-	6,364	-	6,364
Ayalaland Metro North, Inc.	-	943	(331)	-	612	-	612
AyalaLand Offices, Inc. (Conso)	2,385	33,548	(34,690)	-	1,243	-	1,243
Ayalaland Premier, Inc.	0	-	-	-	0	-	0
Bay City Commercial Ventures Corp.	161,497	286,698	(408,493)	-	39,702	-	39,702
BG West Properties, Inc	7,278	8,946	(10,760)	-	5,464	-	5,464
Cagayan De Oro Gateway Corporation	4,684	1,402	(5,937)	-	148	-	148
Capitol Central Commercial Ventures Corp.	-	435	(435)	-	-	-	-
Cavite Commercial Towncenter, Inc.	168,713	303,555	(449,047)	-	23,221	-	23,221
Cebu District Property Enterprise, Inc.	27,480	491,557	(287,063)	-	231,975	-	231,975
CECI Realty Corp.	1,697	10,239	(11,936)	-	0	-	0
Central Bloc Hotel Ventures	-	327	(327)	-	-	-	-
Crans Montana Property Holdings Corporation	48,691	69,157	(98,123)	-	19,725	-	19,725
Hillsford Property Corporation	99	513	(612)	-	-	-	-
Makati Cornerstone Leasing Corp.	1,405	12,477	(13,226)	-	656	-	656
Makati Development Corporation (Conso)	93,875	88,948	(180,272)	-	2,550	-	2,550
North Triangle Depot Commercial Corp	412	86,650	(39,963)	-	47,099	-	47,099
North Ventures Commercial Corp.	12,491	-	(12,491)	-	-	-	-
NorthBeacon Commercial Corporation	-	683	(248)	-	434	-	434
Nuevocentro, Inc. (Conso)	11,741	36,700	(43,506)	-	4,935	-	4,935
OLC Development Corporation (Conso)	-	9,364	-	-	9,364	-	9,364
Philippine Integrated Energy Solutions, Inc.	111,023	24	-	-	111,047	-	111,047
Primavera Towncentre, Inc.	15,002	14,574	(29,576)	-	-	-	-
Roxas Land Corp.	1,752	-	(1,231)	-	521	-	521
Serendra Inc.	33,581	-	(60)	-	33,521	-	33,521
Soltea Commercial Corp.	28	208,521	(207,857)	-	692	-	692
Southportal Properties, Inc.	273	-	(273)	-	-	-	-
Station Square East Commercial Corp	-	943	(943)	-	-	-	-
Subic Bay Town Center Inc.	23	685	(273)	-	435	-	435
Summerhill Commercial Ventures Corp.	-	1,160	(1,156)	-	4	-	4
Sunnyfield E-Office Corp	275	485	(760)	-	-	-	-
Taft Punta Engaño Property, Inc.	-	3,024	(3,024)	-	-	-	-
Ten Knots Development Corporation(Conso)	7,128	97,249	(62,552)	-	41,825	-	41,825
Ten Knots Philippines, Inc.(Conso)	31,572	96,379	(61,164)	-	66,787	-	66,787
Vesta Property Holdings Inc.	536	6,756	(6,756)	-	536	-	536
Westview Commercial Ventures Corp.	176	-	(176)	-	-	-	-
Subtotal	**1,550,838**	**4,065,748**	**(4,567,963)**	**-**	**1,048,623**	**-**	**1,048,623**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayala Theaters Management, Inc.					-		-
Ayala Land Inc.	-	78	-	-	78	-	78
Subtotal	**-**	**78**	**-**	**-**	**78**	**-**	**78**
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Business Solutions, Inc					-		-
Alabang Commercial Corporation (Conso)	476	2,225	(2,700)	-	-	-	-
Accendo Commercial Corp	1,003	6,291	(7,295)	-	-	-	-
Adauge Commercial Corp.	28	262	(245)	-	46	-	46
ALI Capital Corp. (Conso)	-	68	(58)	-	11	-	11
ALI-CII Development Corporation	-	1,088	(993)	-	94	-	94
ALO Prime Realty Corporation	94	100	(194)	-	-	-	-
Altaraza Development Corporation	-	452	(452)	-	-	-	-
Alveo Land Corporation (Conso)	125	40,242	(40,368)	-	-	-	-
Amaia Land Corporation (Conso)	2,079	27,520	(29,376)	-	222	-	222
AREIT Fund Manager, Inc.	-	1,463	(254)	-	1,209	-	1,209
AREIT Property Managers, Inc.	-	29	-	-	29	-	29
AREIT, Inc.	1,056	6,664	(5,132)	-	2,588	-	2,588
Arvo Commercial Corporation	3,226	10,675	(13,653)	-	248	-	248
Aurora Properties, Inc.	563	1,194	(1,757)	-	-	-	-
Aviana Development Corporation	-	578	(578)	-	-	-	-
Avida Land Corporation (Conso)	11,868	43,103	(52,545)	-	2,426	-	2,426
Ayala Land Inc.	2,396	111,585	(111,286)	-	2,694	-	2,694
Ayala Land International Sales, Inc.(Conso)	-	2,884	(2,884)	-	-	-	-
Ayala Malls Zing (AMZING), Inc.	25	-	(25)	-	-	-	-
Ayala Property Management Corporation (Conso)	3,418	36,265	(17,512)	-	22,171	-	22,171
AyalaLand Estates Inc. (Conso)	18	19,627	(19,641)	-	4	-	4
AyalaLand Hotels and Resorts Corp. (Conso)	7,772	19,015	(22,575)	-	4,212	-	4,212
Ayalaland Logistics Holdings Corp. (Conso)	43,919	103,676	(90,605)	-	56,990	-	56,990
AyalaLand Malls, Inc. (Conso)	1,535	12,295	(13,619)	-	211	-	211
Ayalaland Metro North, Inc.	-	1,856	(1,652)	-	204	-	204
AyalaLand Offices, Inc. (Conso)	2,086	5,802	(6,547)	-	1,341	-	1,341
Bay City Commercial Ventures Corp.	45,136	61,578	(98,972)	-	7,742	-	7,742
BellaVita Land Corp.	861	4,324	(5,185)	-	-	-	-
Cagayan De Oro Gateway Corporation	500	1,532	(1,735)	-	296	-	296
Capitol Central Commercial Ventures Corp.	11,076	8,161	(15,310)	-	3,926	-	3,926
Cavite Commercial Towncenter, Inc.	2,978	1,759	(3,847)	-	889	-	889
Cebu District Property Enterprise, Inc.	-	5,004	(0)	-	5,003	-	5,003
Cebu Leisure Co. Inc.	-	145	(145)	-	-	-	-
CECI Realty Corp.	-	1,378	(1,378)	-	-	-	-
Direct Power Services Inc.	-	340	(294)	-	46	-	46
Glensworth Development, Inc.	-	12,623	(153)	-	12,470	-	12,470
Hillsford Property Corporation	-	289	(289)	-	-	-	-
Lagdigan Land Corporation	3	11	(9)	-	5	-	5
Makati Cornerstone Leasing Corp.	321	2,897	(2,650)	-	568	-	568
Makati Development Corporation (Conso)	132	32,500	(31,925)	-	708	-	708
North Triangle Depot Commercial Corp	10,705	3,511	(13,552)	-	664	-	664
North Ventures Commercial Corp.	352	380	(731)	-	-	-	-
NorthBeacon Commercial Corporation	-	2,659	(2,166)	-	494	-	494
Nuevocentro, Inc. (Conso)	198	474	(672)	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	-	58	-	-	58	-	58
Roxas Land Corp.	-	770	(526)	-	244	-	244
Serendra Inc.	176	946	(982)	-	140	-	140
Soltea Commercial Corp.	-	2,391	(2,022)	-	369	-	369
Station Square East Commercial Corp	-	3,502	(3,181)	-	320	-	320
Subic Bay Town Center Inc.	314	1,200	(1,435)	-	79	-	79
Summerhill Commercial Ventures Corp.	507	1,928	(1,860)	-	575	-	575
Sunnyfield E-Office Corp	-	208	(208)	-	-	-	-
Ten Knots Development Corporation(Conso)	61	1,034	(936)	-	159	-	159
Ten Knots Philippines, Inc.(Conso)	84	8,188	(4,163)	-	4,109	-	4,109
Vesta Property Holdings Inc.	111	1,451	(1,562)	-	-	-	-
Westview Commercial Ventures Corp.	-	142	(142)	-	-	-	-
Subtotal	**155,200**	**616,341**	**(637,979)**	**-**	**133,562**	**-**	**133,562**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AyalaLand Estates Inc.					-		-
Amorsedia Development Corporation (Conso)	6,464	-	(6,464)	-	-	-	-
Adauge Commercial Corp.	20	-	-	-	20	-	20
Altaraza Development Corporation	8	-	-	-	8	-	8
Alveo Land Corporation (Conso)	28	21	-	-	49	-	49
Amaia Land Corporation (Conso)	22	-	-	-	22	-	22
Arca South Integrated Terminal, Inc	2,250	-	-	-	2,250	-	2,250
Arvo Commercial Corporation	1,902	-	-	-	1,902	-	1,902
Aurora Properties, Inc.	0	-	-	-	0	-	0
Aviana Development Corporation	69	-	(29)	-	40	-	40
Avida Land Corporation (Conso)	15	-	-	-	15	-	15
Ayala Land Inc.	5,879	49,052	(31,899)	-	23,032	-	23,032
Ayalaland Business Solutions, Inc	-	1	-	-	1	-	1
AyalaLand Estates Inc. (Conso)	-	-	(668)	-	(668)	-	(668)
AyalaLand Hotels and Resorts Corp. (Conso)	908	-	(838)	-	69	-	69
Ayalaland Logistics Holdings Corp. (Conso)	53	-	-	-	53	-	53
Bay City Commercial Ventures Corp.	32,387	-	(29,803)	-	2,584	-	2,584
BellaVita Land Corp.	-	2,200	-	-	2,200	-	2,200
Cagayan De Oro Gateway Corporation	277	-	-	-	277	-	277
CECI Realty Corp.	4,154	-	-	-	4,154	-	4,154
Crans Montana Property Holdings Corporation	108	-	-	-	108	-	108
Crimson Field Enterprises, Inc.	77	-	(77)	-	-	-	-
Lagdigan Land Corporation	26	-	(9)	-	18	-	18
Makati Development Corporation (Conso)	1,725	1,409	-	-	3,134	-	3,134
Nuevocentro, Inc. (Conso)	5,527	-	(553)	-	4,974	-	4,974
Southportal Properties, Inc.	4	-	(4)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	31,943	-	(31,687)	-	256	-	256
Vesta Property Holdings Inc.	0	-	-	-	0	-	0
Subtotal	**93,845**	**52,684**	**(102,031)**	**-**	**44,498**	**-**	**44,498**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AyalaLand Hotels and Resorts Corp.					-		-
Accendo Commercial Corp	41,258	122,347	(163,605)	-	-	-	-
ALI Capital Corp. (Conso)	423	-	-	-	423	-	423
Alveo Land Corporation (Conso)	8,151	(0)	(8,151)	-	-	-	-
Amaia Land Corporation (Conso)	24	42,351	(34,969)	-	7,406	-	7,406
Anvaya Cove Beach and Nature Club Inc	-	4,746	(3,379)	-	1,367	-	1,367
Anvaya Cove Golf and Sports Club Inc.	-	3,713	(2,823)	-	890	-	890
AREIT Fund Manager, Inc.	131	8	(131)	-	8	-	8
AREIT, Inc.	-	7,794	-	-	7,794	-	7,794
Arvo Commercial Corporation	13,707	42,940	(56,640)	-	7	-	7
Aviana Development Corporation	-	35,150	(35,150)	-	-	-	-
Avida Land Corporation (Conso)	1,207	-	(1,113)	-	95	-	95
Ayala Hotels Inc.	3	-	(3)	-	-	-	-
Ayala Land Inc.	24,002	3,042,615	-	-	3,066,617	-	3,066,617
Ayala Land International Sales, Inc.(Conso)	229	(79)	(115)	-	35	-	35
Ayala Land-Tagle Property Inc.	-	-	-	-	-	-	-
Ayala Property Management Corporation (Conso)	641	-	(257)	-	384	-	384
Ayalaland Business Solutions, Inc	-	100	-	-	100	-	100
AyalaLand Estates Inc. (Conso)	28	10,026	(10,034)	-	20	-	20
AyalaLand Hotels and Resorts Corp. (Conso)	828,241	8,805,840	-	-	9,634,081	-	9,634,081
Ayalaland Logistics Holdings Corp. (Conso)	149,417	330,554	(455,062)	-	24,909	-	24,909
AyalaLand Malls, Inc. (Conso)	487	-	(65)	-	421	-	421
Ayalaland Metro North, Inc.	-	-	-	-	-	-	-
AyalaLand Offices, Inc. (Conso)	479	(57)	-	-	422	-	422
Ayalaland Premier, Inc.	798	21,056	(8,997)	-	12,857	-	12,857
Bay City Commercial Ventures Corp.	135,684	664,247	(461,003)	-	338,929	-	338,929
BellaVita Land Corp.	0	-	-	-	0	-	0
BG West Properties, Inc	1,800	-	(1,800)	-	-	-	-
Capitol Central Commercial Ventures Corp.	45,376	81,561	(119,913)	-	7,024	-	7,024
Cavite Commercial Towncenter, Inc.	75,000	170,078	(244,999)	-	80	-	80
Cebu District Property Enterprise, Inc.	25,800	95,066	(120,866)	-	-	-	-
Central Bloc Hotel Ventures	85,114	41,077	(52,371)	-	73,821	-	73,821
Crans Montana Property Holdings Corporation	10,627	21,490	(32,117)	-	-	-	-
Integrated Eco-Resort Inc.	30	-	(30)	-	-	-	-
Makati Development Corporation (Conso)	56,622	101,064	(157,047)	-	638	-	638
North Triangle Depot Commercial Corp	86,129	213,261	(287,726)	-	11,664	-	11,664
Nuevocentro, Inc. (Conso)	-	31,000	(31,000)	-	-	-	-
Red Creek Properties, Inc.	20,000	397	(20,397)	-	-	-	-
Serendra Inc.	63	-	(63)	-	-	-	-
Soltea Commercial Corp.	6,000	601,307	(607,307)	-	-	-	-
Southportal Properties, Inc.	8	-	(8)	-	-	-	-
Subic Bay Town Center Inc.	-	-	-	-	-	-	-
Ten Knots Development Corporation(Conso)	12,643	40,711	(37,576)	-	15,778	-	15,778
Ten Knots Philippines, Inc.(Conso)	152,595	160,729	(197,797)	-	115,528	-	115,528
Vesta Property Holdings Inc.	12	-	(12)	-	-	-	-
Subtotal	**1,782,730**	**14,691,094**	**(3,152,526)**	**-**	**13,321,297**	**-**	**13,321,297**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Logistics Holdings Corp.					-		-
Amorsedia Development Corporation (Conso)	222	-	(222)	-	-	-	-
Accendo Commercial Corp	95,477	198,794	(261,117)	-	33,155	-	33,155
ALI Capital Corp. (Conso)	6,672	-	-	-	6,672	-	6,672
Alveo Land Corporation (Conso)	90,338	247,291	(336,049)	-	1,580	-	1,580
Amaia Land Corporation (Conso)	269	91,310	(90,194)	-	1,384	-	1,384
Arvo Commercial Corporation	15,145	48,169	(20,599)	-	42,716	-	42,716
Aviana Development Corporation	-	2,008	(2,008)	-	-	-	-
Avida Land Corporation (Conso)	(805)	73,217	(52,260)	-	20,152	-	20,152
Ayala Hotels Inc.	2	-	(2)	-	-	-	-
Ayala Land Inc.	130,662	352,010	(321,012)	-	161,659	-	161,659
Ayala Property Management Corporation (Conso)	1	-	-	-	1	-	1
Ayalaland Business Solutions, Inc	111	-	(14)	-	98	-	98
AyalaLand Estates Inc. (Conso)	414	68,136	(66,458)	-	2,093	-	2,093
AyalaLand Hotels and Resorts Corp. (Conso)	104,794	224,120	(262,971)	-	65,944	-	65,944
Ayalaland Logistics Holdings Corp. (Conso)	2,011,939	1,142,911	(563,147)	-	2,591,704	-	2,591,704
Ayalaland Malls Synergies, Inc.	271	-	-	-	271	-	271
AyalaLand Malls, Inc. (Conso)	658	-	(40)	-	618	-	618
Ayalaland Metro North, Inc.	3,412	-	-	-	3,412	-	3,412
AyalaLand Offices, Inc. (Conso)	860	-	(333)	-	527	-	527
Bay City Commercial Ventures Corp.	279,252	498,888	(649,664)	-	128,476	-	128,476
Cagayan De Oro Gateway Corporation	102	7,990	-	-	8,092	-	8,092
Capitol Central Commercial Ventures Corp.	23,362	59,080	(72,376)	-	10,066	-	10,066
Cavite Commercial Towncenter, Inc.	82,495	84,916	(81,953)	-	85,458	-	85,458
Cebu District Property Enterprise, Inc.	57,771	145,193	(87,031)	-	115,933	-	115,933
Crans Montana Property Holdings Corporation	1,230	8,685	(3,788)	-	6,127	-	6,127
Direct Power Services Inc.	-	-	(18)	-	(18)	-	(18)
Glensworth Development, Inc.	-	333	-	-	333	-	333
Leisure and Allied Industries Phils. Inc.	(51)	-	-	-	(51)	-	(51)
Makati Development Corporation (Conso)	2,685	32,743	(30,510)	-	4,918	-	4,918
North Triangle Depot Commercial Corp	458	54,539	(9,549)	-	45,448	-	45,448
North Ventures Commercial Corp.	341	-	(341)	-	-	-	-
Nuevocentro, Inc. (Conso)	4,139	50,221	(14)	-	54,346	-	54,346
Primavera Towncentre, Inc.	54,166	854	(55,020)	-	-	-	-
Soltea Commercial Corp.	21,343	45,475	(66,070)	-	748	-	748
Station Square East Commercial Corp	1,697	-	-	-	1,697	-	1,697
Summerhill Commercial Ventures Corp.	441	-	-	-	441	-	441
Ten Knots Development Corporation(Conso)	5,020	110,382	(22,101)	-	93,301	-	93,301
Ten Knots Philippines, Inc.(Conso)	10,938	89,298	(35,393)	-	64,843	-	64,843
Vesta Property Holdings Inc.	6	-	-	-	6	-	6
Subtotal	**3,005,837**	**3,636,564**	**(3,090,252)**	**-**	**3,552,149**	**-**	**3,552,149**
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Malls Synergies, Inc.					-		-
AREIT Fund Manager, Inc.	0	-	-	-	0	-	0
Ayala Land Inc.	5	2,006	(2,011)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	6,254	4,160	(20)	-	10,394	-	10,394
Bay City Commercial Ventures Corp.	32,218	60,923	(62,974)	-	30,167	-	30,167
Soltea Commercial Corp.	112	-	(58)	-	54	-	54
Ten Knots Philippines, Inc.(Conso)	5,317	10,334	(10,347)	-	5,304	-	5,304
Subtotal	**43,907**	**77,423**	**(75,410)**	**-**	**45,920**	**-**	**45,920**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AyalaLand Malls, Inc.					-		-
Alabang Commercial Corporation (Conso)	10,060	-	(10,060)	-	-	-	-
Accendo Commercial Corp	169,523	380,306	(544,718)	-	5,111	-	5,111
Adauge Commercial Corp.	37	2	-	-	39	-	39
AKL Properties Inc.	45	-	(45)	-	-	-	-
ALI-CII Development Corporation	-	4,813	(2,123)	-	2,690	-	2,690
Alveo Land Corporation (Conso)	1,846	635,445	(631,243)	-	6,049	-	6,049
Amaia Land Corporation (Conso)	87	326,615	(323,070)	-	3,633	-	3,633
Arca South Integrated Terminal, Inc	-	66,060	(65,620)	-	440	-	440
AREIT Fund Manager, Inc.	-	50	-	-	50	-	50
AREIT, Inc.	109,552	1,292	-	-	110,844	-	110,844
Arvo Commercial Corporation	67,700	398,395	(148,288)	-	317,806	-	317,806
Aviana Development Corporation	101,725	205,663	(184,440)	-	122,948	-	122,948
Avida Land Corporation (Conso)	4,010	354,693	(321,887)	-	36,816	-	36,816
Ayala Hotels Inc.	98	-	(98)	-	-	-	-
Ayala Land Inc.	64,924	2,337,398	(2,278,971)	-	123,352	-	123,352
Ayala Malls Zing (AMZING), Inc.	22,672	66,349	(71,085)	-	17,935	-	17,935
Ayala Property Management Corporation (Conso)	31,345	-	(403)	-	30,942	-	30,942
Ayala Theaters Management, Inc.	-	2,975	-	-	2,975	-	2,975
Ayalaland Business Solutions, Inc	101	-	-	-	101	-	101
AyalaLand Estates Inc. (Conso)	1,020	130,835	(88,576)	-	43,279	-	43,279
AyalaLand Hotels and Resorts Corp. (Conso)	308,680	1,598,005	(1,453,423)	-	453,261	-	453,261
Ayalaland Logistics Holdings Corp. (Conso)	147,863	1,769,613	(1,184,649)	-	732,828	-	732,828
Ayalaland Malls Synergies, Inc.	2,400	510	-	-	2,910	-	2,910
AyalaLand Malls, Inc. (Conso)	44,338	-	(9,195)	-	35,142	-	35,142
Ayalaland Medical Facilities Leasing Inc.	4	-	(4)	-	-	-	-
Ayalaland Metro North, Inc.	5,733	31,051	(34,990)	-	1,794	-	1,794
AyalaLand Offices, Inc. (Conso)	38	-	-	-	38	-	38
Ayalaland Premier, Inc.	2	122,967	(122,737)	-	233	-	233
Bay City Commercial Ventures Corp.	566,654	2,573,509	(1,490,084)	-	1,650,079	-	1,650,079
BellaVita Land Corp.	25	-	-	-	25	-	25
Cagayan De Oro Gateway Corporation	30,480	24,478	(46,195)	-	8,763	-	8,763
Capitol Central Commercial Ventures Corp.	11,062	163,118	(117,417)	-	56,763	-	56,763
Cavite Commercial Towncenter, Inc.	249,629	773,859	(665,516)	-	357,972	-	357,972
Cebu District Property Enterprise, Inc.	61,854	543,018	(347,079)	-	257,794	-	257,794
Cebu Leisure Co. Inc.	2,183	-	(2,183)	-	-	-	-
CECI Realty Corp.	0	34	-	-	34	-	34
Crans Montana Property Holdings Corporation	46,853	304,747	(137,812)	-	213,788	-	213,788
Direct Power Services Inc.	13	-	-	-	13	-	13
FIVE STAR Cinema Inc.	24	-	(24)	-	-	-	-
Glensworth Development, Inc.	-	7,131	(17)	-	7,114	-	7,114
Lagdigan Land Corporation	-	2,883	(2,864)	-	19	-	19
Leisure and Allied Industries Phils. Inc.	69	377	-	-	445	-	445
Makati Cornerstone Leasing Corp.	30,032	36,101	(62,169)	-	3,964	-	3,964
Makati Development Corporation (Conso)	138,593	504,103	(606,160)	-	36,536	-	36,536
North Triangle Depot Commercial Corp	24,972	269,428	(85,830)	-	208,571	-	208,571
North Ventures Commercial Corp.	13,797	9,251	(23,047)	-	-	-	-
NorthBeacon Commercial Corporation	5,166	36,966	(19,749)	-	22,382	-	22,382
Nuevocentro, Inc. (Conso)	-	203,209	(76,960)	-	126,249	-	126,249
Primavera Towncentre, Inc.	510	11,116	(11,626)	-	-	-	-
Red Creek Properties, Inc.	7	-	(7)	-	-	-	-
Serendra Inc.	156	86	-	-	242	-	242
Soltea Commercial Corp.	143,422	935,014	(1,035,647)	-	42,789	-	42,789
Station Square East Commercial Corp	60,782	21,204	(23,948)	-	58,038	-	58,038
Subic Bay Town Center Inc.	1,569	30,079	(19,112)	-	12,535	-	12,535
Summerhill Commercial Ventures Corp.	9,680	27,047	(14,081)	-	22,645	-	22,645
Ten Knots Development Corporation(Conso)	40,058	314,210	(128,588)	-	225,680	-	225,680
Ten Knots Philippines, Inc.(Conso)	20,704	588,293	(189,263)	-	419,734	-	419,734
Westview Commercial Ventures Corp.	2,812	582	(3,394)	-	-	-	-
Subtotal	**2,554,908**	**15,812,881**	**(12,584,397)**	**-**	**5,783,392**	**-**	**5,783,392**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Medical Facilities Leasing Inc.					-		-
Avida Land Corporation (Conso)	16	-	(16)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	5,122	5,000	(10,122)	-	-	-	-
Cebu District Property Enterprise, Inc.	-	3,000	(3,000)	-	-	-	-
North Triangle Depot Commercial Corp	3,191	3,000	(6,191)	-	-	-	-
Whiteknight Holdings, Inc.	0	-	(0)	-	-	-	-
Subtotal	**8,329**	**11,000**	**(19,329)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Metro North, Inc.					-		-
Alabang Commercial Corporation (Conso)	7	-	(7)	-	-	-	-
Amorsedia Development Corporation (Conso)	996	-	(996)	-	-	-	-
Accendo Commercial Corp	22,484	66,773	(85,257)	-	4,000	-	4,000
Alveo Land Corporation (Conso)	13,249	138,889	(151,623)	-	515	-	515
Amaia Land Corporation (Conso)	369	88,398	(87,871)	-	895	-	895
AREIT, Inc.	1	-	-	-	1	-	1
Arvo Commercial Corporation	1,889	11,086	(4,091)	-	8,884	-	8,884
Avida Land Corporation (Conso)	44	21,671	(19,950)	-	1,766	-	1,766
Ayala Land Inc.	2,088	216,292	(201,920)	-	16,459	-	16,459
Ayala Land-Tagle Property Inc.	-	61,330	(61,035)	-	295	-	295
Ayala Malls Zing (AMZING), Inc.	20	-	(20)	-	-	-	-
AyalaLand Estates Inc. (Conso)	279	67,341	(6)	-	67,614	-	67,614
AyalaLand Hotels and Resorts Corp. (Conso)	54,937	147,043	(156,386)	-	45,593	-	45,593
Ayalaland Logistics Holdings Corp. (Conso)	194,704	370,909	(416,955)	-	148,658	-	148,658
AyalaLand Malls, Inc. (Conso)	1,496	1,243	-	-	2,738	-	2,738
AyalaLand Offices, Inc. (Conso)	-	2,688	-	-	2,688	-	2,688
Bay City Commercial Ventures Corp.	198,002	859,587	(962,926)	-	94,664	-	94,664
Cagayan De Oro Gateway Corporation	48	-	-	-	48	-	48
Capitol Central Commercial Ventures Corp.	14,268	17,612	(28,498)	-	3,382	-	3,382
Cavite Commercial Towncenter, Inc.	12,249	18,215	(14,062)	-	16,402	-	16,402
Cebu District Property Enterprise, Inc.	19,138	73,124	(37,127)	-	55,136	-	55,136
Crans Montana Property Holdings Corporation	22,592	102,550	(65,376)	-	59,767	-	59,767
Glensworth Development, Inc.	-	24,007	(1)	-	24,006	-	24,006
Lagdigan Land Corporation	1,613	10	(1,623)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	-	6,412	(6,412)	-	-	-	-
Makati Cornerstone Leasing Corp.	1	1	(0)	-	1	-	1
Makati Development Corporation (Conso)	222	194,201	(185,286)	-	9,137	-	9,137
North Triangle Depot Commercial Corp	87	119,871	(45,370)	-	74,588	-	74,588
North Ventures Commercial Corp.	3	-	(3)	-	-	-	-
NorthBeacon Commercial Corporation	2	6	-	-	8	-	8
Nuevocentro, Inc. (Conso)	-	34,629	(41)	-	34,588	-	34,588
Primavera Towncentre, Inc.	427	-	(427)	-	-	-	-
Soltea Commercial Corp.	803	19,079	(18,841)	-	1,041	-	1,041
South Ralston Properties, Inc.	-	6,092	(12)	-	6,080	-	6,080
Station Square East Commercial Corp	48	9	(1)	-	56	-	56
Summerhill Commercial Ventures Corp.	26	4	-	-	30	-	30
Ten Knots Development Corporation(Conso)	2,158	43,142	(6,197)	-	39,103	-	39,103
Ten Knots Philippines, Inc.(Conso)	28,574	159,595	(79,526)	-	108,643	-	108,643
Westview Commercial Ventures Corp.	3,500	-	(3,500)	-	-	-	-
Subtotal	**596,324**	**2,871,809**	**(2,641,349)**	**-**	**826,785**	**-**	**826,785**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO AyalaLand Offices, Inc.					-		-
Alabang Commercial Corporation (Conso)	333	-	(333)	-	-	-	-
Amorsedia Development Corporation (Conso)	2,323	500	(2,823)	-	-	-	-
Accendo Commercial Corp	116,415	466,798	(583,213)	-	-	-	-
ALO Prime Realty Corporation	3,023	-	(3,023)	-	-	-	-
Alveo Land Corporation (Conso)	161,288	511,200	(672,431)	-	57	-	57
Amaia Land Corporation (Conso)	(6,116)	325,967	(314,943)	-	4,908	-	4,908
AREIT, Inc.	11,847	-	(7,688)	-	4,159	-	4,159
Arvo Commercial Corporation	290,826	435,676	(474,980)	-	251,522	-	251,522
Aviana Development Corporation	34,952	407,987	(250,265)	-	192,675	-	192,675
Avida Land Corporation (Conso)	7,922	250,170	(257,452)	-	640	-	640
Ayala Land Inc.	21,147	1,378,848	(1,105,142)	-	294,853	-	294,853
Ayala Land International Sales, Inc.(Conso)	40	-	-	-	40	-	40
Ayala Land-Tagle Property Inc.	-	45,244	(45,033)	-	211	-	211
Ayala Property Management Corporation (Conso)	4,386	2,464	-	-	6,850	-	6,850
AyalaLand Estates Inc. (Conso)	42,037	86,178	(65,215)	-	62,999	-	62,999
AyalaLand Hotels and Resorts Corp. (Conso)	485,636	1,089,728	(1,386,698)	-	188,666	-	188,666
Ayalaland Logistics Holdings Corp. (Conso)	427,499	1,646,205	(1,584,548)	-	489,156	-	489,156
AyalaLand Malls, Inc. (Conso)	8,059	-	(8,051)	-	8	-	8
Ayalaland Metro North, Inc.	351	-	-	-	351	-	351
AyalaLand Offices, Inc. (Conso)	146,261	-	(73,782)	-	72,479	-	72,479
Ayalaland Premier, Inc.	11	-	-	-	11	-	11
Bay City Commercial Ventures Corp.	156,625	359,924	(418,810)	-	97,739	-	97,739
BellaVita Land Corp.	31	-	(31)	-	0	-	0
Capitol Central Commercial Ventures Corp.	63,811	142,196	(111,317)	-	94,690	-	94,690
Cavite Commercial Towncenter, Inc.	161,075	319,850	(230,902)	-	250,024	-	250,024
Cebu District Property Enterprise, Inc.	24,837	295,294	(196,630)	-	123,501	-	123,501
CECI Realty Corp.	1,276	-	(1,276)	-	-	-	-
Crans Montana Property Holdings Corporation	96,517	531,399	(545,931)	-	81,985	-	81,985
Crimson Field Enterprises, Inc.	5,078	80	(5,159)	-	-	-	-
Direct Power Services Inc.	25	-	(25)	-	(0)	-	(0)
Glensworth Development, Inc.	-	1,232	-	-	1,232	-	1,232
Hillsford Property Corporation	574	-	(574)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	12	-	(12)	-	-	-	-
Makati Cornerstone Leasing Corp.	3,562	-	-	-	3,562	-	3,562
Makati Development Corporation (Conso)	199,332	343,818	(518,972)	-	24,179	-	24,179
North Triangle Depot Commercial Corp	65,100	199,744	(123,889)	-	140,955	-	140,955
North Ventures Commercial Corp.	542	-	(542)	-	-	-	-
Nuevocentro, Inc. (Conso)	3,305	199,210	(49,315)	-	153,199	-	153,199
Primavera Towncentre, Inc.	39,434	10,494	(49,928)	-	-	-	-
Soltea Commercial Corp.	41,684	163,105	(180,617)	-	24,171	-	24,171
Summerhill Commercial Ventures Corp.	6	-	(6)	-	-	-	-
Sunnyfield E-Office Corp	3,847	-	(3,847)	-	-	-	-
Ten Knots Development Corporation(Conso)	67,635	275,064	(270,378)	-	72,321	-	72,321
Ten Knots Philippines, Inc.(Conso)	82,657	502,097	(429,855)	-	154,899	-	154,899
Westview Commercial Ventures Corp.	298,548	266,595	(565,143)	-	-	-	-
Subtotal	**3,073,753**	**10,257,068**	**(10,538,778)**	**-**	**2,792,044**	**-**	**2,792,044**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ayalaland Premier, Inc.					-		-
Amorsedia Development Corporation (Conso)	32,372	-	(32,372)	-	-	-	-
Accendo Commercial Corp	5,325	71,909	(58,593)	-	18,641	-	18,641
AKL Properties Inc.	4,735	-	-	-	4,735	-	4,735
Alveo Land Corporation (Conso)	6,376	92	(5,995)	-	473	-	473
Amaia Land Corporation (Conso)	436	275,262	(272,990)	-	2,708	-	2,708
Anvaya Cove Beach and Nature Club Inc	578	9,724	(10,301)	-	-	-	-
Anvaya Cove Golf and Sports Club Inc.	-	13,629	(13,629)	-	-	-	-
Arca South Integrated Terminal, Inc	-	65,620	(65,611)	-	9	-	9
AREIT, Inc.	1,056	-	-	-	1,056	-	1,056
Arvo Commercial Corporation	16,063	32,375	(47,300)	-	1,138	-	1,138
Aurora Properties, Inc.	-	2,231	-	-	2,231	-	2,231
Aviana Development Corporation	1,600	3,021	(4,150)	-	471	-	471
Avida Land Corporation (Conso)	1,075	29,272	(29,253)	-	1,093	-	1,093
Ayala Land Inc.	34,207	439,382	(461,123)	-	12,466	-	12,466
Ayala Land-Tagle Property Inc.	225,830	33,738	(192,546)	-	67,022	-	67,022
Ayala Property Management Corporation (Conso)	177	-	-	-	177	-	177
Ayalaland Business Solutions, Inc	5	-	-	-	5	-	5
AyalaLand Estates Inc. (Conso)	33	31,543	(4)	-	31,572	-	31,572
AyalaLand Hotels and Resorts Corp. (Conso)	29,528	53,322	(82,242)	-	609	-	609
Ayalaland Logistics Holdings Corp. (Conso)	2,682	212,921	(194,788)	-	20,814	-	20,814
AyalaLand Offices, Inc. (Conso)	2	-	-	-	2	-	2
Ayalaland Premier, Inc.	530	-	-	-	530	-	530
Bay City Commercial Ventures Corp.	53,374	66,110	(85,513)	-	33,971	-	33,971
BellaVita Land Corp.	53	-	-	-	53	-	53
Capitol Central Commercial Ventures Corp.	8,775	9,898	(18,554)	-	119	-	119
Cavite Commercial Towncenter, Inc.	32,413	24,925	(55,532)	-	1,806	-	1,806
Cebu District Property Enterprise, Inc.	76,553	121,910	(198,539)	-	(75)	-	(75)
CECI Realty Corp.	340	-	(340)	-	-	-	-
North Triangle Depot Commercial Corp	32,650	81,868	(112,025)	-	2,493	-	2,493
Nuevocentro, Inc. (Conso)	2,470	-	-	-	2,470	-	2,470
OLC Development Corporation (Conso)	-	18,428	-	-	18,428	-	18,428
Primavera Towncentre, Inc.	360	-	(360)	-	-	-	-
Soltea Commercial Corp.	17,692	18,384	(35,632)	-	444	-	444
Southportal Properties, Inc.	108	-	(108)	-	-	-	-
Summerhill Commercial Ventures Corp.	215	-	-	-	215	-	215
Ten Knots Development Corporation(Conso)	57,289	175,984	(120,286)	-	112,988	-	112,988
Ten Knots Philippines, Inc.(Conso)	36,908	66,100	(101,849)	-	1,158	-	1,158
Verde Golf Development Corporation	3,892	-	-	-	3,892	-	3,892
Subtotal	**685,698**	**1,857,649**	**(2,199,637)**	**-**	**343,710**	**-**	**343,710**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Bay City Commercial Ventures Corp.					-		-
Alabang Commercial Corporation (Conso)	181	726	(907)	-	-	-	-
Amorsedia Development Corporation (Conso)	330	-	(330)	-	-	-	-
Accendo Commercial Corp	3,434	-	(2,858)	-	576	-	576
Adauge Commercial Corp.	785	-	-	-	785	-	785
ALI Capital Corp. (Conso)	6,065	-	(6,065)	-	-	-	-
ALI-CII Development Corporation	0	-	-	-	0	-	0
ALO Prime Realty Corporation	638	-	(638)	-	-	-	-
Altaraza Prime Realty Corporation	9,568	-	(9,568)	-	-	-	-
Alveo Land Corporation (Conso)	1,895	5,110	(5,292)	-	1,714	-	1,714
Amaia Land Corporation (Conso)	9,989	-	(896)	-	9,093	-	9,093
Arca South Integrated Terminal, Inc	9	-	-	-	9	-	9
AREIT, Inc.	407,647	-	(160,224)	-	247,423	-	247,423
Arvo Commercial Corporation	62,151	-	(5,748)	-	56,403	-	56,403
Aviana Development Corporation	151	-	(178)	-	(27)	-	(27)
Avida Land Corporation (Conso)	18,276	3,684	(4,558)	-	17,402	-	17,402
Ayala Hotels Inc.	801	-	(801)	-	-	-	-
Ayala Land Inc.	90,077	18,240	-	-	108,317	-	108,317
Ayala Land International Sales, Inc.(Conso)	335	-	-	-	335	-	335
Ayala Malls Zing (AMZING), Inc.	809	-	-	-	809	-	809
Ayala Property Management Corporation (Conso)	11	-	(59)	-	(48)	-	(48)
Ayalaland Business Solutions, Inc	29	-	(29)	-	1	-	1
AyalaLand Estates Inc. (Conso)	31,128	1,158	(2,097)	-	30,189	-	30,189
AyalaLand Hotels and Resorts Corp. (Conso)	148,678	2,284	(102,641)	-	48,321	-	48,321
Avalaland Logistics Holdings Corp. (Conso)	10,375	-	(1,835)	-	8,540	-	8,540
AyalaLand Malls, Inc. (Conso)	95,774	64,610	(68,960)	-	91,424	-	91,424
Ayalaland Metro North, Inc.	129	138	(147)	-	120	-	120
Ayalaland Premier, Inc.	328	-	-	-	328	-	328
Bay City Commercial Ventures Corp.	1,567,741	768	-	-	1,568,510	-	1,568,510
BellaVita Land Corp.	265	-	(265)	-	-	-	-
Buendia Landholdings, Inc.	215	-	(215)	-	-	-	-
Cagayan De Oro Gateway Corporation	3,309	-	(2,438)	-	871	-	871
Capitol Central Commercial Ventures Corp.	6,723	-	(5,131)	-	1,592	-	1,592
Cavite Commercial Towncenter, Inc.	1,122	10	-	-	1,132	-	1,132
Cebu District Property Enterprise, Inc.	540	-	(52)	-	488	-	488
Cebu Leisure Co. Inc.	4	-	(4)	-	-	-	-
Crans Montana Property Holdings Corporation	22	-	-	-	22	-	22
Direct Power Services Inc.	742	548	(406)	-	885	-	885
FIVE STAR Cinema Inc.	2,863	-	(2,863)	-	-	-	-
Hillsford Property Corporation	4	-	(4)	-	-	-	-
Integrated Eco-Resort Inc.	28	-	(28)	-	-	-	-
Lagdigan Land Corporation	33	-	(33)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	-	9,407	(9,407)	-	-	-	-
Makati Cornerstone Leasing Corp.	10,138	2,053	(2,043)	-	10,148	-	10,148
Makati Development Corporation (Conso)	63,892	-	(34,867)	-	29,026	-	29,026
North Triangle Depot Commercial Corp	1,787	1,528	(1,476)	-	1,840	-	1,840
North Ventures Commercial Corp.	240	-	(240)	-	-	-	-
NorthBeacon Commercial Corporation	50	11	-	-	61	-	61
Nuevocentro, Inc. (Conso)	84	-	-	-	84	-	84
Primavera Towncentre, Inc.	191	-	(191)	-	-	-	-
Red Creek Properties, Inc.	75	-	(75)	-	-	-	-
Roxas Land Corp.	1,001	-	-	-	1,001	-	1,001
Serendra Inc.	43	-	-	-	43	-	43
Soltea Commercial Corp.	5,431	-	-	-	5,431	-	5,431
Station Square East Commercial Corp	96	3,067	(1,601)	-	1,562	-	1,562
Subic Bay Town Center Inc.	195	2	-	-	197	-	197
Summerhill Commercial Ventures Corp.	1,770	15	-	-	1,785	-	1,785
Ten Knots Philippines, Inc.(Conso)	11,560	-	(38)	-	11,523	-	11,523
Westview Commercial Ventures Corp.	24	-	(24)	-	-	-	-
Subtotal	**2,579,783**	**113,360**	**(435,229)**	**-**	**2,257,914**	**-**	**2,257,914**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO BellaVita Land Corp.					-		-
Amorsedia Development Corporation (Conso)	72	-	(72)	-	-	-	-
Accendo Commercial Corp	103,727	129,155	(232,882)	-	-	-	-
Alveo Land Corporation (Conso)	584	3,119	(3,048)	-	656	-	656
Amaia Land Corporation (Conso)	554	24,583	(18,542)	-	6,595	-	6,595
Arvo Commercial Corporation	129	-	-	-	129	-	129
Aviana Development Corporation	(4,990)	10,126	(5,130)	-	7	-	7
Avida Land Corporation (Conso)	3,675	29,832	-	-	33,507	-	33,507
Ayala Land Inc.	33,660	89,293	(100,703)	-	22,251	-	22,251
Ayala Land International Sales, Inc.(Conso)	3,460	1,039	-	-	4,499	-	4,499
Ayala Property Management Corporation (Conso)	21	-	-	-	21	-	21
AyalaLand Estates Inc. (Conso)	49	867	-	-	915	-	915
AyalaLand Hotels and Resorts Corp. (Conso)	93,837	172,482	(262,290)	-	4,028	-	4,028
Ayalaland Logistics Holdings Corp. (Conso)	101,534	282,935	(319,375)	-	65,094	-	65,094
AyalaLand Malls, Inc. (Conso)	(29,976)	30,501	-	-	525	-	525
Ayalaland Premier, Inc.	21	-	-	-	21	-	21
Bay City Commercial Ventures Corp.	138,450	331,272	(345,853)	-	123,868	-	123,868
BellaVita Land Corp.	46	5,616	-	-	5,662	-	5,662
Capitol Central Commercial Ventures Corp.	68,721	103,788	(118,961)	-	53,549	-	53,549
Cavite Commercial Towncenter, Inc.	70,202	57,790	(87,489)	-	40,503	-	40,503
Cebu District Property Enterprise, Inc.	49,168	211,035	(107,037)	-	153,166	-	153,166
Makati Development Corporation (Conso)	1,699	-	-	-	1,699	-	1,699
North Triangle Depot Commercial Corp	18	21,710	(95)	-	21,633	-	21,633
Nuevocentro, Inc. (Conso)	8,159	-	(8,000)	-	159	-	159
Primavera Towncentre, Inc.	1,487	-	(1,487)	-	-	-	-
Soltea Commercial Corp.	56,757	152,180	(205,753)	-	3,185	-	3,185
Ten Knots Development Corporation(Conso)	-	26,023	(45)	-	25,978	-	25,978
Ten Knots Philippines, Inc.(Conso)	33,453	163,533	(83,448)	-	113,538	-	113,538
Subtotal	**734,520**	**1,846,879**	**(1,900,209)**	**-**	**681,190**	**-**	**681,190**
					-		-
Amount Owed by ALI & Subsidiaries TO BG West Properties, Inc					-		-
Amorsedia Development Corporation (Conso)	2,042	-	(2,042)	-	-	-	-
Alveo Land Corporation (Conso)	161,249	7,229	-	-	168,479	-	168,479
Avida Land Corporation (Conso)	2,189	339	-	-	2,528	-	2,528
Ayala Land Inc.	10,078	-	-	-	10,078	-	10,078
Ayala Land International Sales, Inc.(Conso)	51	-	-	-	51	-	51
Ayala Property Management Corporation (Conso)	5,196	-	-	-	5,196	-	5,196
Makati Development Corporation (Conso)	125,728	6,981	-	-	132,709	-	132,709
OLC Development Corporation (Conso)	-	2,042	-	-	2,042	-	2,042
Subtotal	**306,533**	**16,591**	**(2,042)**	**-**	**321,083**	**-**	**321,083**
					-		-
Amount Owed by ALI & Subsidiaries TO Buendia Landholdings, Inc.					-		-
Crans Montana Property Holdings Corporation	3,017	6,000	(9,017)	-	-	-	-
Crimson Field Enterprises, Inc.	-	200	(200)	-	-	-	-
Subtotal	**3,017**	**6,200**	**(9,217)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Cagayan De Oro Gateway Corporation					-		-
Alabang Commercial Corporation (Conso)	0	-	(0)	-	-	-	-
Accendo Commercial Corp	-	40,843	(40,717)	-	125	-	125
Alveo Land Corporation (Conso)	10,033	42,549	(50,944)	-	1,638	-	1,638
Amaia Land Corporation (Conso)	-	45,447	(44,866)	-	581	-	581
AREIT, Inc.	-	32,158	-	-	32,158	-	32,158
Arvo Commercial Corporation	15,049	31,754	(56,999)	-	(10,196)	-	(10,196)
Aviana Development Corporation	15,040	111,436	(84,455)	-	42,021	-	42,021
Avida Land Corporation (Conso)	848	44,177	(43,698)	-	1,326	-	1,326
Ayala Land Inc.	5,330	213,264	(200,190)	-	18,403	-	18,403
Ayala Property Management Corporation (Conso)	6	-	-	-	6	-	6
AyalaLand Estates Inc. (Conso)	-	33,356	(14)	-	33,342	-	33,342
AyalaLand Hotels and Resorts Corp. (Conso)	7,633	116,017	(112,906)	-	10,744	-	10,744
Ayalaland Logistics Holdings Corp. (Conso)	25,774	228,247	(244,250)	-	9,772	-	9,772
AyalaLand Malls, Inc. (Conso)	31	777	-	-	808	-	808
Ayalaland Metro North, Inc.	-	0	-	-	0	-	0
Bay City Commercial Ventures Corp.	65,219	213,907	(279,208)	-	(83)	-	(83)
BellaVita Land Corp.	20	-	-	-	20	-	20
Cagayan De Oro Gateway Corporation	179	-	(179)	-	-	-	-
Capitol Central Commercial Ventures Corp.	10,133	20,600	(30,223)	-	510	-	510
Cavite Commercial Towncenter, Inc.	5,229	33,855	(26,664)	-	12,420	-	12,420
Cebu District Property Enterprise, Inc.	-	4,447	(4,448)	-	(1)	-	(1)
Crans Montana Property Holdings Corporation	-	4,160	(4,160)	-	-	-	-
Lagdigan Land Corporation	2,782	74,278	(39,152)	-	37,908	-	37,908
Leisure and Allied Industries Phils. Inc.	-	3,259	(3,132)	-	127	-	127
Makati Development Corporation (Conso)	211	-	(187)	-	24	-	24
North Triangle Depot Commercial Corp	5,168	24,605	(29,324)	-	450	-	450
North Ventures Commercial Corp.	0	-	(0)	-	-	-	-
NorthBeacon Commercial Corporation	-	0	-	-	0	-	0
Philippine Integrated Energy Solutions, Inc.	4,677	2,586	-	-	7,263	-	7,263
Soltea Commercial Corp.	11,371	15,989	(27,329)	-	30	-	30
Station Square East Commercial Corp	1,277	60	-	-	1,337	-	1,337
Ten Knots Development Corporation(Conso)	7,117	81,385	(80,312)	-	8,190	-	8,190
Ten Knots Philippines, Inc.(Conso)	46,286	121,848	(139,755)	-	28,379	-	28,379
Subtotal	**239,413**	**1,541,006**	**(1,543,114)**	**-**	**237,305**	**-**	**237,305**
					-		-
Amount Owed by ALI & Subsidiaries TO Capitol Central Commercial Ventures Corp.					-		-
Alabang Commercial Corporation (Conso)	1	-	(1)	-	-	-	-
Accendo Commercial Corp	2	2	-	-	5	-	5
Adauge Commercial Corp.	18	29	-	-	47	-	47
Amaia Land Corporation (Conso)	-	640	(640)	-	-	-	-
Arvo Commercial Corporation	22	-	-	-	22	-	22
Ayala Land Inc.	-	26	-	-	26	-	26
AyalaLand Hotels and Resorts Corp. (Conso)	-	341	(161)	-	180	-	180
AyalaLand Malls, Inc. (Conso)	1,597	8,271	(8,615)	-	1,252	-	1,252
Ayalaland Metro North, Inc.	0	-	-	-	0	-	0
Bay City Commercial Ventures Corp.	2	-	-	-	2	-	2
Cagayan De Oro Gateway Corporation	21	3	-	-	24	-	24
Capitol Central Commercial Ventures Corp.	-	14	-	-	14	-	14
Cebu District Property Enterprise, Inc.	3	-	-	-	3	-	3
Cebu Leisure Co. Inc.	7	296	(303)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	-	2,823	(2,823)	-	-	-	-
Makati Development Corporation (Conso)	60	62	-	-	122	-	122
North Triangle Depot Commercial Corp	8	0	(0)	-	8	-	8
Station Square East Commercial Corp	1,278	60	-	-	1,338	-	1,338
Westview Commercial Ventures Corp.	1	-	(1)	-	-	-	-
Subtotal	**3,020**	**12,568**	**(12,543)**	**-**	**3,045**	**-**	**3,045**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Cavite Commercial Towncenter, Inc.					-		-
Alabang Commercial Corporation (Conso)	1	-	(1)	-	-	-	-
Alveo Land Corporation (Conso)	678	1,448	(1,552)	-	574	-	574
Amaia Land Corporation (Conso)	514	1,375	(755)	-	1,135	-	1,135
AREIT, Inc.	-	-	(1)	-	(1)	-	(1)
Arvo Commercial Corporation	4	-	-	-	4	-	4
Avida Land Corporation (Conso)	156	-	-	-	156	-	156
Ayala Land Inc.	24	2,498	-	-	2,522	-	2,522
Ayala Malls Zing (AMZING), Inc.	58	-	-	-	58	-	58
Ayala Property Management Corporation (Conso)	589	-	-	-	589	-	589
AyalaLand Estates Inc. (Conso)	25	-	-	-	25	-	25
Ayalaland Logistics Holdings Corp. (Conso)	25	-	-	-	25	-	25
Ayalaland Malls Synergies, Inc.	(266)	-	-	-	(266)	-	(266)
AyalaLand Malls, Inc. (Conso)	81	8,714	(8,200)	-	596	-	596
AyalaLand Offices, Inc. (Conso)	25	-	-	-	25	-	25
Bay City Commercial Ventures Corp.	1	-	-	-	1	-	1
Capitol Central Commercial Ventures Corp.	29	-	-	-	29	-	29
Cavite Commercial Towncenter, Inc.	1	-	-	-	1	-	1
Leisure and Allied Industries Phils. Inc.	584	204	(1,102)	-	(314)	-	(314)
Makati Cornerstone Leasing Corp.	6	-	-	-	6	-	6
Makati Development Corporation (Conso)	64	-	-	-	64	-	64
North Triangle Depot Commercial Corp	-	214	(209)	-	5	-	5
North Ventures Commercial Corp.	5	-	(5)	-	-	-	-
Serendra Inc.	1	-	-	-	1	-	1
Soltea Commercial Corp.	51	-	-	-	51	-	51
Station Square East Commercial Corp	2	-	-	-	2	-	2
Summerhill Commercial Ventures Corp.	137	1	-	-	138	-	138
Ten Knots Development Corporation(Conso)	11	-	-	-	11	-	11
Subtotal	**2,804**	**14,453**	**(11,825)**	**-**	**5,433**	**-**	**5,433**
					-		-
Amount Owed by ALI & Subsidiaries TO Cebu District Property Enterprise, Inc.					-		-
Ayala Land Inc.	5	-	-	-	5	-	5
Makati Development Corporation (Conso)	3,967	1,420	-	-	5,387	-	5,387
Subtotal	**3,972**	**1,420**	**-**	**-**	**5,392**	**-**	**5,392**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Cebu Leisure Co. Inc.					-		-
Alabang Commercial Corporation (Conso)	39	-	(39)	-	-	-	-
Amorsedia Development Corporation (Conso)	(0)	-	0	-	-	-	-
Accendo Commercial Corp	1,022	2,000	(3,022)	-	-	-	-
Alveo Land Corporation (Conso)	5,027	10,000	(15,027)	-	-	-	-
Amaia Land Corporation (Conso)	(0)	-	0	-	-	-	-
Arvo Commercial Corporation	49	-	(49)	-	-	-	-
Avida Land Corporation (Conso)	(0)	-	0	-	-	-	-
Ayala Land Inc.	27,159	5,000	(32,159)	-	-	-	-
Ayala Land International Sales, Inc.(Conso)	30	-	(30)	-	-	-	-
Ayala Malls Zing (AMZING), Inc.	12	-	(12)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	26,734	10,000	(36,734)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	50,087	16,000	(66,087)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	2,546	-	(2,546)	-	-	-	-
Ayalaland Medical Facilities Leasing Inc.	163	-	(163)	-	-	-	-
Ayalaland Metro North, Inc.	2	-	(2)	-	-	-	-
Bay City Commercial Ventures Corp.	46,625	-	(46,625)	-	-	-	-
Cagayan De Oro Gateway Corporation	71	-	(71)	-	-	-	-
Capitol Central Commercial Ventures Corp.	2	-	(2)	-	-	-	-
Cebu District Property Enterprise, Inc.	31,045	37,000	(68,045)	-	-	-	-
Cebu Leisure Co. Inc.	2	-	(2)	-	-	-	-
Central Bloc Hotel Ventures	267	-	(267)	-	-	-	-
Makati Cornerstone Leasing Corp.	0	-	(0)	-	-	-	-
Makati Development Corporation (Conso)	191	-	(191)	-	-	-	-
North Triangle Depot Commercial Corp	1,065	3,500	(4,565)	-	-	-	-
North Ventures Commercial Corp.	1	-	(1)	-	-	-	-
Primavera Towncentre, Inc.	10,346	-	(10,346)	-	-	-	-
Soltea Commercial Corp.	5	-	(5)	-	-	-	-
Station Square East Commercial Corp	1	-	(1)	-	-	-	-
Ten Knots Development Corporation(Conso)	7,096	-	(7,096)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	73,946	106,000	(179,946)	-	-	-	-
Subtotal	**283,532**	**189,500**	**(473,032)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO CECI Realty Corp.					-		-
Amorsedia Development Corporation (Conso)	617,345	533,050	(1,150,395)	-	-	-	-
Accendo Commercial Corp	-	238,649	(238,643)	-	6	-	6
Alveo Land Corporation (Conso)	1	15,269	(14,899)	-	370	-	370
Amaia Land Corporation (Conso)	3,352	-	(686)	-	2,666	-	2,666
Arca South Integrated Terminal, Inc	59,317	184,478	(242,984)	-	812	-	812
AREIT, Inc.	22,945	26,535	-	-	49,480	-	49,480
Arvo Commercial Corporation	26,258	16,352	(16,047)	-	26,563	-	26,563
Aurora Properties, Inc.	14,882	-	-	-	14,882	-	14,882
Aviana Development Corporation	-	2,008	(2,008)	-	-	-	-
Avida Land Corporation (Conso)	6,033	-	-	-	6,033	-	6,033
Ayala Land Inc.	9,358	740,836	(729,778)	-	20,417	-	20,417
AyalaLand Estates Inc. (Conso)	107,287	813,792	(897,493)	-	23,586	-	23,586
AyalaLand Hotels and Resorts Corp. (Conso)	52,183	952,634	-	-	1,004,817	-	1,004,817
Ayalaland Logistics Holdings Corp. (Conso)	1	201,917	(198,100)	-	3,818	-	3,818
Ayalaland Malls Synergies, Inc.	55	-	-	-	55	-	55
Bay City Commercial Ventures Corp.	20,231	466,177	(474,309)	-	12,100	-	12,100
Capitol Central Commercial Ventures Corp.	8	36,286	(36,271)	-	22	-	22
Cavite Commercial Towncenter, Inc.	114,601	593,008	(286,772)	-	420,838	-	420,838
Cebu District Property Enterprise, Inc.	-	23,169	(23,169)	-	-	-	-
Crans Montana Property Holdings Corporation	702,304	1,054,941	(1,757,101)	-	144	-	144
Crimson Field Enterprises, Inc.	29,078	30,876	(59,954)	-	-	-	-
Lagdigan Land Corporation	-	6,071	(6,010)	-	62	-	62
Leisure and Allied Industries Phils. Inc.	108	-	-	-	108	-	108
Makati Development Corporation (Conso)	9,735	11,220	(11,139)	-	9,816	-	9,816
North Triangle Depot Commercial Corp	100,666	69,978	(168,990)	-	1,653	-	1,653
Nuevocentro, Inc. (Conso)	25,024	89,306	(114,099)	-	232	-	232
Red Creek Properties, Inc.	29,591	19,896	(49,487)	-	-	-	-
Soltea Commercial Corp.	32,031	64,213	(83,097)	-	13,147	-	13,147
Ten Knots Development Corporation(Conso)	13,031	519,937	-	-	532,968	-	532,968
Ten Knots Philippines, Inc.(Conso)	696	1,455	(1,453)	-	698	-	698
Vesta Property Holdings Inc.	18,033	-	-	-	18,033	-	18,033
Subtotal	**2,014,157**	**6,712,055**	**(6,562,886)**	**-**	**2,163,326**	**-**	**2,163,326**
					-		-
Amount Owed by ALI & Subsidiaries TO Central Bloc Hotel Ventures					-		-
Alveo Land Corporation (Conso)	-	5,000	(5,000)	-	-	-	-
Aviana Development Corporation	-	3,000	(3,000)	-	-	-	-
Ayala Land Inc.	3	156,617	-	-	156,620	-	156,620
Ayalaland Business Solutions, Inc	-	188	-	-	188	-	188
AyalaLand Hotels and Resorts Corp. (Conso)	257,559	-	(98,976)	-	158,583	-	158,583
Cebu District Property Enterprise, Inc.	-	5,000	(5,000)	-	-	-	-
Soltea Commercial Corp.	-	10,000	-	-	10,000	-	10,000
Ten Knots Development Corporation(Conso)	-	2,000	-	-	2,000	-	2,000
Ten Knots Philippines, Inc.(Conso)	-	32,000	(2,000)	-	30,000	-	30,000
Subtotal	**257,562**	**213,805**	**(113,976)**	**-**	**357,391**	**-**	**357,391**
					-		-
Amount Owed by ALI & Subsidiaries TO Crans Montana Property Holdings Corporation					-		-
Accendo Commercial Corp	6	-	(6)	-	-	-	-
ALI Capital Corp. (Conso)	-	72	-	-	72	-	72
Alveo Land Corporation (Conso)	30	36	-	-	65	-	65
Aviana Development Corporation	3	-	-	-	3	-	3
Avida Land Corporation (Conso)	-	363	-	-	363	-	363
Ayala Land Inc.	(5)	4	-	-	(1)	-	(1)
Ayala Property Management Corporation (Conso)	103	-	-	-	103	-	103
AyalaLand Estates Inc. (Conso)	-	76	-	-	76	-	76
AyalaLand Hotels and Resorts Corp. (Conso)	49	64	-	-	112	-	112
Ayalaland Premier, Inc.	3	4	-	-	7	-	7
CECI Realty Corp.	10	-	-	-	10	-	10
Makati Development Corporation (Conso)	9	471	-	-	481	-	481
Ten Knots Philippines, Inc.(Conso)	3	36	-	-	39	-	39
Subtotal	**209**	**1,128**	**(6)**	**-**	**1,331**	**-**	**1,331**
					-		-
Amount Owed by ALI & Subsidiaries TO Crimson Field Enterprises, Inc.					-		-
Ayala Land Inc.	10,050	-	(10,050)	-	-	-	-
Subtotal	**10,050**	**-**	**(10,050)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Darong Agricultural and Development Corporation					-		-
Avalaland Logistics Holdings Corp. (Conso)	-	-	-	-	-	-	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Direct Power Services Inc.					-		-
Alabang Commercial Corporation (Conso)	14,771	199,684	(214,456)	-	-	-	-
Accendo Commercial Corp	-	168,167	(168,167)	-	-	-	-
Adauge Commercial Corp.	607	8,022	(8,059)	-	570	-	570
ALI Capital Corp. (Conso)	16	1,636,746	(30,451)	-	1,606,310	-	1,606,310
ALI-CII Development Corporation	5,175	33,627	(36,122)	-	2,680	-	2,680
ALO Prime Realty Corporation	2,480	(143)	(2,337)	-	-	-	-
Alveo Land Corporation (Conso)	902	276,594	(272,224)	-	5,273	-	5,273
Amaia Land Corporation (Conso)	176	170,675	(169,721)	-	1,130	-	1,130
AREIT, Inc.	85,989	283,759	(283,004)	-	86,744	-	86,744
Arvo Commercial Corporation	21,313	69,587	(83,000)	-	7,899	-	7,899
Aviana Development Corporation	-	73,751	(73,752)	-	(1)	-	(1)
Avida Land Corporation (Conso)	11	354,405	(353,736)	-	679	-	679
Ayala Land Inc.	223,387	5,512,386	(5,404,355)	-	331,418	-	331,418
Ayala Land-Tagle Property Inc.	-	24,130	(24,017)	-	113	-	113
Ayala Property Management Corporation (Conso)	758	10,873	(9,964)	-	1,668	-	1,668
AyalaLand Hotels and Resorts Corp. (Conso)	47,388	438,260	(446,945)	-	38,704	-	38,704
Ayalaland Logistics Holdings Corp. (Conso)	62,350	513,348	(423,291)	-	152,407	-	152,407
AyalaLand Malls, Inc. (Conso)	63,016	589,628	(605,713)	-	46,931	-	46,931
Ayalaland Metro North, Inc.	18,199	156,980	(121,959)	-	53,221	-	53,221
AyalaLand Offices, Inc. (Conso)	75,966	298,741	(301,481)	-	73,226	-	73,226
Bay City Commercial Ventures Corp.	154,381	730,915	(783,294)	-	102,002	-	102,002
Cagayan De Oro Gateway Corporation	58	51,044	(30,831)	-	20,271	-	20,271
Capitol Central Commercial Ventures Corp.	16,211	180,240	(173,778)	-	22,672	-	22,672
Cavite Commercial Towncenter, Inc.	45,396	163,496	(179,252)	-	29,641	-	29,641
Cebu District Property Enterprise, Inc.	9,510	344,202	(353,124)	-	588	-	588
Central Bloc Hotel Ventures	1,753	22,768	(22,689)	-	1,831	-	1,831
Crans Montana Property Holdings Corporation	43,836	12,833	(56,181)	-	488	-	488
Crimson Field Enterprises, Inc.	-	18,033	(18,033)	-	-	-	-
Hillsford Property Corporation	12,784	(168)	(12,616)	-	-	-	-
Lagdigan Land Corporation	11,551	6,086	(12,012)	-	5,626	-	5,626
Makati Cornerstone Leasing Corp.	23,395	145,300	(128,938)	-	39,757	-	39,757
Makati Development Corporation (Conso)	3,421	108,531	(101,442)	-	10,510	-	10,510
North Triangle Depot Commercial Corp	23,011	311,136	(308,115)	-	26,032	-	26,032
North Ventures Commercial Corp.	7,633	(384)	(7,249)	-	-	-	-
NorthBeacon Commercial Corporation	6,653	86,689	(79,599)	-	13,743	-	13,743
Nuevocentro, Inc. (Conso)	-	228,541	(161,525)	-	67,016	-	67,016
Philippine Integrated Energy Solutions, Inc.	26,078	391,498	(339,941)	-	77,635	-	77,635
Primavera Towncentre, Inc.	126	-	(126)	-	-	-	-
Serendra Inc.	5,496	33,936	(33,262)	-	6,170	-	6,170
Soltea Commercial Corp.	6,314	436,702	(436,395)	-	6,621	-	6,621
Station Square East Commercial Corp	21,324	280,290	(280,392)	-	21,222	-	21,222
Subic Bay Town Center Inc.	3,692	47,256	(39,571)	-	11,377	-	11,377
Summerhill Commercial Ventures Corp.	8,716	114,905	(114,506)	-	9,116	-	9,116
Sunnyfield E-Office Corp	8,942	(154)	(8,788)	-	-	-	-
Ten Knots Development Corporation(Conso)	-	194,118	(159,895)	-	34,223	-	34,223
Ten Knots Philippines, Inc.(Conso)	11,294	199,360	(185,146)	-	25,508	-	25,508
Westview Commercial Ventures Corp.	770	(43)	(727)	-	-	-	-
Subtotal	**1,074,849**	**14,926,350**	**(13,060,181)**	**-**	**2,941,019**	**-**	**2,941,019**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Ecoholdings Company, Inc.					-		-
AyalaLand Hotels and Resorts Corp. (Conso)	301	-	(301)	-	-	-	-
Ten Knots Development Corporation(Conso)	13,686	-	(13,686)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	227,734	265,000	(492,734)	-	-	-	-
Subtotal	**241,721**	**265,000**	**(506,721)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO First Longfield Investments Ltd.					-		-
ALI Capital Corp. (Conso)	92,681	-	-	-	92,681	-	92,681
Arca South Integrated Terminal, Inc	10,799	-	-	-	10,799	-	10,799
Ayala Land Inc.	213,505	-	(6,248)	-	207,258	-	207,258
Ayalaland Malls Synergies, Inc.	2,211	-	-	-	2,211	-	2,211
Subtotal	**319,195**	**-**	**(6,248)**	**-**	**312,947**	**-**	**312,947**
					-		-
Amount Owed by ALI & Subsidiaries TO FIVE STAR Cinema Inc.					-		-
Alabang Commercial Corporation (Conso)	584	-	(584)	-	-	-	-
Ayala Land Inc.	26	-	(26)	-	-	-	-
Bay City Commercial Ventures Corp.	3,176	4,300	(7,476)	-	-	-	-
Cavite Commercial Towncenter, Inc.	11,871	-	(11,871)	-	-	-	-
Cebu Leisure Co. Inc.	5	-	(5)	-	-	-	-
Makati Cornerstone Leasing Corp.	1	-	(1)	-	-	-	-
North Triangle Depot Commercial Corp	117	-	(117)	-	-	-	-
North Ventures Commercial Corp.	2	-	(2)	-	-	-	-
NorthBeacon Commercial Corporation	2	-	(2)	-	-	-	-
Soltea Commercial Corp.	5	-	(5)	-	-	-	-
Station Square East Commercial Corp	4	-	(4)	-	-	-	-
Summerhill Commercial Ventures Corp.	(48)	48	-	-	-	-	-
Subtotal	**15,743**	**4,348**	**(20,091)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Glensworth Development, Inc.					-		-
Amaia Land Corporation (Conso)	-	35	-	-	35	-	35
AREIT, Inc.	-	4,448	-	-	4,448	-	4,448
Avida Land Corporation (Conso)	-	1,698	-	-	1,698	-	1,698
Ayala Land Inc.	-	-	(1,103)	-	(1,103)	-	(1,103)
AyalaLand Hotels and Resorts Corp. (Conso)	-	3,077	-	-	3,077	-	3,077
Ayalaland Logistics Holdings Corp. (Conso)	-	-	(207)	-	(207)	-	(207)
AyalaLand Offices, Inc. (Conso)	-	25,796	-	-	25,796	-	25,796
Capitol Central Commercial Ventures Corp.	-	41	-	-	41	-	41
CECI Realty Corp.	-	1,276	-	-	1,276	-	1,276
North Triangle Depot Commercial Corp	-	5,434	-	-	5,434	-	5,434
Soltea Commercial Corp.	-	-	(0)	-	(0)	-	(0)
Summerhill Commercial Ventures Corp.	-	6	-	-	6	-	6
Ten Knots Philippines, Inc.(Conso)	-	88	-	-	88	-	88
Subtotal	**-**	**41,900**	**(1,310)**	**-**	**40,590**	**-**	**40,590**
					-		-
Amount Owed by ALI & Subsidiaries TO Hillsford Property Corporation					-		-
Amorsedia Development Corporation (Conso)	84	-	(84)	-	-	-	-
Accendo Commercial Corp	-	18,000	(18,000)	-	-	-	-
Alveo Land Corporation (Conso)	49	-	(49)	-	-	-	-
Amaia Land Corporation (Conso)	4	-	(4)	-	-	-	-
Arvo Commercial Corporation	3,119	-	(3,119)	-	-	-	-
Ayala Land Inc.	67	-	(67)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	8,389	5,000	(13,389)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	10,015	9,980	(19,995)	-	-	-	-
AyalaLand Offices, Inc. (Conso)	21	-	(21)	-	-	-	-
Bay City Commercial Ventures Corp.	51,556	14,500	(66,056)	-	-	-	-
Cavite Commercial Towncenter, Inc.	11,543	8,020	(19,563)	-	-	-	-
Cebu District Property Enterprise, Inc.	8,861	-	(8,861)	-	-	-	-
NorthBeacon Commercial Corporation	1	-	(1)	-	-	-	-
Nuevocentro, Inc. (Conso)	28	-	(28)	-	-	-	-
Soltea Commercial Corp.	-	5,000	(5,000)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	6,456	2,000	(8,456)	-	-	-	-
Westview Commercial Ventures Corp.	-	6,600	(6,600)	-	-	-	-
Subtotal	**100,194**	**69,100**	**(169,294)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Integrated Eco-Resort Inc.					-		-
AyalaLand Hotels and Resorts Corp. (Conso)	568	-	(568)	-	-	-	-
Bay City Commercial Ventures Corp.	112	-	(112)	-	-	-	-
Ten Knots Development Corporation(Conso)	75,669	406,500	(482,169)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	512,753	1,484,580	(1,997,333)	-	-	-	-
Subtotal	**589,102**	**1,891,080**	**(2,480,182)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Lagdigan Land Corporation					-		-
Bay City Commercial Ventures Corp.	1,003	-	(1,001)	-	1	-	1
Cagayan De Oro Gateway Corporation	1,045	-	(1,045)	-	-	-	-
Summerhill Commercial Ventures Corp.	128	-	(128)	-	-	-	-
Subtotal	**2,176**	**-**	**(2,174)**	**-**	**1**	**-**	**1**
					-		-
Amount Owed by ALI & Subsidiaries TO Leisure and Allied Industries Phils. Inc.					-		-
Alveo Land Corporation (Conso)	-	34	(34)	-	-	-	-
Avida Land Corporation (Conso)	-	1,887	-	-	1,887	-	1,887
Ayala Land Inc.	-	2	(2)	-	-	-	-
Cavite Commercial Towncenter, Inc.	1,033	1,098	(2,131)	-	-	-	-
Subtotal	**1,033**	**3,020**	**(2,167)**	**-**	**1,887**	**-**	**1,887**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Makati Cornerstone Leasing Corp.					-		-
Alabang Commercial Corporation (Conso)	6	-	(6)	-	-	-	-
Amorsedia Development Corporation (Conso)	178	-	(178)	-	-	-	-
Accendo Commercial Corp	38	-	(35)	-	3	-	3
ALI-CII Development Corporation	-	8	-	-	8	-	8
Alveo Land Corporation (Conso)	(403)	1,146	-	-	742	-	742
Amaia Land Corporation (Conso)	149	53,279	(45,048)	-	8,379	-	8,379
AREIT, Inc.	23,240	-	(2,581)	-	20,659	-	20,659
Arvo Commercial Corporation	17,749	4,261	(21,116)	-	895	-	895
Aviana Development Corporation	-	21,504	(296)	-	21,209	-	21,209
Avida Land Corporation (Conso)	20,101	151,001	(107,416)	-	63,685	-	63,685
Ayala Land Inc.	235,673	251,792	(192,110)	-	295,355	-	295,355
Ayala Property Management Corporation (Conso)	(514)	659	-	-	145	-	145
Avalaland Business Solutions, Inc	-	9,181	(8,173)	-	1,008	-	1,008
AyalaLand Estates Inc. (Conso)	(110)	53,993	-	-	53,883	-	53,883
AyalaLand Hotels and Resorts Corp. (Conso)	23,990	43,078	(56,470)	-	10,598	-	10,598
Ayalaland Logistics Holdings Corp. (Conso)	112,530	232,751	(211,178)	-	134,103	-	134,103
Ayalaland Malls Synergies, Inc.	71	-	-	-	71	-	71
AyalaLand Malls, Inc. (Conso)	141	35,584	(31,014)	-	4,710	-	4,710
AyalaLand Offices, Inc. (Conso)	-	4,242	-	-	4,242	-	4,242
Bay City Commercial Ventures Corp.	51,499	62,256	(72,357)	-	41,398	-	41,398
BellaVita Land Corp.	16,750	571	(15,701)	-	1,620	-	1,620
Cagayan De Oro Gateway Corporation	3	-	-	-	3	-	3
Capitol Central Commercial Ventures Corp.	15,004	7,242	(18,715)	-	3,532	-	3,532
Cavite Commercial Towncenter, Inc.	58,675	43,768	(68,751)	-	33,692	-	33,692
Cebu District Property Enterprise, Inc.	-	50,640	(32,496)	-	18,144	-	18,144
Cebu Leisure Co. Inc.	5	-	(5)	-	-	-	-
Crans Montana Property Holdings Corporation	11,430	22,961	(23,218)	-	11,174	-	11,174
Leisure and Allied Industries Phils. Inc.	-	5,142	(5,142)	-	-	-	-
Makati Cornerstone Leasing Corp.	(1,550)	1,551	-	-	1	-	1
Makati Development Corporation (Conso)	43,613	15,471	(52,463)	-	6,621	-	6,621
North Triangle Depot Commercial Corp	487	31,993	(1,111)	-	31,369	-	31,369
North Ventures Commercial Corp.	27	-	(27)	-	-	-	-
Nuevocentro, Inc. (Conso)	(56)	3,373	-	-	3,317	-	3,317
Soltea Commercial Corp.	11,669	31,042	(38,913)	-	3,798	-	3,798
Station Square East Commercial Corp	16	3	-	-	18	-	18
Summerhill Commercial Ventures Corp.	151	-	-	-	151	-	151
Ten Knots Development Corporation(Conso)	-	37,608	(20,710)	-	16,898	-	16,898
Ten Knots Philippines, Inc.(Conso)	8,048	19,993	(23,236)	-	4,804	-	4,804
Subtotal	**648,609**	**1,196,094**	**(1,048,466)**	**-**	**796,236**	**-**	**796,236**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO North Triangle Depot Commercial Corp					-		-
Alabang Commercial Corporation (Conso)	120	-	(120)	-	-	-	-
Amorsedia Development Corporation (Conso)	34	-	(34)	-	-	-	-
Accendo Commercial Corp	11	2	-	-	12	-	12
Alveo Land Corporation (Conso)	87	-	-	-	87	-	87
Amaia Land Corporation (Conso)	455	-	-	-	455	-	455
AREIT, Inc.	-	-	(53)	-	(53)	-	(53)
Arvo Commercial Corporation	1,873	2	-	-	1,875	-	1,875
Avida Land Corporation (Conso)	2,553	3,913	-	-	6,466	-	6,466
Ayala Land Inc.	39,706	4,867	(3,879)	-	40,693	-	40,693
Ayala Land International Sales, Inc.(Conso)	-	549	-	-	549	-	549
Ayala Malls Zing (AMZING), Inc.	69	-	-	-	69	-	69
Ayala Property Management Corporation (Conso)	-	-	(3)	-	(3)	-	(3)
AyalaLand Estates Inc. (Conso)	77	0	-	-	78	-	78
AyalaLand Hotels and Resorts Corp. (Conso)	9	-	(158)	-	(149)	-	(149)
Ayalaland Logistics Holdings Corp. (Conso)	879	-	(1)	-	878	-	878
AyalaLand Malls, Inc. (Conso)	5,047	2,498	-	-	7,544	-	7,544
Ayalaland Medical Facilities Leasing Inc.	119	-	(119)	-	-	-	-
Ayalaland Metro North, Inc.	32	7	-	-	39	-	39
Bay City Commercial Ventures Corp.	1,441	85	-	-	1,525	-	1,525
BG West Properties, Inc	10	-	-	-	10	-	10
Cagayan De Oro Gateway Corporation	109	-	-	-	109	-	109
Capitol Central Commercial Ventures Corp.	36	-	-	-	36	-	36
Cavite Commercial Towncenter, Inc.	33	-	-	-	33	-	33
Cebu Leisure Co. Inc.	30	-	(30)	-	-	-	-
Crans Montana Property Holdings Corporation	145	-	-	-	145	-	145
Direct Power Services Inc.	-	-	(2)	-	(2)	-	(2)
Leisure and Allied Industries Phils. Inc.	(1,238)	21,973	(20,440)	-	295	-	295
Makati Cornerstone Leasing Corp.	1	5	-	-	6	-	6
Makati Development Corporation (Conso)	4,662	-	-	-	4,662	-	4,662
North Ventures Commercial Corp.	150	-	(150)	-	-	-	-
NorthBeacon Commercial Corporation	3	-	-	-	3	-	3
Nuevocentro, Inc. (Conso)	115	-	-	-	115	-	115
Soltea Commercial Corp.	424	2	-	-	425	-	425
Station Square East Commercial Corp	115	8	-	-	122	-	122
Subic Bay Town Center Inc.	6	-	-	-	6	-	6
Summerhill Commercial Ventures Corp.	705	2	-	-	707	-	707
Ten Knots Development Corporation(Conso)	19	-	-	-	19	-	19
Ten Knots Philippines, Inc.(Conso)	160	-	-	-	160	-	160
Subtotal	**57,998**	**33,911**	**(24,990)**	**-**	**66,919**	**-**	**66,919**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO North Ventures Commercial Corp.					-		-
Alabang Commercial Corporation (Conso)	19	-	(19)	-	-	-	-
Amorsedia Development Corporation (Conso)	209	-	(209)	-	-	-	-
Accendo Commercial Corp	91,452	185,181	(276,633)	-	-	-	-
Alveo Land Corporation (Conso)	(26,152)	26,152	-	-	-	-	-
Amaia Land Corporation (Conso)	30,976	71,450	(102,426)	-	-	-	-
Arca South Integrated Terminal, Inc	45	-	(45)	-	-	-	-
Arvo Commercial Corporation	153,303	213,370	(366,673)	-	-	-	-
Avida Land Corporation (Conso)	857	35,000	(35,857)	-	-	-	-
Ayala Land Inc.	2,297	44,478	(46,775)	-	-	-	-
Ayala Malls Zing (AMZING), Inc.	367	-	(367)	-	-	-	-
Ayala Property Management Corporation (Conso)	1,798	-	(1,798)	-	-	-	-
AyalaLand Estates Inc. (Conso)	59	13,000	(13,059)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	71,067	70,373	(141,440)	-	-	-	-
Avalaland Logistics Holdings Corp. (Conso)	246,220	320,764	(566,983)	-	-	-	-
Avalaland Malls Synergies, Inc.	1	-	(1)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	6,242	-	(6,242)	-	-	-	-
Avalaland Medical Facilities Leasing Inc.	194	-	(194)	-	-	-	-
Avalaland Metro North, Inc.	5	-	(5)	-	-	-	-
AyalaLand Offices, Inc. (Conso)	8	-	(8)	-	-	-	-
Bay City Commercial Ventures Corp.	489,412	406,216	(895,628)	-	-	-	-
Cagayan De Oro Gateway Corporation	6	-	(6)	-	-	-	-
Capitol Central Commercial Ventures Corp.	83,027	57,710	(140,737)	-	-	-	-
Cavite Commercial Towncenter, Inc.	207,884	156,035	(363,920)	-	-	-	-
Cebu District Property Enterprise, Inc.	23,842	43,400	(67,242)	-	-	-	-
Crans Montana Property Holdings Corporation	11,044	-	(11,044)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	1,418	-	(1,418)	-	-	-	-
Makati Development Corporation (Conso)	22,162	3,000	(25,162)	-	-	-	-
North Triangle Depot Commercial Corp	35,354	14,478	(49,832)	-	-	-	-
NorthBeacon Commercial Corporation	28	-	(28)	-	-	-	-
Nuevocentro, Inc. (Conso)	(25,992)	25,992	-	-	-	-	-
Soltea Commercial Corp.	52,753	83,700	(136,453)	-	-	-	-
Station Square East Commercial Corp	27	-	(27)	-	-	-	-
Subic Bay Town Center Inc.	27	-	(27)	-	-	-	-
Summerhill Commercial Ventures Corp.	282	-	(282)	-	-	-	-
Ten Knots Development Corporation(Conso)	3,670	17,288	(20,958)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	15,486	51,460	(66,946)	-	-	-	-
Subtotal	**1,499,396**	**1,839,048**	**(3,338,444)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO NorthBeacon Commercial Corporation					-		-
Alabang Commercial Corporation (Conso)	16	-	(16)	-	-	-	-
Accendo Commercial Corp	54,087	133,455	(187,908)	-	(366)	-	(366)
Alveo Land Corporation (Conso)	923	53,773	(53,711)	-	985	-	985
Amaia Land Corporation (Conso)	367	23,523	(23,260)	-	630	-	630
AREIT, Inc.	5,709	11,551	(14,138)	-	3,122	-	3,122
Arvo Commercial Corporation	12,044	22,422	(13,809)	-	20,656	-	20,656
Aviana Development Corporation	(22)	-	-	-	(22)	-	(22)
Avida Land Corporation (Conso)	3,061	7,205	(1,723)	-	8,544	-	8,544
Ayala Land Inc.	7,191	171,831	(141,562)	-	37,460	-	37,460
Ayala Malls Zing (AMZING), Inc.	11,450	4,051	-	-	15,501	-	15,501
AyalaLand Estates Inc. (Conso)	-	45,864	(10,635)	-	35,229	-	35,229
AyalaLand Hotels and Resorts Corp. (Conso)	106,347	184,167	(272,515)	-	17,999	-	17,999
Ayalaland Logistics Holdings Corp. (Conso)	76,579	279,461	(175,900)	-	180,140	-	180,140
AyalaLand Malls, Inc. (Conso)	1,164	-	(106)	-	1,058	-	1,058
Ayalaland Metro North, Inc.	10	3	-	-	13	-	13
Bay City Commercial Ventures Corp.	261,366	604,718	(592,592)	-	273,491	-	273,491
Cagayan De Oro Gateway Corporation	11	-	-	-	11	-	11
Capitol Central Commercial Ventures Corp.	22,151	34,726	(56,833)	-	43	-	43
Cavite Commercial Towncenter, Inc.	112,839	202,203	(168,603)	-	146,439	-	146,439
Cebu District Property Enterprise, Inc.	38,367	153,398	(117,744)	-	74,021	-	74,021
Crans Montana Property Holdings Corporation	12,894	21,590	(26,538)	-	7,946	-	7,946
Hillsford Property Corporation	6	-	(6)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	2	5,383	(5,341)	-	44	-	44
Makati Cornerstone Leasing Corp.	106	-	-	-	106	-	106
Makati Development Corporation (Conso)	3	11,240	(11,032)	-	212	-	212
North Triangle Depot Commercial Corp	20,824	39,809	(46,691)	-	13,941	-	13,941
North Ventures Commercial Corp.	88	-	(88)	-	-	-	-
Nuevocentro, Inc. (Conso)	8,065	35,775	(363)	-	43,477	-	43,477
Primavera Towncentre, Inc.	30,962	1,494	(32,456)	-	-	-	-
Soltea Commercial Corp.	29,168	134,752	(162,593)	-	1,327	-	1,327
Station Square East Commercial Corp	21	-	-	-	21	-	21
Subic Bay Town Center Inc.	65	12	-	-	77	-	77
Summerhill Commercial Ventures Corp.	119	2	-	-	121	-	121
Ten Knots Development Corporation(Conso)	61,639	153,070	(112,003)	-	102,705	-	102,705
Ten Knots Philippines, Inc.(Conso)	94,702	149,653	(136,908)	-	107,448	-	107,448
Subtotal	**972,322**	**2,485,133**	**(2,365,076)**	**-**	**1,092,379**	**-**	**1,092,379**
					-		-
Amount Owed by ALI & Subsidiaries TO Nuevocentro, Inc.					-		-
Alveo Land Corporation (Conso)	43	-	-	-	43	-	43
Amaia Land Corporation (Conso)	82	-	-	-	82	-	82
Arvo Commercial Corporation	158	-	-	-	158	-	158
Avida Land Corporation (Conso)	671	24	-	-	695	-	695
Ayala Land Inc.	737	35,105	(33,994)	-	1,848	-	1,848
AyalaLand Estates Inc. (Conso)	208	182,688	(182,293)	-	603	-	603
AyalaLand Hotels and Resorts Corp. (Conso)	61	-	(61)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	1,417	7,560	(8,647)	-	329	-	329
CECI Realty Corp.	71	19,998	-	-	20,068	-	20,068
Crans Montana Property Holdings Corporation	152	-	-	-	152	-	152
Nuevocentro, Inc. (Conso)	560	-	(560)	-	-	-	-
Primavera Towncentre, Inc.	691	-	(691)	-	-	-	-
Prow Holdings, Inc.	323,436	-	-	-	323,436	-	323,436
Vesta Property Holdings Inc.	26	-	-	-	26	-	26
Subtotal	**328,313**	**245,375**	**(226,247)**	**-**	**347,440**	**-**	**347,440**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO OLC Development Corporation					-		-
Accendo Commercial Corp	-	37,449	(32,448)	-	5,001	-	5,001
Alveo Land Corporation (Conso)	-	700,907	(700,907)	-	-	-	-
Amorsedia Development Corporation (Conso)	-	15,000	(15,000)	-	-	-	-
Avida Land Corporation (Conso)	-	-	(2)	-	(2)	-	(2)
Ayala Land Inc.	-	3,098,835	(2,248,732)	-	850,103	-	850,103
Ayala Land International Sales, Inc.(Conso)	-	545	-	-	545	-	545
AyalaLand Estates Inc. (Conso)	-	5,072	(5,010)	-	62	-	62
AyalaLand Hotels and Resorts Corp. (Conso)	-	68,424	(65,877)	-	2,548	-	2,548
Avalaland Logistics Holdings Corp. (Conso)	-	306,805	(158,204)	-	148,602	-	148,602
AyalaLand Malls, Inc. (Conso)	-	151	-	-	151	-	151
Bay City Commercial Ventures Corp.	-	591,906	(498,641)	-	93,265	-	93,265
BellaVita Land Corp.	-	2,610	(2,610)	-	(0)	-	(0)
BG West Properties, Inc	-	2,664,611	(1,870,472)	-	794,139	-	794,139
Cavite Commercial Towncenter, Inc.	-	88,277	(19,276)	-	69,001	-	69,001
Cebu District Property Enterprise, Inc.	-	101,476	(80,584)	-	20,893	-	20,893
Crans Montana Property Holdings Corporation	-	396,295	(396,295)	-	-	-	-
Makati Development Corporation (Conso)	-	12,322	(11,923)	-	399	-	399
North Triangle Depot Commercial Corp	-	200,774	(187,612)	-	13,162	-	13,162
Soltea Commercial Corp.	-	449,812	(449,810)	-	2	-	2
Ten Knots Development Corporation(Conso)	-	52,700	(47,258)	-	5,442	-	5,442
Ten Knots Philippines, Inc.(Conso)	-	58,742	(15,098)	-	43,644	-	43,644
Subtotal	**-**	**8,852,715**	**(6,805,760)**	**-**	**2,046,954**	**-**	**2,046,954**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Philippine Integrated Energy Solutions, Inc.					-		-
Alabang Commercial Corporation (Conso)	4,598	299,714	(304,312)	-	-	-	-
Amorsedia Development Corporation (Conso)	268	-	(268)	-	-	-	-
Accendo Commercial Corp	55,067	250,177	(299,829)	-	5,415	-	5,415
Alveo Land Corporation (Conso)	121,586	190,400	(288,374)	-	23,612	-	23,612
Amaia Land Corporation (Conso)	39	33,582	(37,653)	-	(4,031)	-	(4,031)
AREIT, Inc.	47,859	124,323	(106,456)	-	65,727	-	65,727
Arvo Commercial Corporation	(4,855)	9,698	-	-	4,843	-	4,843
Aviana Development Corporation	10,035	23,448	(33,483)	-	-	-	-
Avida Land Corporation (Conso)	-	99,104	(37,350)	-	61,754	-	61,754
Ayala Land Inc.	58,579	562,653	(555,122)	-	66,110	-	66,110
AyalaLand Estates Inc. (Conso)	(13,067)	5,059	(8)	-	(8,015)	-	(8,015)
AyalaLand Hotels and Resorts Corp. (Conso)	176,694	313,882	(499,493)	-	(8,917)	-	(8,917)
Ayalaland Logistics Holdings Corp. (Conso)	80,403	201,213	(178,600)	-	103,015	-	103,015
AyalaLand Malls, Inc. (Conso)	149,710	369,775	(466,718)	-	52,767	-	52,767
Bay City Commercial Ventures Corp.	4,406	148,576	(75,740)	-	77,241	-	77,241
Cagayan De Oro Gateway Corporation	29,718	129,158	(161,073)	-	(2,197)	-	(2,197)
Capitol Central Commercial Ventures Corp.	152	-	(30)	-	122	-	122
Cavite Commercial Towncenter, Inc.	(21,315)	26,468	(17,945)	-	(12,793)	-	(12,793)
Cebu District Property Enterprise, Inc.	26,179	78,572	(60,714)	-	44,038	-	44,038
Crans Montana Property Holdings Corporation	46,347	73,517	(61,497)	-	58,367	-	58,367
Makati Cornerstone Leasing Corp.	2	-	-	-	2	-	2
Makati Development Corporation (Conso)	30,913	37,626	(67,333)	-	1,205	-	1,205
North Triangle Depot Commercial Corp	18,599	84,962	(110,222)	-	(6,661)	-	(6,661)
Nuevocentro, Inc. (Conso)	-	30,623	(22)	-	30,601	-	30,601
Primavera Towncentre, Inc.	7,141	3,759	(10,901)	-	-	-	-
Red Creek Properties, Inc.	20,071	20,331	(40,401)	-	-	-	-
Soltea Commercial Corp.	(0)	114,865	(137,865)	-	(23,000)	-	(23,000)
Ten Knots Development Corporation(Conso)	32,829	39,629	(55,056)	-	17,402	-	17,402
Ten Knots Philippines, Inc.(Conso)	35,284	144,587	(179,528)	-	342	-	342
Westview Commercial Ventures Corp.	2,650	-	(2,650)	-	-	-	-
Subtotal	**919,892**	**3,415,702**	**(3,788,644)**	**-**	**546,950**	**-**	**546,950**
					-		-
Amount Owed by ALI & Subsidiaries TO Primavera Towncentre, Inc.					-		-
Amaia Land Corporation (Conso)	127	-	(127)	-	-	-	-
Arvo Commercial Corporation	402	-	(402)	-	-	-	-
Avida Land Corporation (Conso)	93	-	(93)	-	-	-	-
Ayala Land Inc.	1,407	-	(1,407)	-	-	-	-
AyalaLand Malls, Inc. (Conso)	6	-	(6)	-	-	-	-
AyalaLand Offices, Inc. (Conso)	838	-	(838)	-	-	-	-
Cavite Commercial Towncenter, Inc.	4,554	-	(4,554)	-	-	-	-
North Ventures Commercial Corp.	4	-	(4)	-	-	-	-
Subtotal	**7,431**	**-**	**(7,431)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Red Creek Properties, Inc.					-		-
Ayala Land Inc.	18,001	-	(18,001)	-	-	-	-
Subtotal	**18,001**	**-**	**(18,001)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Regent Time International, Limited					-		-
Ayala Land Inc.	700,718	52,608	-	-	753,326	-	753,326
Subtotal	**700,718**	**52,608**	**-**	**-**	**753,326**	**-**	**753,326**
					-		-
Amount Owed by ALI & Subsidiaries TO Regent Wise Investments Limited					-		-
Ayala Land Inc.	2,887,393	158,250	-	-	3,045,643	-	3,045,643
Regent Wise Investments Limited(Conso)	(140,514)	-	-	-	(140,514)	-	(140,514)
Subtotal	**2,746,880**	**158,250**	**-**	**-**	**2,905,129**	**-**	**2,905,129**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Roxas Land Corp.					-		-
Accendo Commercial Corp	-	180,665	(176,664)	-	4,001	-	4,001
Alveo Land Corporation (Conso)	-	236	-	-	236	-	236
Amaia Land Corporation (Conso)	-	76,632	(26,085)	-	50,548	-	50,548
Arvo Commercial Corporation	-	15,081	(11)	-	15,070	-	15,070
Avida Land Corporation (Conso)	3,029	26,056	(1,179)	-	27,906	-	27,906
Ayala Land Inc.	-	928,269	(928,269)	-	-	-	-
Ayala Property Management Corporation (Conso)	1,060	-	-	-	1,060	-	1,060
AyalaLand Estates Inc. (Conso)	-	7,823	(28)	-	7,795	-	7,795
AyalaLand Hotels and Resorts Corp. (Conso)	-	277,037	(277,037)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	-	101,835	(5,092)	-	96,743	-	96,743
Bay City Commercial Ventures Corp.	-	69,301	(81)	-	69,220	-	69,220
Capitol Central Commercial Ventures Corp.	-	69,668	(360)	-	69,308	-	69,308
Cavite Commercial Towncenter, Inc.	-	84,495	(135)	-	84,360	-	84,360
Cebu District Property Enterprise, Inc.	-	10,007	(1)	-	10,006	-	10,006
Makati Development Corporation (Conso)	14,737	-	(20,049)	-	(5,312)	-	(5,312)
Soltea Commercial Corp.	-	97,204	(97,204)	-	-	-	-
Ten Knots Development Corporation(Conso)	-	245,745	(80,981)	-	164,765	-	164,765
Ten Knots Philippines, Inc.(Conso)	-	142,399	(109,249)	-	33,150	-	33,150
Subtotal	**18,827**	**2,332,454**	**(1,722,424)**	**-**	**628,856**	**-**	**628,856**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Serendra Inc.					-		-
Amorsedia Development Corporation (Conso)	2	-	(2)	-	-	-	-
Accendo Commercial Corp	2,719	8,588	(8,306)	-	3,001	-	3,001
ALI Capital Corp. (Conso)	62	5	-	-	67	-	67
Alveo Land Corporation (Conso)	55,335	94,794	(145,679)	-	4,450	-	4,450
Amaia Land Corporation (Conso)	1,856	-	(1,573)	-	282	-	282
Arvo Commercial Corporation	-	1,671	(1,651)	-	20	-	20
Aviana Development Corporation	11,999	104	(12,104)	-	(1)	-	(1)
Avida Land Corporation (Conso)	4,181	4,989	(5,614)	-	3,556	-	3,556
Ayala Land Inc.	77,300	126,576	(185,975)	-	17,901	-	17,901
Ayala Property Management Corporation (Conso)	17,819	15,368	(10,905)	-	22,282	-	22,282
AyalaLand Estates Inc. (Conso)	31	12,013	(2)	-	12,043	-	12,043
AyalaLand Hotels and Resorts Corp. (Conso)	11,686	34,563	(41,026)	-	5,223	-	5,223
Ayalaland Logistics Holdings Corp. (Conso)	2,281	70,926	(53,755)	-	19,452	-	19,452
AyalaLand Malls, Inc. (Conso)	179	-	-	-	179	-	179
Bay City Commercial Ventures Corp.	10,000	22,261	(32,035)	-	226	-	226
BellaVita Land Corp.	1	-	-	-	1	-	1
BG West Properties, Inc	17,002	-	-	-	17,002	-	17,002
Cagayan De Oro Gateway Corporation	38	-	(38)	-	-	-	-
Capitol Central Commercial Ventures Corp.	10,123	25,092	(35,216)	-	-	-	-
Cavite Commercial Towncenter, Inc.	10,179	60,118	(68,688)	-	1,608	-	1,608
Cebu District Property Enterprise, Inc.	-	23,439	(10,981)	-	12,457	-	12,457
Leisure and Allied Industries Phils. Inc.	356	-	(356)	-	-	-	-
Makati Development Corporation (Conso)	183	16,586	(16,512)	-	258	-	258
North Triangle Depot Commercial Corp	98	16,576	(16,495)	-	179	-	179
Nuevocentro, Inc. (Conso)	50	-	(50)	-	-	-	-
Soltea Commercial Corp.	47	39,938	(39,784)	-	201	-	201
Ten Knots Development Corporation(Conso)	-	38,329	(32,808)	-	5,521	-	5,521
Ten Knots Philippines, Inc.(Conso)	-	65,585	(50,918)	-	14,667	-	14,667
Subtotal	**233,525**	**677,524**	**(770,475)**	**-**	**140,574**	**-**	**140,574**
					-		-
Amount Owed by ALI & Subsidiaries TO Soltea Commercial Corp.					-		-
Alabang Commercial Corporation (Conso)	38	-	(38)	-	-	-	-
Accendo Commercial Corp	2	221	(219)	-	3	-	3
Alveo Land Corporation (Conso)	3,288	6,066	(6,493)	-	2,861	-	2,861
Amaia Land Corporation (Conso)	108	1,581	(1,581)	-	108	-	108
Arvo Commercial Corporation	37	-	-	-	37	-	37
Avida Land Corporation (Conso)	3,320	2,023	(3,012)	-	2,331	-	2,331
Ayala Land Inc.	1,736	10,322	(10,192)	-	1,866	-	1,866
Ayala Malls Zing (AMZING), Inc.	63	-	-	-	63	-	63
AyalaLand Estates Inc. (Conso)	0	-	-	-	0	-	0
Ayalaland Logistics Holdings Corp. (Conso)	-	58	-	-	58	-	58
AyalaLand Malls, Inc. (Conso)	1,880	15,624	(14,712)	-	2,791	-	2,791
Ayalaland Metro North, Inc.	1	-	-	-	1	-	1
Bay City Commercial Ventures Corp.	69	0	-	-	69	-	69
Cagayan De Oro Gateway Corporation	16	-	-	-	16	-	16
Cavite Commercial Towncenter, Inc.	94	-	-	-	94	-	94
Cebu Leisure Co. Inc.	20	-	(20)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	-	2,316	(2,316)	-	-	-	-
Makati Cornerstone Leasing Corp.	15	2	-	-	18	-	18
North Triangle Depot Commercial Corp	100	234	(227)	-	106	-	106
North Ventures Commercial Corp.	19	-	(19)	-	-	-	-
NorthBeacon Commercial Corporation	16	-	-	-	16	-	16
Serendra Inc.	15	-	-	-	15	-	15
Station Square East Commercial Corp	62	2	-	-	64	-	64
Summerhill Commercial Ventures Corp.	24	194	(192)	-	25	-	25
Subtotal	**10,922**	**38,643**	**(39,022)**	**-**	**10,544**	**-**	**10,544**
					-		-
Amount Owed by ALI & Subsidiaries TO South Innovative Theater Management Inc.					-		-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Southportal Properties, Inc.					-		-
Amorsedia Development Corporation (Conso)	0	-	(0)	-	-	-	-
Alveo Land Corporation (Conso)	3,062	1,000	(4,062)	-	-	-	-
Amaia Land Corporation (Conso)	302	-	(302)	-	-	-	-
Arvo Commercial Corporation	2,862	2,180	(5,042)	-	-	-	-
Aviana Development Corporation	-	6,000	(6,000)	-	-	-	-
Avida Land Corporation (Conso)	35	-	(35)	-	-	-	-
Ayala Land Inc.	169,680	9,000	(178,680)	-	-	-	-
Ayala Property Management Corporation (Conso)	1,000	-	(1,000)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	30,048	31,600	(61,648)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	22,058	47,000	(69,058)	-	-	-	-
Ayalaland Metro North, Inc.	3	-	(3)	-	-	-	-
Bay City Commercial Ventures Corp.	(0)	-	0	-	-	-	-
Cagayan De Oro Gateway Corporation	151	-	(151)	-	-	-	-
Capitol Central Commercial Ventures Corp.	3,523	7,000	(10,523)	-	-	-	-
Cavite Commercial Towncenter, Inc.	467	-	(467)	-	-	-	-
Cebu District Property Enterprise, Inc.	2,003	-	(2,003)	-	-	-	-
North Triangle Depot Commercial Corp	-	9,000	(9,000)	-	-	-	-
Summerhill Commercial Ventures Corp.	544	-	(544)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	(3)	3	-	-	-	-	-
Subtotal	**235,736**	**112,783**	**(348,519)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Station Square East Commercial Corp					-		-
Alabang Commercial Corporation (Conso)	12	-	(12)	-	-	-	-
Amorsedia Development Corporation (Conso)	(0)	-	0	-	-	-	-
Accendo Commercial Corp	147,034	365,251	(474,094)	-	38,191	-	38,191
ALI-CII Development Corporation	-	1	-	-	1	-	1
Alveo Land Corporation (Conso)	18,141	110,228	(121,507)	-	6,862	-	6,862
Amaia Land Corporation (Conso)	2,024	75,185	(74,961)	-	2,248	-	2,248
Arca South Integrated Terminal, Inc	1	69,917	(41)	-	69,877	-	69,877
Arvo Commercial Corporation	55,062	157,296	(158,221)	-	54,136	-	54,136
Aviana Development Corporation	10,546	38,711	(49,258)	-	0	-	0
Avida Land Corporation (Conso)	1,886	132,292	(128,552)	-	5,626	-	5,626
Ayala Land Inc.	6,970	455,610	(510,995)	-	(48,415)	-	(48,415)
Ayala Land-Tagle Property Inc.	-	35,024	(3)	-	35,021	-	35,021
Ayala Malls Zing (AMZING), Inc.	329	10,160	(4,021)	-	6,467	-	6,467
Ayalaland Business Solutions, Inc	419	1,566	(1,951)	-	35	-	35
AyalaLand Estates Inc. (Conso)	4,012	92,412	(4,249)	-	92,175	-	92,175
AyalaLand Hotels and Resorts Corp. (Conso)	134,170	448,060	(550,537)	-	31,693	-	31,693
Ayalaland Logistics Holdings Corp. (Conso)	177,449	563,191	(443,866)	-	296,774	-	296,774
AyalaLand Malls, Inc. (Conso)	5,808	1,882	-	-	7,690	-	7,690
Ayalaland Metro North, Inc.	68	-	-	-	68	-	68
Bay City Commercial Ventures Corp.	282,470	981,633	(968,345)	-	295,758	-	295,758
BellaVita Land Corp.	16	-	-	-	16	-	16
BG West Properties, Inc	2,238	-	-	-	2,238	-	2,238
Cagayan De Oro Gateway Corporation	667	-	-	-	667	-	667
Capitol Central Commercial Ventures Corp.	27,243	46,118	(55,083)	-	18,278	-	18,278
Cavite Commercial Towncenter, Inc.	189,546	429,285	(437,334)	-	181,497	-	181,497
Cebu District Property Enterprise, Inc.	119,588	313,699	(318,243)	-	115,043	-	115,043
Cebu Leisure Co. Inc.	18	-	(18)	-	-	-	-
Crans Montana Property Holdings Corporation	2,025	97,882	(153)	-	99,755	-	99,755
Direct Power Services Inc.	-	184	-	-	184	-	184
Glensworth Development, Inc.	-	5,102	(13)	-	5,089	-	5,089
Lagdigan Land Corporation	6,588	11,007	(17,383)	-	211	-	211
Leisure and Allied Industries Phils. Inc.	2,256	4,391	(4,402)	-	2,245	-	2,245
Makati Development Corporation (Conso)	56,762	350,650	(401,369)	-	6,042	-	6,042
North Triangle Depot Commercial Corp	126,510	432,452	(541,928)	-	17,033	-	17,033
North Ventures Commercial Corp.	8	-	(8)	-	-	-	-
NorthBeacon Commercial Corporation	14	-	-	-	14	-	14
Nuevocentro, Inc. (Conso)	0	170,612	(18,446)	-	152,165	-	152,165
Primavera Towncentre, Inc.	13,273	14,202	(27,475)	-	-	-	-
Red Creek Properties, Inc.	17,039	161	(17,200)	-	-	-	-
Serendra Inc.	720	-	-	-	720	-	720
Soltea Commercial Corp.	15,554	154,489	(160,155)	-	9,888	-	9,888
Subic Bay Town Center Inc.	2	5	-	-	7	-	7
Ten Knots Development Corporation(Conso)	20,181	89,262	(71,733)	-	37,709	-	37,709
Ten Knots Philippines, Inc.(Conso)	26,510	234,389	(120,802)	-	140,097	-	140,097
Subtotal	**1,473,160**	**5,892,305**	**(5,682,358)**	**-**	**1,683,107**	**-**	**1,683,107**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Subic Bay Town Center Inc.					-		-
Alabang Commercial Corporation (Conso)	2	-	(2)	-	-	-	-
Amorsedia Development Corporation (Conso)	46	-	(46)	-	-	-	-
Accendo Commercial Corp	44	-	-	-	44	-	44
Alveo Land Corporation (Conso)	2	-	-	-	2	-	2
Amaia Land Corporation (Conso)	20,212	83,675	(102,868)	-	1,019	-	1,019
Arvo Commercial Corporation	1,360	-	-	-	1,360	-	1,360
Avida Land Corporation (Conso)	2	-	-	-	2	-	2
Ayala Land Inc.	3,082	43,229	(39,724)	-	6,587	-	6,587
Ayala Malls Zing (AMZING), Inc.	17	-	-	-	17	-	17
AyalaLand Estates Inc. (Conso)	20,638	45,886	(66,518)	-	5	-	5
AyalaLand Hotels and Resorts Corp. (Conso)	49,601	47,130	(95,986)	-	745	-	745
Ayalaland Logistics Holdings Corp. (Conso)	91,160	146,439	(228,683)	-	8,916	-	8,916
AyalaLand Malls, Inc. (Conso)	4,386	15,310	(17,702)	-	1,994	-	1,994
Ayalaland Metro North, Inc.	1	-	-	-	1	-	1
AyalaLand Offices, Inc. (Conso)	2	-	-	-	2	-	2
Bay City Commercial Ventures Corp.	123,881	150,595	(237,099)	-	37,377	-	37,377
Capitol Central Commercial Ventures Corp.	8,839	12,500	(21,326)	-	13	-	13
Cavite Commercial Towncenter, Inc.	26,241	32,927	(57,517)	-	1,651	-	1,651
Cebu District Property Enterprise, Inc.	22,472	21,070	(43,543)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	(378)	575	(246)	-	(49)	-	(49)
Makati Development Corporation (Conso)	10,322	10,373	(20,371)	-	325	-	325
North Triangle Depot Commercial Corp	77	22,394	(22,053)	-	419	-	419
North Ventures Commercial Corp.	3	-	(3)	-	-	-	-
NorthBeacon Commercial Corporation	5	4	-	-	9	-	9
Primavera Towncentre, Inc.	160	-	(160)	-	-	-	-
Soltea Commercial Corp.	5,130	50,264	(55,329)	-	64	-	64
Station Square East Commercial Corp	1	-	-	-	1	-	1
Ten Knots Development Corporation(Conso)	2	-	-	-	2	-	2
Ten Knots Philippines, Inc.(Conso)	8,950	28,403	(37,250)	-	102	-	102
Subtotal	**396,259**	**710,774**	**(1,046,426)**	**-**	**60,607**	**-**	**60,607**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Summerhill Commercial Ventures Corp.					-		-
Alabang Commercial Corporation (Conso)	15	-	(15)	-	-	-	-
Amorsedia Development Corporation (Conso)	173	-	(173)	-	-	-	-
Accendo Commercial Corp	50,774	62,946	(113,714)	-	5	-	5
ALI Capital Corp. (Conso)	145	-	-	-	145	-	145
Alveo Land Corporation (Conso)	5,008	38,781	(43,065)	-	724	-	724
Amaia Land Corporation (Conso)	1,066	16,607	(6,032)	-	11,642	-	11,642
Arvo Commercial Corporation	532,768	1,000,252	(1,033,695)	-	499,325	-	499,325
Aviana Development Corporation	-	20,887	(15,297)	-	5,589	-	5,589
Avida Land Corporation (Conso)	391,851	40,518	(20,145)	-	412,224	-	412,224
Ayala Land Inc.	51	206,428	(170,477)	-	36,002	-	36,002
Ayala Malls Zing (AMZING), Inc.	189	-	-	-	189	-	189
AyalaLand Estates Inc. (Conso)	-	45,362	(288)	-	45,074	-	45,074
AyalaLand Hotels and Resorts Corp. (Conso)	144,930	293,738	(369,756)	-	68,912	-	68,912
Avalaland Logistics Holdings Corp. (Conso)	153,997	429,858	(391,835)	-	192,020	-	192,020
AyalaLand Malls, Inc. (Conso)	15,470	203	-	-	15,673	-	15,673
Ayalaland Metro North, Inc.	12	1	-	-	13	-	13
AyalaLand Offices, Inc. (Conso)	1	-	-	-	1	-	1
Bay City Commercial Ventures Corp.	776,535	1,616,205	(1,480,326)	-	912,414	-	912,414
BellaVita Land Corp.	67	-	-	-	67	-	67
Capitol Central Commercial Ventures Corp.	12,125	27,705	(39,817)	-	13	-	13
Cavite Commercial Towncenter, Inc.	54,322	169,841	(137,800)	-	86,363	-	86,363
Cebu District Property Enterprise, Inc.	35,828	166,046	(123,178)	-	78,696	-	78,696
Crans Montana Property Holdings Corporation	-	13,640	(140)	-	13,500	-	13,500
Direct Power Services Inc.	157	-	-	-	157	-	157
Glensworth Development, Inc.	-	22,111	(48)	-	22,063	-	22,063
Lagdigan Land Corporation	7,419	7,750	(14,847)	-	321	-	321
Leisure and Allied Industries Phils. Inc.	(895)	8,237	(7,433)	-	(91)	-	(91)
Makati Development Corporation (Conso)	12,653	73,163	(72,060)	-	13,757	-	13,757
North Triangle Depot Commercial Corp	22,911	55,537	(45,787)	-	32,662	-	32,662
North Ventures Commercial Corp.	15	-	(15)	-	-	-	-
NorthBeacon Commercial Corporation	40	32	-	-	73	-	73
Nuevocentro, Inc. (Conso)	79	10,003	(0)	-	10,081	-	10,081
Primavera Towncentre, Inc.	14,879	3,557	(18,436)	-	-	-	-
Soltea Commercial Corp.	2,274	143,750	(143,750)	-	2,274	-	2,274
Station Square East Commercial Corp	46	4	-	-	49	-	49
Subic Bay Town Center Inc.	1	-	-	-	1	-	1
Ten Knots Development Corporation(Conso)	33,959	94,669	(64,164)	-	64,464	-	64,464
Ten Knots Philippines, Inc.(Conso)	17,609	125,966	(68,132)	-	75,443	-	75,443
Subtotal	**2,286,476**	**4,693,796**	**(4,380,429)**	**-**	**2,599,843**	**-**	**2,599,843**
					-		-
Amount Owed by ALI & Subsidiaries TO Sunnyfield E-Office Corp					-		-
Accendo Commercial Corp	-	4,000	(4,000)	-	-	-	-
Arvo Commercial Corporation	-	4,000	(4,000)	-	-	-	-
Avida Land Corporation (Conso)	533	-	(533)	-	-	-	-
Ayala Land Inc.	44	-	(44)	-	-	-	-
AyalaLand Hotels and Resorts Corp. (Conso)	22,342	-	(22,342)	-	-	-	-
Avalaland Logistics Holdings Corp. (Conso)	28,062	70,500	(98,562)	-	-	-	-
Bay City Commercial Ventures Corp.	20,097	20,000	(40,097)	-	-	-	-
Crans Montana Property Holdings Corporation	18,064	36,000	(54,064)	-	-	-	-
Makati Cornerstone Leasing Corp.	3	-	(3)	-	-	-	-
North Triangle Depot Commercial Corp	4,003	4,000	(8,003)	-	-	-	-
Ten Knots Development Corporation(Conso)	(0)	-	0	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	36,245	10,000	(46,245)	-	-	-	-
Subtotal	**129,392**	**148,500**	**(277,892)**	**-**	**-**	**-**	**-**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Taft Punta Engaño Property, Inc.					-		-
Accendo Commercial Corp	38,331	51,674	(90,004)	-	-	-	-
Alveo Land Corporation (Conso)	-	43,028	(42,963)	-	65	-	65
Arvo Commercial Corporation	199	9,107	(48)	-	9,258	-	9,258
Ayala Land Inc.	16,749	115,211	(115,321)	-	16,639	-	16,639
AyalaLand Hotels and Resorts Corp. (Conso)	16,122	41,867	(57,989)	-	0	-	0
Ayalaland Logistics Holdings Corp. (Conso)	99,170	163,439	(198,656)	-	63,953	-	63,953
Bay City Commercial Ventures Corp.	87,519	215,217	(222,752)	-	79,985	-	79,985
Capitol Central Commercial Ventures Corp.	1,611	1,702	(1,701)	-	1,613	-	1,613
Cavite Commercial Towncenter, Inc.	96,778	169,541	(173,325)	-	92,994	-	92,994
Cebu District Property Enterprise, Inc.	119,517	225,898	(206,332)	-	139,083	-	139,083
Crans Montana Property Holdings Corporation	-	4,220	(2)	-	4,218	-	4,218
Soltea Commercial Corp.	2	26,856	(26,856)	-	2	-	2
Ten Knots Development Corporation(Conso)	-	21,147	(20)	-	21,128	-	21,128
Ten Knots Philippines, Inc.(Conso)	10,088	35,685	(20,644)	-	25,129	-	25,129
Subtotal	**486,086**	**1,124,590**	**(1,156,611)**	**-**	**454,065**	**-**	**454,065**
					-		-
Amount Owed by ALI & Subsidiaries TO Ten Knots Development Corporation					-		-
Arvo Commercial Corporation	-	1,680	(1,670)	-	10	-	10
Ayala Hotels Inc.	17	-	(17)	-	-	-	-
Ayala Land Inc.	131	100,733	(99,797)	-	1,068	-	1,068
AyalaLand Hotels and Resorts Corp. (Conso)	25,624	9,988	(13,288)	-	22,324	-	22,324
Ayalaland Logistics Holdings Corp. (Conso)	-	55,022	(54,778)	-	244	-	244
AyalaLand Malls, Inc. (Conso)	10	23	-	-	33	-	33
AyalaLand Offices, Inc. (Conso)	-	23	-	-	23	-	23
Cebu District Property Enterprise, Inc.	-	1,610	(1,601)	-	9	-	9
Direct Power Services Inc.	9	-	-	-	9	-	9
Ecoholdings Company, Inc.	4	-	(4)	-	-	-	-
Integrated Eco-Resort Inc.	55	-	(55)	-	-	-	-
Makati Development Corporation (Conso)	5,142	7,023	-	-	12,166	-	12,166
Soltea Commercial Corp.	95	-	-	-	95	-	95
Ten Knots Development Corporation(Conso)	0	1,328,388	(1,328,278)	-	110	-	110
Ten Knots Philippines, Inc.(Conso)	725,882	4,515,647	(4,511,338)	-	730,191	-	730,191
Subtotal	**756,971**	**6,020,137**	**(6,010,826)**	**-**	**766,283**	**-**	**766,283**
					-		-
Amount Owed by ALI & Subsidiaries TO Ten Knots Philippines, Inc.					-		-
Accendo Commercial Corp	23	-	-	-	23	-	23
ALI Capital Corp. (Conso)	52,599	-	(52,275)	-	324	-	324
Amaia Land Corporation (Conso)	5	-	-	-	5	-	5
Ayala Land Inc.	467	5,498	-	-	5,964	-	5,964
AyalaLand Hotels and Resorts Corp. (Conso)	14,848	176	(9,945)	-	5,079	-	5,079
Ecoholdings Company, Inc.	695	-	(695)	-	-	-	-
Integrated Eco-Resort Inc.	285	-	(285)	-	-	-	-
Ten Knots Development Corporation(Conso)	12,967	209,584	(139,201)	-	83,351	-	83,351
Ten Knots Philippines, Inc.(Conso)	-	277,500	(277,483)	-	17	-	17
Subtotal	**81,889**	**492,758**	**(479,885)**	**-**	**94,762**	**-**	**94,762**
					-		-
Amount Owed by ALI & Subsidiaries TO Verde Golf Development Corporation					-		-
Ayala Land Inc.	222	-	-	-	222	-	222
Subtotal	**222**	**-**	**-**	**-**	**222**	**-**	**222**

Names and Designation of Debtors	Balance at Beginning of Period (in '000)	Additions (in '000)	Amounts Collected (in '000)	Amounts Written off (in '000)	Current (in '000)	Non-Current (in '000)	Balance at end of period (in '000)
					-		-
Amount Owed by ALI & Subsidiaries TO Vesta Property Holdings Inc.					-		-
Amorsedia Development Corporation (Conso)	349,712	281,220	(630,932)	-	-	-	-
Accendo Commercial Corp	35,028	201,954	(236,981)	-	-	-	-
Alveo Land Corporation (Conso)	80,910	5,025	(5,020)	-	80,915	-	80,915
Amaia Land Corporation (Conso)	12	177,858	(175,959)	-	1,912	-	1,912
Arca South Integrated Terminal, Inc	902	19,988	(2,527)	-	18,363	-	18,363
Arvo Commercial Corporation	42,838	88,163	(29,359)	-	101,642	-	101,642
Avida Land Corporation (Conso)	12,442	-	-	-	12,442	-	12,442
Ayala Land Inc.	5,944	663,514	(756,524)	-	(87,066)	-	(87,066)
Ayala Land International Sales, Inc.(Conso)	188	-	-	-	188	-	188
AyalaLand Estates Inc. (Conso)	222,766	810,644	(589,286)	-	444,124	-	444,124
AyalaLand Hotels and Resorts Corp. (Conso)	126,536	308,541	(176,425)	-	258,652	-	258,652
Ayalaland Logistics Holdings Corp. (Conso)	98,849	89,599	(183,443)	-	5,005	-	5,005
Ayalaland Medical Facilities Leasing Inc.	2,796	-	(2,796)	-	-	-	-
Bay City Commercial Ventures Corp.	2,126	53,119	(54,142)	-	1,104	-	1,104
Cagayan De Oro Gateway Corporation	3	-	-	-	3	-	3
Capitol Central Commercial Ventures Corp.	-	1,279	(1,269)	-	10	-	10
Cavite Commercial Towncenter, Inc.	45,732	148,172	(165,488)	-	28,417	-	28,417
Cebu District Property Enterprise, Inc.	1,504	27,385	(28,889)	-	-	-	-
CECI Realty Corp.	22	-	(22)	-	-	-	-
Central Bloc Hotel Ventures	-	66,659	-	-	66,659	-	66,659
Crans Montana Property Holdings Corporation	131,825	442,325	(348,099)	-	226,051	-	226,051
Crimson Field Enterprises, Inc.	78,352	20,691	(99,043)	-	-	-	-
Makati Development Corporation (Conso)	47,502	151,464	(195,828)	-	3,138	-	3,138
North Triangle Depot Commercial Corp	266	100,227	(94,252)	-	6,241	-	6,241
Nuevocentro, Inc. (Conso)	26,083	275,078	(163,410)	-	137,751	-	137,751
Red Creek Properties, Inc.	224,318	10,077	(234,395)	-	-	-	-
Soltea Commercial Corp.	11,800	35,673	(47,196)	-	276	-	276
Subic Bay Town Center Inc.	-	156,750	-	-	156,750	-	156,750
Summerhill Commercial Ventures Corp.	1,744	-	-	-	1,744	-	1,744
Ten Knots Development Corporation(Conso)	24,833	51,201	(51,822)	-	24,211	-	24,211
Ten Knots Philippines, Inc.(Conso)	48,003	156,586	(199,292)	-	5,298	-	5,298
Subtotal	**1,623,036**	**4,343,190**	**(4,472,399)**	**-**	**1,493,827**	**-**	**1,493,827**
					-		-
Amount Owed by ALI & Subsidiaries TO Westview Commercial Ventures Corp.					-		-
Adauge Commercial Corp.	(3)	3	-	-	-	-	-
Amaia Land Corporation (Conso)	578	-	(578)	-	-	-	-
AREIT, Inc.	12,236	-	(12,236)	-	-	-	-
Avida Land Corporation (Conso)	326	-	(326)	-	-	-	-
Ayala Land Inc.	121	-	(121)	-	-	-	-
Capitol Central Commercial Ventures Corp.	54	-	(54)	-	-	-	-
North Triangle Depot Commercial Corp	5	-	(5)	-	-	-	-
Subic Bay Town Center Inc.	10	-	(10)	-	-	-	-
Subtotal	**13,327**	**3**	**(13,330)**	**-**	**-**	**-**	**-**
					-		-
Amount Owed by ALI & Subsidiaries TO Whiteknight Holdings, Inc.					-		-
AyalaLand Hotels and Resorts Corp. (Conso)	14,398	-	(14,398)	-	-	-	-
Ayalaland Logistics Holdings Corp. (Conso)	6,011	15,000	(21,011)	-	-	-	-
Ayalaland Medical Facilities Leasing Inc.	2,928	-	(2,928)	-	-	-	-
Bay City Commercial Ventures Corp.	17,776	28,690	(46,466)	-	-	-	-
North Triangle Depot Commercial Corp	3,166	-	(3,166)	-	-	-	-
Summerhill Commercial Ventures Corp.	132	-	(132)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	14,117	20,000	(34,117)	-	-	-	-
Subtotal	**58,528**	**63,690**	**(122,218)**	**-**	**-**	**-**	**-**
OVERALL TOTAL	**145,733,665**	**239,497,235**	**(204,059,730)**	**-**	**181,167,795**	**-**	**181,167,795**

Ayala Land, Inc. and Subsidiaries
Schedule D - Long-Term Debt
As of December 31, 2025

Title of Issue and type of obligation	Amount authorized by indenture (in '000)	Amount shown under caption "Current portion of long-term debt" in related balance sheet (in '000)	Amount shown under caption "Long-Term Debt" in related balance sheet (in '000)	Interest Rate	No. of Periodic Installments	Maturity Date
Ayala Land, Inc.:						
Bonds						
Philippine Peso	8,000,000	7,996,664	-	4.850%	N/A, Bullet	March 23, 2026
Philippine Peso	8,000,000	7,994,048	-	6.369%	N/A, Bullet	May 06, 2026
Philippine Peso	1,000,000	-	991,273	4.990%	N/A, Bullet	February 06, 2027
Philippine Peso	7,000,000	-	6,994,188	5.262%	N/A, Bullet	May 02, 2027
Philippine Peso	7,000,000	-	6,973,575	6.211%	N/A, Bullet	July 04, 2027
Philippine Peso	12,000,000	-	11,960,999	5.809%	N/A, Bullet	May 05, 2028
Philippine Peso	10,075,000	-	10,008,083	6.025%	N/A, Bullet	June 26, 2028
Philippine Peso	14,000,000	-	13,911,598	6.805%	N/A, Bullet	July 04, 2029
Philippine Peso	7,500,000	-	7,412,542	6.067%	N/A, Bullet	October 23, 2030
Philippine Peso	3,000,000	-	2,985,740	4.078%	N/A, Bullet	October 26, 2031
Philippine Peso	4,925,000	-	4,875,876	6.295%	N/A, Bullet	June 26, 2033
Philippine Peso	2,000,000	-	1,990,288	6.000%	N/A, Bullet	October 10, 2033
Philippine Peso	6,000,000	-	5,930,796	6.993%	N/A, Bullet	July 18, 2034
Philippine Peso	8,000,000	-	7,909,206	6.133%	N/A, Bullet	November 13, 2034
Philippine Peso	7,500,000	-	7,414,237	6.319%	N/A, Bullet	October 23, 2035
Bank loan -US Dollar						
Metropolitan Bank and Trust Company	3,226,355	-	1,745,967	5.061%	N/A, Bullet	November 06, 2028
Bank loan -Peso						
Bank of the Philippine Islands	306,000	16,852	220,896	6.509%	Various	October 06, 2027
Others	114,580,000	1,461,368	108,928,280	Various fixed and floating rates	Various	Various from 2027 to 2035
Sub-Total		**17,468,932**	**200,253,544**			
Subsidiaries:						
Bonds - Foreign currency						
Malaysian Ringgit	MYR300,000	-	4,364,544	4.750%	N/A, Bullet	August 08, 2029
Bank loan - Peso						
Bank of the Philippine Islands	4,286,500	307,454	3,967,030	Various fixed/floating rates	Various	Various from 2027 to 2028
Others	55,504,900	7,833,050	47,393,409	Various fixed and floating rates	Various	Various from 2026 to 2035
Bank loan - Foreign currency						
Malaysian Ringgit	Various	430,015	3,783,495	Various fixed/floating rates	Various	Various
Sub-Total		**8,570,519**	**59,508,478**			
Total		**26,039,451**	**259,762,022**			

Ayala Land, Inc. and Subsidiaries

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

As of December 31, 2025

Name of related party	Balance at beginning of period (in '000)		Balance at end of period (in '000)	
Bank of the Philippine Islands	Php	5,591,703	Php	4,512,232

Ayala Land, Inc. and Subsidiaries

Schedule F- Guarantees of Securities of Other Issuers

As of December 31, 2025

Name of issuing entity of securities guaranteed by the company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Name of guarantee
Not applicable.				

Ayala Land, Inc. and Subsidiaries
Schedule G - Capital Stock
As of December 31, 2025

Title of Issue	Number of Shares Authorized	Number of shares issued and outstanding at shown under related Statement of Financial Position caption				Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, officers and employees	Others
		Issued	Subscribed	Treasury Shares	Total				
Common Stock	20,000,000,000	16,601,169,900	111,649,948	(2,437,694,938)	14,275,124,910	-	7,740,628,515	119,848,723	-
Preferred Stock	15,000,000,000	13,066,494,759	-	(624,166,452)	12,442,328,307	-	12,163,180,640	-	-

Ayala Land, Inc.

Reconciliation of Retained Earnings Available for Dividend Declaration

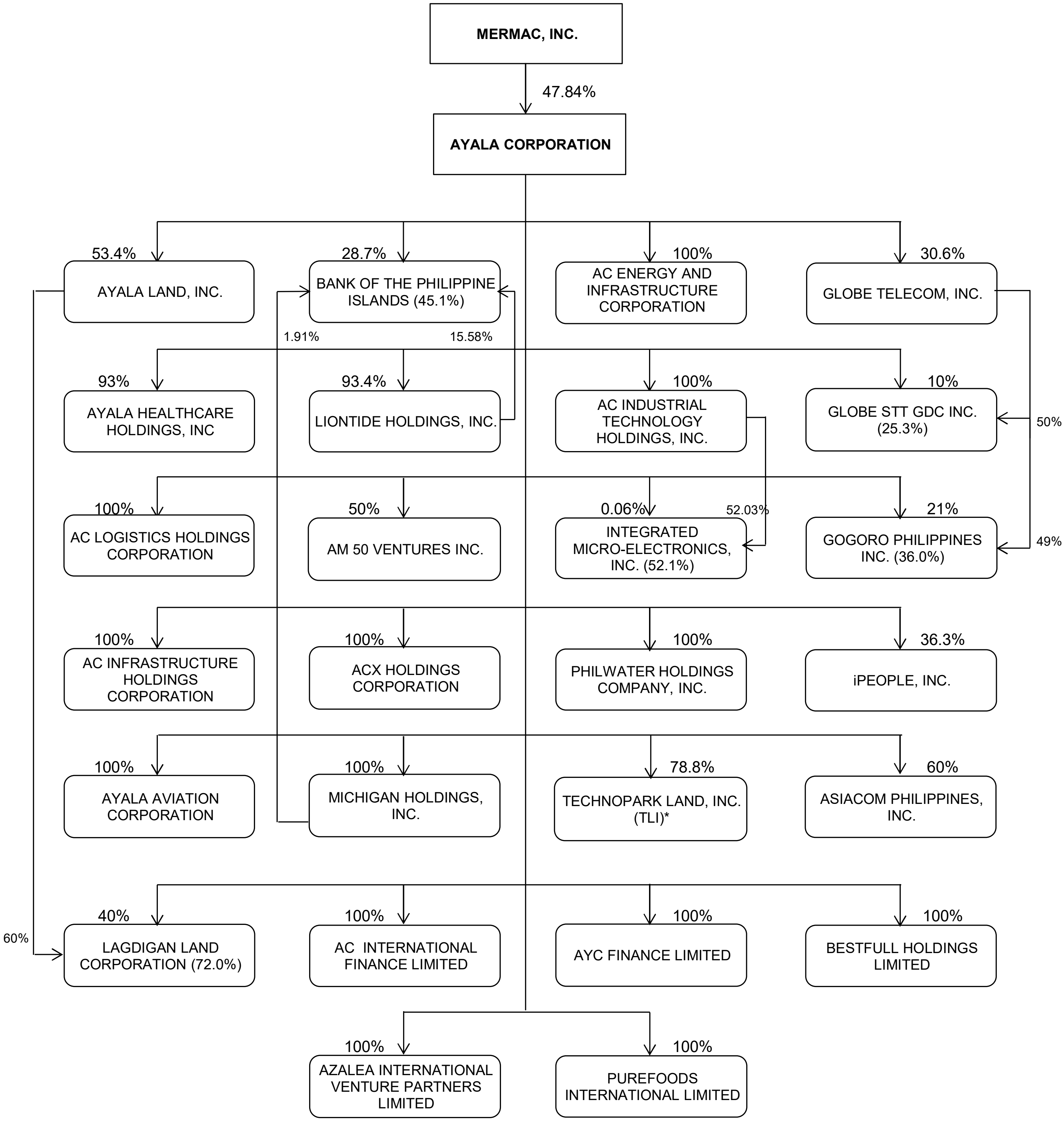
For the year ended December 31, 2025

Unappropriated Retained Earnings, beginning of the year/ period		**Php**	**74,972,405,061**
Add:Category A: Items that are directly credited to Unappropriated retained earnings			
	Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D		-
	Reversal of Retained earnings appropriation/s		-
Less: Category B: Items that are directly debited to Unappropriated retained earnings			
	Dividend declarations during the period		(8,540,741,319)
	Effects of prior period adjustments		-
Unappropriated Retained Earnings, as adjusted, beginning			**66,431,663,742**
Add/Less: Net Income (loss) for the current year/period			29,126,882,966
Less:	Category C.1: Unrealized income recognized in the profit or loss during the year/period (net of tax)		
	Equity in net income of associate/joint venture, net of dividends declared		-
	Unrealized foreign exchange gain, except those attributable to cash and cash equivalents		(60,632,319)
	Unrealized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)		(12,963,486)
	Unrealized fair value gain of investment property		-
	Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature)		-
Add:	Category C.2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)		
	Realized foreign exchange gain, except those attributable to Cash and cash equivalents		-
	Realized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)		-
	Realized fair value gain of Investment property		-
	Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature)		-
Add:	Category C.3: Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)		
	Reversal of previously recorded foreign exchange gain, except those attributable to cash and cash equivalents		-
	Reversal of previously recorded fair value adjustment (mark-to- market gains) of financial instruments at fair value through profit or loss (FVTPL)		-
	Reversal of previously recorded fair value gain of investment property		-
	Reversal of other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS, previously recorded (describe nature)		-
Adjusted net income/loss			**29,053,287,162**
Add:	Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax)		
	Depreciation on revaluation increment (after tax)		-
Add/Less:	Category E: Adjustments related to relief granted by the SEC and BSP		
	Amortization of the effect of reporting relief		-
	Total amount of reporting relief granted during the year		-
	Others (describe nature)		-
Add/Less:	Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution		
	Net movement of treasury shares (except for reacquisition of redeemable shares)		(9,961,287,503)
	Net movement of deferred tax asset not considered in the reconciling items under the previous categories		802,668,820
	Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right of use of asset and lease liability, set-up of asset and asset retirement obligation, and set-up of service concession asset and concession payable		4,570,423
	Adjustment due to deviation from PFRS/GAAP - gain (loss)		
	Others (describe nature)		
Total Retained Earnings, end of the year/period available for dividend declaration			**86,330,902,642**

Ayala Land, Inc. and Subsidiaries
Financial Soundness Indicators
As at December 31, 2025

Ratio	Formula	2025	2024	2023
Current ratio	Current Assets / Current liabilities	1.59	1.75	1.76
Acid test ratio	Quick assets (Total current assets excluding inventory)/ Current liabilities	0.74	0.84	0.87
Solvency ratio	EBITDA / Total debt (Total debt includes short-term debt, long-term debt and current portion of long-term debt)	0.27	0.25	0.23
Debt-to-equity ratio	Total debt / Consolidated stockholders' equity	0.83	0.79	0.81
Asset-to-equity ratio	Total assets / Consolidated stockholders' equity	2.59	2.56	2.65
Interest rate coverage ratio	EBITDA / Interest expense	5.68	5.09	5.19
Return on equity	Net income attributable to equity holders of the company / Average total stockholders' equity attributable to ALI equity holders	0.13	0.10	0.09
Return on assets	Net income after tax / Average total assets	0.05	0.04	0.04
Net profit margin	Net income attributable to equity holders of the company / Total consolidated revenue	0.21	0.16	0.16

AYALA CORPORATION AND SUBSIDIARIES
Map of Relationships of the Companies within the Group
As of December 31, 2025

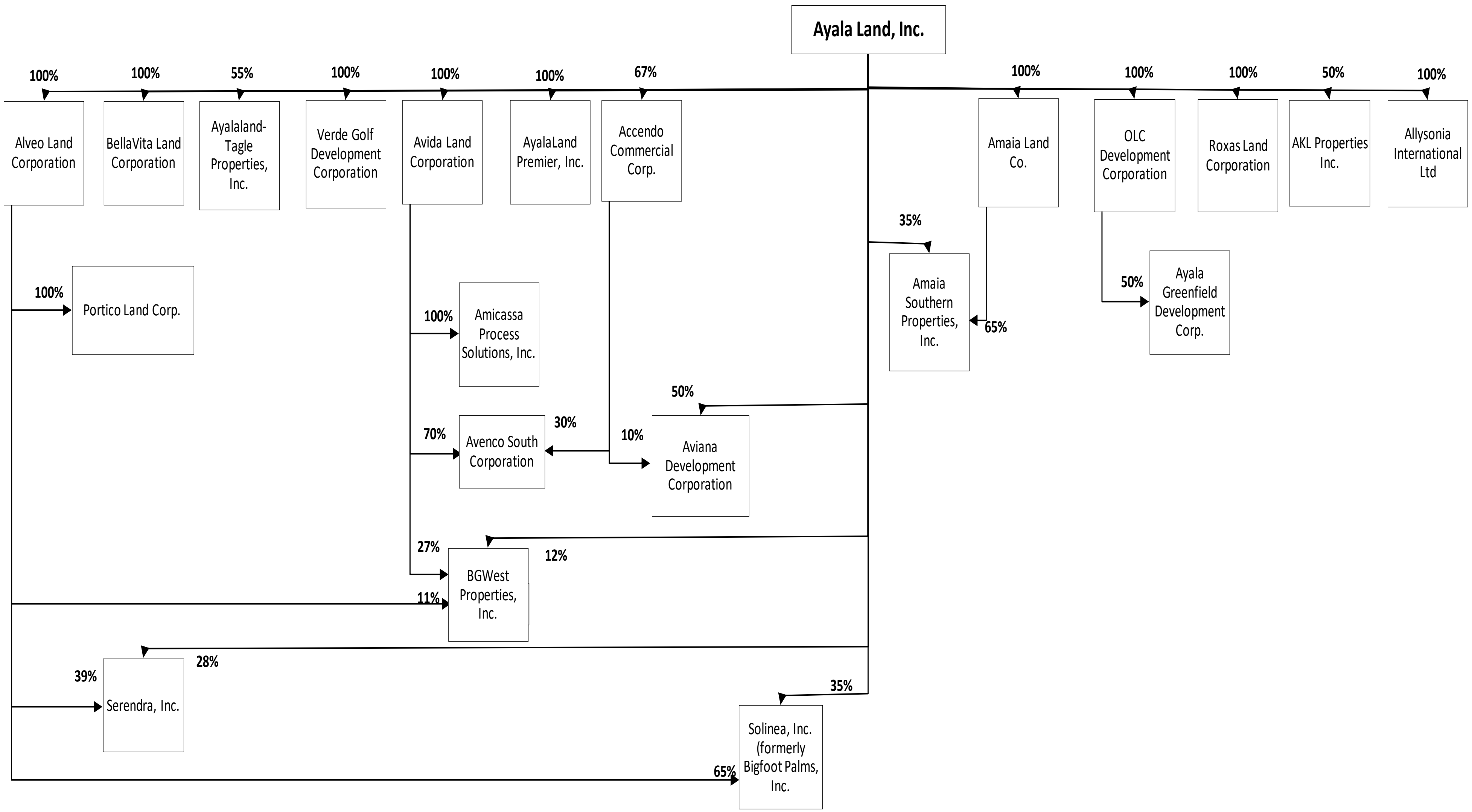


Legend:

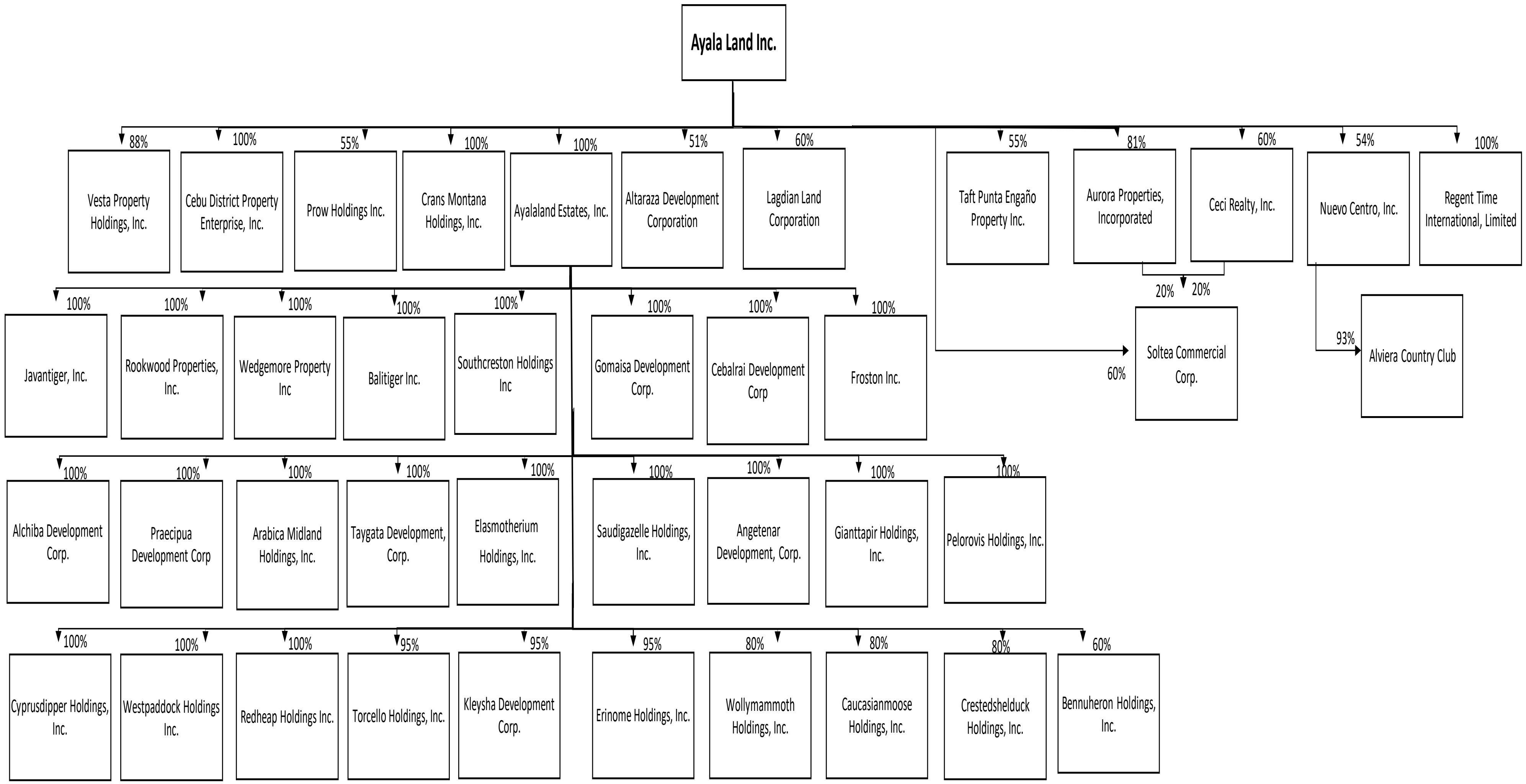
% of ownership appearing outside the box - direct % of economic ownership

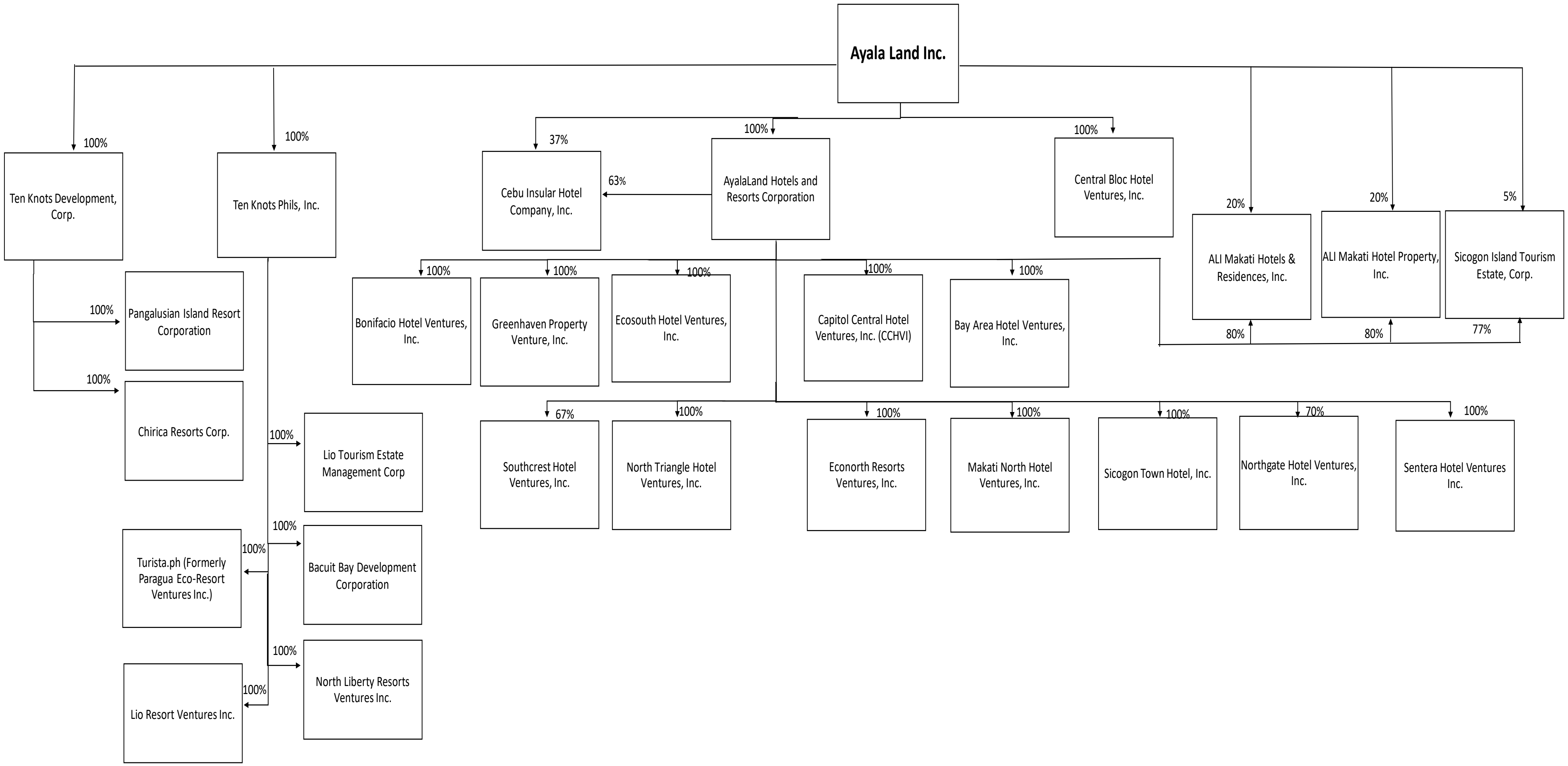
% of ownership appearing inside the box - effective % of economic ownership

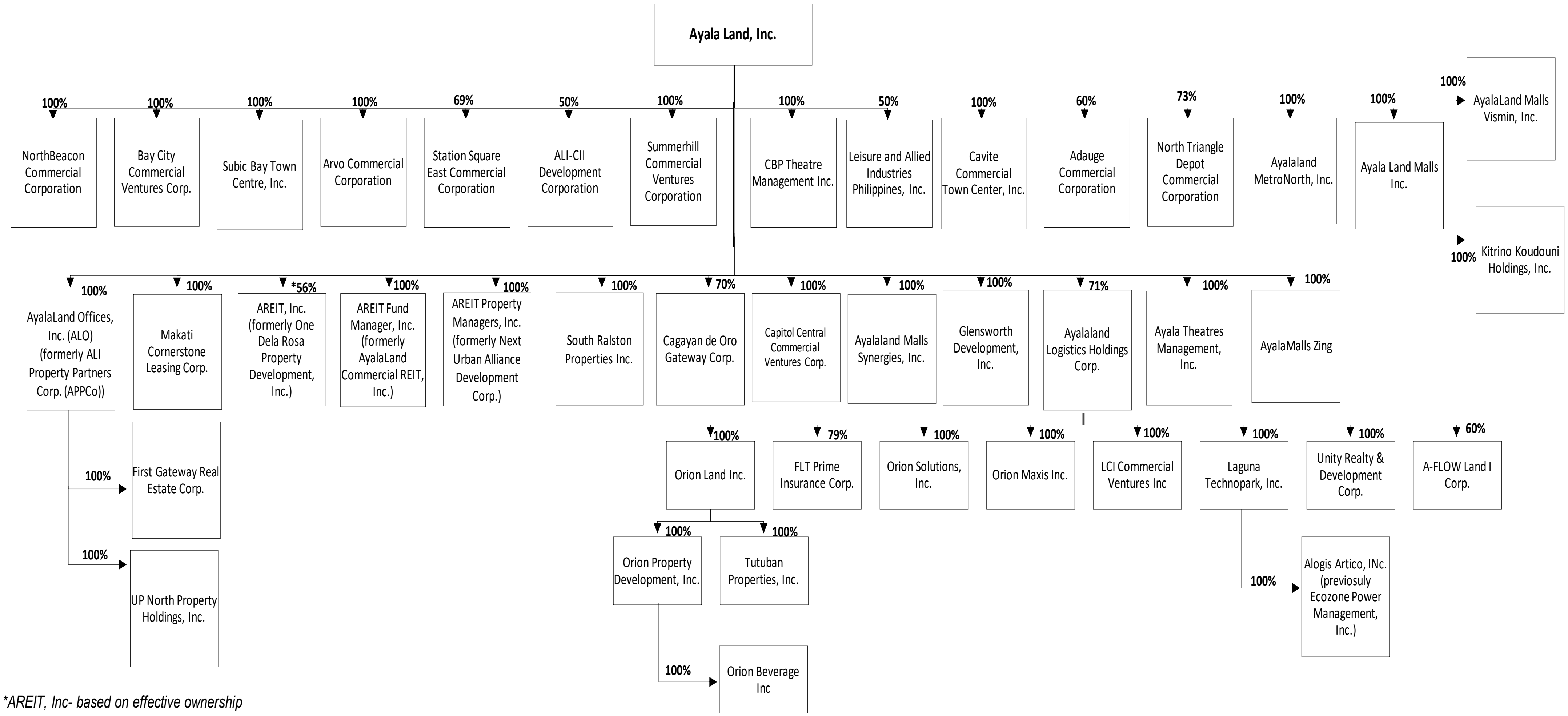
*On December 10, 2021, the BOD and stockholders of TLI approved the plan to shorten its corporate term to June 30, 2023. On December 23, 2021, the SEC approved the amendment of the Fourth Article of the Articles of Incorporation to shorten the corporate term to June 30, 2023. The company obtained all necessary regulatory approvals for the closure its business. On January 6, 2026, the BIR officially cancelled the company's registration.



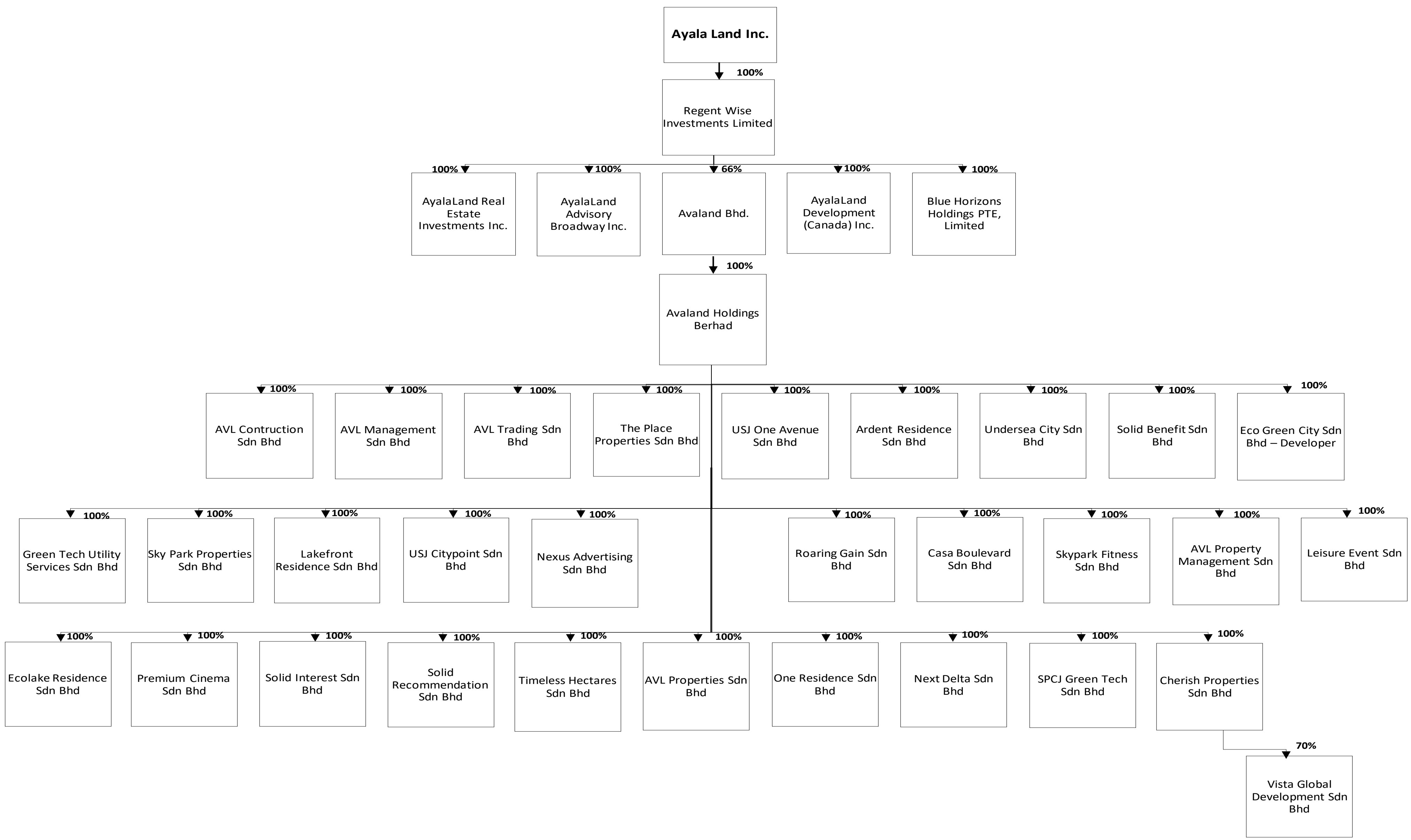
Ayala Land, Inc.
100%
Alveo Land Corporation
100%
BellaVita Land Corporation
55%
Ayalaland-Tagle Properties, Inc.
100%
Verde Golf Development Corporation
100%
Avida Land Corporation
100%
AyalaLand Premier, Inc.
67%
Accendo Commercial Corp.
100%
Amaia Land Co.
100%
OLC Development Corporation
100%
Roxas Land Corporation
50%
AKL Properties Inc.
100%
Allysonia International Ltd
100%
Portico Land Corp.
100%
Amicassa Process Solutions, Inc.
35%
65%
Amaia Southern Properties, Inc.
50%
Ayala Greenfield Development Corp.
50%
70%
Avenco South Corporation
30%
10%
Aviana Development Corporation
27%
12%
11%
BGWest Properties, Inc.
39%
28%
Serendra, Inc.
35%
65%
Solinea, Inc. (formerly Bigfoot Palms, Inc.

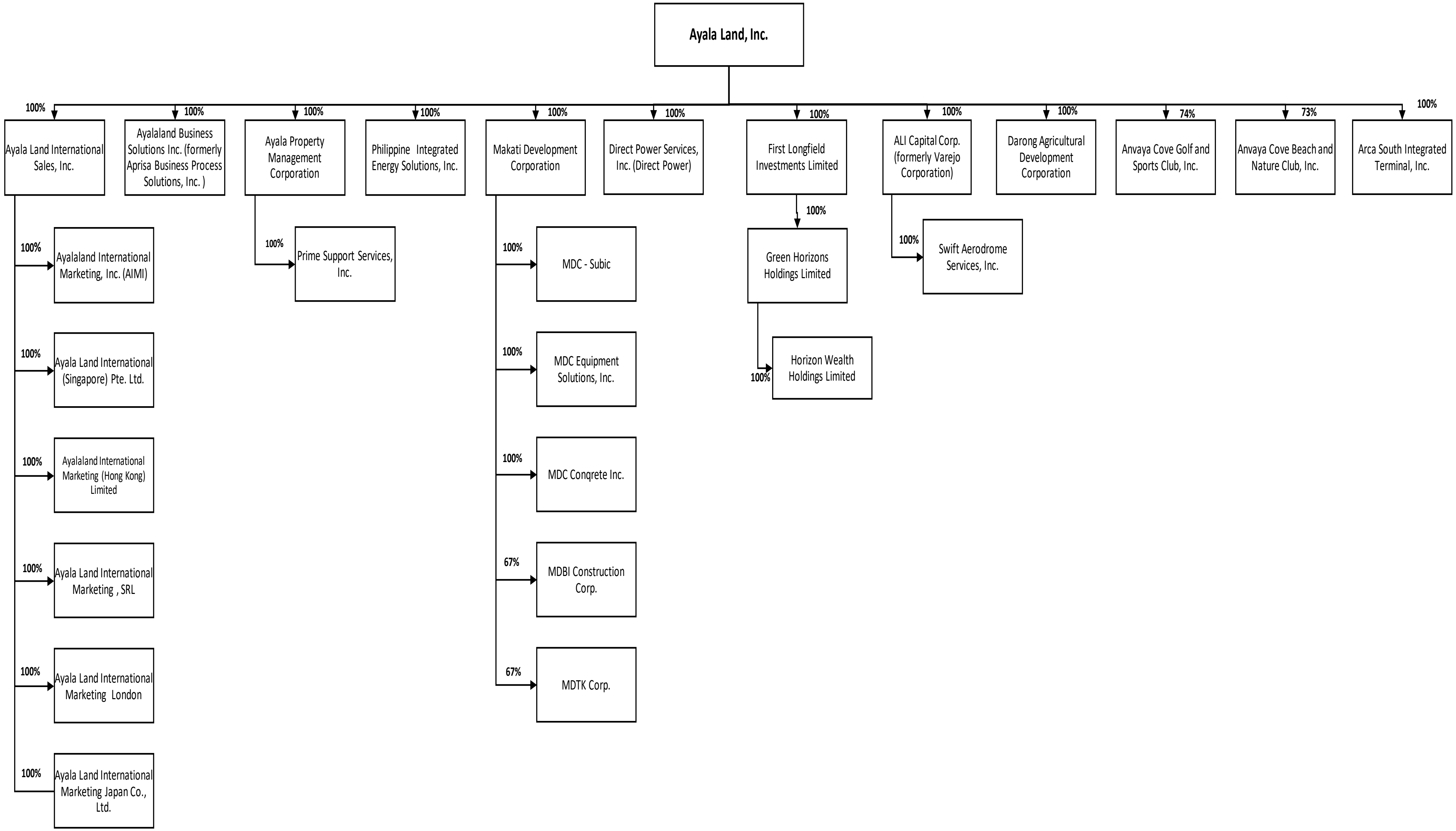

Ayala Land Inc.
88%
Vesta Property Holdings, Inc.
100%
Cebu District Property Enterprise, Inc.
55%
Prow Holdings Inc.
100%
Crans Montana Holdings, Inc.
100%
Ayalaland Estates, Inc.
51%
Altaraza Development Corporation
60%
Lagdian Land Corporation
55%
Taft Punta Engaño Property Inc.
81%
Aurora Properties, Incorporated
60%
Ceci Realty, Inc.
54%
Nuevo Centro, Inc.
100%
Regent Time International, Limited
20%
20%
60%
Soltea Commercial Corp.
93%
Alviera Country Club
100%
Javantiger, Inc.
100%
Rookwood Properties, Inc.
100%
Wedgemore Property Inc
100%
Balitiger Inc.
100%
Southcreston Holdings Inc
100%
Gomaisa Development Corp.
100%
Cebalrai Development Corp
100%
Froston Inc.
100%
Alchiba Development Corp.
100%
Praecipua Development Corp
100%
Arabica Midland Holdings, Inc.
100%
Taygata Development, Corp.
100%
Elasmotherium Holdings, Inc.
100%
Saudigazelle Holdings, Inc.
100%
Angetenar Development, Corp.
100%
Gianttapir Holdings, Inc.
100%
Pelorovis Holdings, Inc.
100%
Cyprusdipper Holdings, Inc.
100%
Westpaddock Holdings Inc.
100%
Redheap Holdings Inc.
95%
Torcello Holdings, Inc.
95%
Kleysha Development Corp.
95%
Erinome Holdings, Inc.
80%
Wollymammoth Holdings, Inc.
80%
Caucasianmoose Holdings, Inc.
80%
Crestedshelduck Holdings, Inc.
60%
Bennuheron Holdings, Inc.


Ayala Land Inc.
100%
Ten Knots Development, Corp.
100%
Pangalusian Island Resort Corporation
100%
Chirica Resorts Corp.
100%
Ten Knots Phils, Inc.
100%
Lio Tourism Estate Management Corp
100%
Bacuit Bay Development Corporation
100%
Turista.ph (Formerly Paragua Eco-Resort Ventures Inc.)
100%
North Liberty Resorts Ventures Inc.
100%
Lio Resort Ventures Inc.
37%
Cebu Insular Hotel Company, Inc.
63%
100%
AyalaLand Hotels and Resorts Corporation
100%
Central Bloc Hotel Ventures, Inc.
20%
ALI Makati Hotels & Residences, Inc.
80%
20%
ALI Makati Hotel Property, Inc.
80%
5%
Sicogon Island Tourism Estate, Corp.
77%
100%
Bonifacio Hotel Ventures, Inc.
100%
Greenhaven Property Venture, Inc.
100%
Ecosouth Hotel Ventures, Inc.
100%
Capitol Central Hotel Ventures, Inc. (CCHVI)
100%
Bay Area Hotel Ventures, Inc.
67%
Southcrest Hotel Ventures, Inc.
100%
North Triangle Hotel Ventures, Inc.
100%
Econorth Resorts Ventures, Inc.
100%
Makati North Hotel Ventures, Inc.
100%
Sicogon Town Hotel, Inc.
70%
Northgate Hotel Ventures, Inc.
100%
Sentera Hotel Ventures Inc.



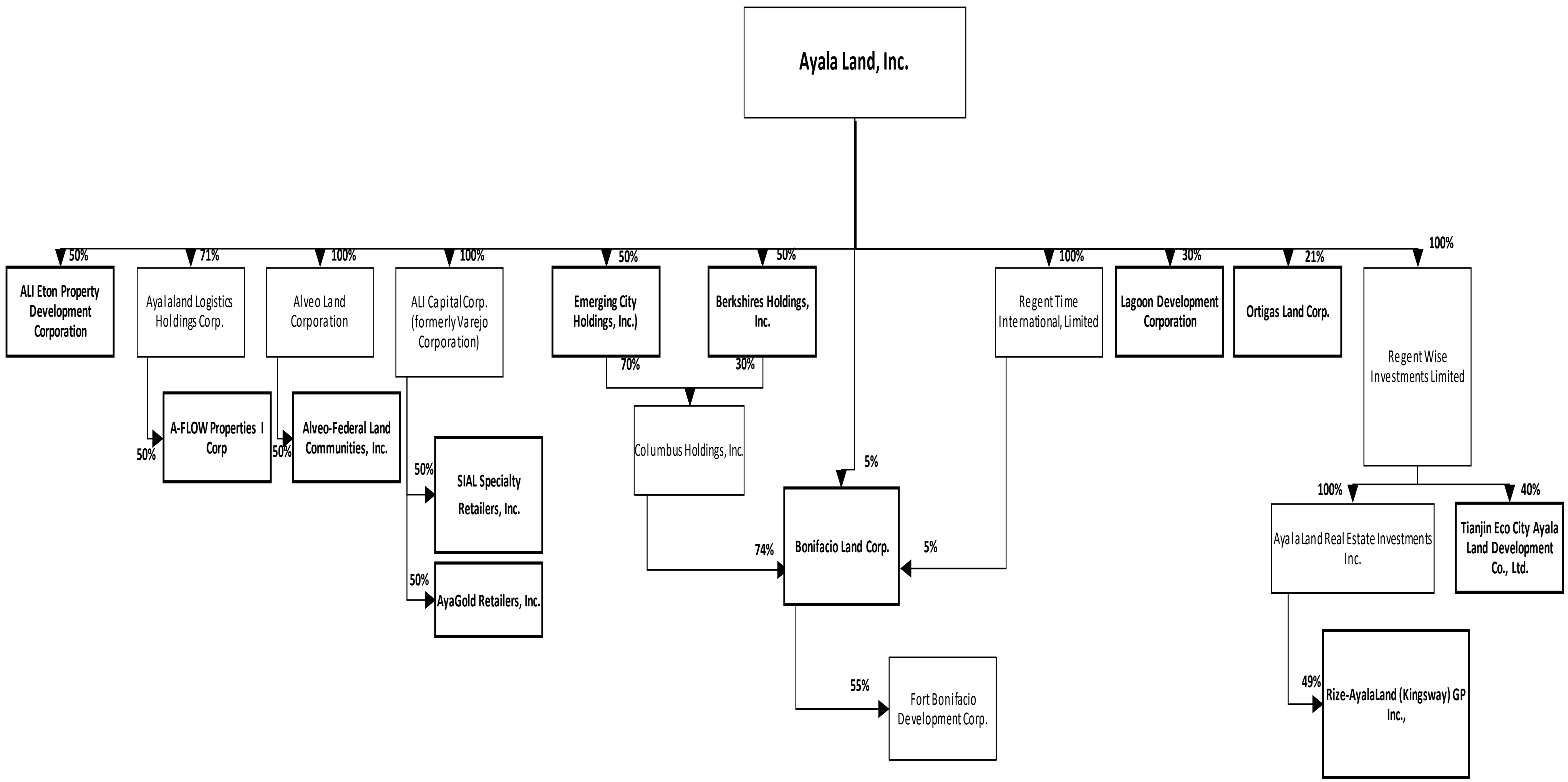
*AREIT, Inc- based on effective ownership


Ayala Land Inc.
100%
Regent Wise Investments Limited
100%
AyalaLand Real Estate Investments Inc.
100%
AyalaLand Advisory Broadway Inc.
66%
Avaland Bhd.
100%
AyalaLand Development (Canada) Inc.
100%
Blue Horizons Holdings PTE, Limited
100%
Avaland Holdings Berhad
100%
AVL Contruction Sdn Bhd
100%
AVL Management Sdn Bhd
100%
AVL Trading Sdn Bhd
100%
The Place Properties Sdn Bhd
100%
USJ One Avenue Sdn Bhd
100%
Ardent Residence Sdn Bhd
100%
Undersea City Sdn Bhd
100%
Solid Benefit Sdn Bhd
100%
Eco Green City Sdn Bhd – Developer
100%
Green Tech Utility Services Sdn Bhd
100%
Sky Park Properties Sdn Bhd
100%
Lakefront Residence Sdn Bhd
100%
USJ Citypoint Sdn Bhd
100%
Nexus Advertising Sdn Bhd
100%
Roaring Gain Sdn Bhd
100%
Casa Boulevard Sdn Bhd
100%
Skypark Fitness Sdn Bhd
100%
AVL Property Management Sdn Bhd
100%
Leisure Event Sdn Bhd
100%
Ecolake Residence Sdn Bhd
100%
Premium Cinema Sdn Bhd
100%
Solid Interest Sdn Bhd
100%
Solid Recommendation Sdn Bhd
100%
Timeless Hectares Sdn Bhd
100%
AVL Properties Sdn Bhd
100%
One Residence Sdn Bhd
100%
Next Delta Sdn Bhd
100%
SPCJ Green Tech Sdn Bhd
100%
Cherish Properties Sdn Bhd
70%
Vista Global Development Sdn Bhd



Ayala Land, Inc.
100%
Ayala Land International Sales, Inc.
100%
Ayalaland Business Solutions Inc. (formerly Aprisa Business Process Solutions, Inc.)
100%
Ayala Property Management Corporation
100%
Philippine Integrated Energy Solutions, Inc.
100%
Makati Development Corporation
100%
Direct Power Services, Inc. (Direct Power)
100%
First Longfield Investments Limited
100%
ALI Capital Corp. (formerly Varejo Corporation)
100%
Darong Agricultural Development Corporation
74%
Anvaya Cove Golf and Sports Club, Inc.
73%
Anvaya Cove Beach and Nature Club, Inc.
100%
Arca South Integrated Terminal, Inc.
100%
Ayalaland International Marketing, Inc. (AIMI)
100%
Ayala Land International (Singapore) Pte. Ltd.
100%
Ayalaland International Marketing (Hong Kong) Limited
100%
Ayala Land International Marketing , SRL
100%
Ayala Land International Marketing London
100%
Ayala Land International Marketing Japan Co., Ltd.
100%
Prime Support Services, Inc.
100%
MDC - Subic
100%
MDC Equipment Solutions, Inc.
100%
MDC Conqrete Inc.
67%
MDBI Construction Corp.
67%
MDTK Corp.
100%
Green Horizons Holdings Limited
100%
Horizon Wealth Holdings Limited
100%
Swift Aerodrome Services, Inc.

Investments in Associates/Joint Ventures



Ayala Land, Inc. and Subsidiaries

Bond Proceeds

As at December 31, 2025

P15.0 Billion Fixed Rate Sustainability-Linked Bonds due 2030 (Series C- P7.5 Billion) and 2035 (Series D- P7.5 Billion)

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**15,000,000,000.00**	**15,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	3,287,530.00	3,287,530.00
Documentary Stamp Tax	112,500,000.00	112,500,000.00
Underwriting Fee	56,250,000.00	56,250,000.00
Estimated Professional Expenses & Agency fees	6,725,000.00	5,068,664.94
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	382,580.41
Listing Fee	200,000.00	200,000.00
Total Expenses	179,962,530.00	177,688,775.35
Net Proceeds	**14,820,037,470.00**	**14,822,311,224.65**

Balance of Proceeds as of 12.31.2025

Ayala Land raised from the Sustainability-Linked Bonds gross proceeds of P15.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P14.8 billion were used to partially refinance short-term Philippine peso-denominated obligation amounting to ₱8.7 billion and approximately ₱6.12 billion to fund general corporate requirements, including but not limited to various capital expenditures.

P8.0 Billion Fixed Rate Sustainability-Linked Bonds due 2034

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**8,000,000,000.00**	**8,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	2,525,030.00	2,525,030.00
Documentary Stamp Tax	60,000,000.00	60,000,000.00
Underwriting Fee	30,000,000.00	30,000,000.00
Estimated Professional Expenses & Agency fees	7,170,000.00	6,618,505.00
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	305,776.42
Listing Fee	100,000.00	100,000.00
Total Expenses	100,795,030.00	99,549,311.42
Net Proceeds	**7,899,204,970.00**	**7,900,450,688.58**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Sustainability-Linked Bonds gross proceeds of P8.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P7.9 billion were used to partially refinance short-term Philippine peso-denominated obligation amounting to ₱3.0 billion and approximately ₱4.9 billion to fund general corporate requirements, including but not limited to various capital expenditures.

P6.0 Billion Fixed Rate Sustainability-Linked Bonds due 2034

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**6,000,000,000.00**	**6,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	1,515,030.00	1,515,030.00
Documentary Stamp Tax	45,000,000.00	45,000,000.00
Underwriting Fee	22,500,000.00	22,500,000.00
Estimated Professional Expenses & Agency fees	6,500,000.00	7,359,031.10
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	329,118.08
Listing Fee	100,000.00	100,000.00
Total Expenses	76,615,030.00	76,803,179.18
Net Proceeds	**5,923,384,970.00**	**5,923,196,820.82**

Balance of Proceeds as of 12.31.2025 NIL

Ayala Land raised from the Sustainability-Linked Bonds gross proceeds of P6.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P5.9 billion were used to partially fund general corporate requirements, including but not limited to various capital expenditures.

P15.0 Billion Fixed Rate Bonds[1]
due 2028 (Series A- P10.1 Billion) and 2033 (Series B- P4.9 Billion)

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**14,000,000,000.00[2]**	**15,000,000,000.00[3]**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	6,123,185.00	6,123,185.00
Documentary Stamp Tax	105,000,000.00	112,500,000.00
Underwriting Fee	55,657,900.00	56,250,000.00
Estimated Professional Expenses & Agency fees	8,420,000.00	8,156,355.32
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	545,279.39
Listing Fee	200,000.00	200,000.00
Total Expenses	176,401,085.00	183,774,819.71
Net Proceeds	**13,823,598,915.00**	**14,816,225,180.29**

Balance of Proceeds as of 12.31.2025 NIL

Ayala Land raised from the Bonds gross proceeds of P15.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P14.8 billion were used to partially refinance various short-term Philippine peso-denominated obligations amounting to ₱4.4 billion and approximately ₱10.40billion to fund general corporate requirements, including but not limited to various capital expenditures.

P33.0 Billion Fixed Rate Bonds due 2024 (Series A- P12.0 Billion),
2027 (Series B- P7.0 Billion) and 2029 (Series C- P14.0 Billion)

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**33,000,000,000.00**	**33,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	8,332,530.00	8,332,530.00
Documentary Stamp Tax	247,500,000.00	247,500,000.00
Underwriting Fee	123,750,000.00	123,750,000.00
PDEX Listing Fee	100,000.00	585,200.00
Accounting	2,000,000.00	1,800,000.00
Legal	80,000.00	633,408.00
Credit Rating	6,600,000.00	3,780,000.00
Registry and Paying Agency	300,000.00	300,000.00
Trusteeship	150,000.00	150,000.00
Out-of-pocket expenses	500,000.00	186,924.00
Total Estimated Upfront Expenses	389,312,530.00	387,018,062.00
Net Proceeds	**32,610,687,470.00**	**32,612,981,938.00**

Balance of Proceeds as of 12.31.2025 NIL

[1] This is comprised of: (i) ₱4.75 Billion bonds issued as the fourth and final Tranche under the Company's Registration Statement of up to Fifty Billion Pesos (₱50,000,000,000.00) aggregate principal amount of debt securities and other securities as provided under applicable SEC rules and regulations, rendered effective on October 11, 2021 (the "2021 Program"), and (ii) ₱10.25 Billion bonds issued as the first Tranche under the Issuer's Registration Statement of up to Fifty Billion Pesos (₱50,000,000,000.00) aggregate principal amount of debt securities as provided under applicable SEC rules and regulations, rendered effective on June 13, 2023 (the "2023 Program").
[2] The Base Offer size per Final Prospectus dated June 8, 2023.
[3] The actual issue size per Letter re conclusiveness of Offer submitted to the Securities and Exchange Commission dated June 21, 2023. This includes the Base Offer size of P14.0 Billion and Oversubscription Option amounting to P1.0 Billion.

Ayala Land raised from the Bonds gross proceeds of P33.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P32.6 billion were used to partially refinance various short-term Philippine peso-denominated obligations amounting to ₱22.10 billion and approximately ₱10.5 billion to fund general corporate requirements, including but not limited to expenses in the ordinary course of business including the ₱1.20billion worth of various capital expenditures.

P12.0 Billion Fixed Rate Bonds due 2028[4]

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**12,000,000,000.00**	**12,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	3,030,060.00	3,030,060.00
Documentary Stamp Tax	90,000,000.00	90,000,000.00
Underwriting Fee	45,000,000.00	45,000,000.00
PDEX Listing Fee	100,000.00	222,600.00
Accounting	2,500,000.00	2,500,000.00
Legal	562,768.00	1,012,996.00
Credit Rating	2,402,232.00	2,462,500.00
Registry and Paying Agency	285,000.00	285,000.00
Trusteeship	150,000.00	150,000.00
Out-of-pocket expenses	500,000.00	92,656.00
Total Estimated Upfront Expenses	144,530,060.00	144,755,812.00
Net Proceeds	**11,855,469,940.00**	**11,855,244,188.00**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P12.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P11.86 billion were used to partially refinance short-term loans that were drawn to finance the full settlement of the Company's 6.0% per annum ₱5.7 billion fixed-rate bonds issued in 2012 ("6.0% ALI 2022 Bonds") and the balance to partially fund the settlement of the 4.5% per annum ₱7.0 billion fixed-rate bonds issued in 2015 ("4.5% ALI 2022 Bonds", together, the "ALI 04-2022 Bonds") that matured on April 27 and 29, 2022, respectively, and approximately ₱1.0 billion to fund general corporate requirements, including but not limited to expenses in the ordinary course of business including capital expenditures.

P3.0 Billion Fixed Rate Bonds due 2031

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**2,750,000,000.00[5]**	**3,000,000,000.00[6]**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	1,262,500.00	1,956,875.00
Documentary Stamp Tax	20,625,000.00	22,500,000.00
Underwriting Fee	10,312,500.00	11,250,000.00
Estimated Professional Expenses & Agency fees	7,300,000.00	5,733,151.00
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	334,004.00
Listing Fee	100,000.00	100,000.00
Total Expenses	40,600,000.00	41,874,030.00
Net Proceeds	**2,709,400,000.00**	**2,958,125,970.00**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P3.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P2.96 billion. Net proceeds were used to refinance the short-term loan drawn to finance the early redemption of the Company's 7.0239% per annum ₱8.0 billion fixed-rate bonds due 2023 issued in 2018 on October 5, 2021 (the "7.0239% p.a. 2018 Bonds") and partially finance the Company's capital expenditures.

[4] This is comprised of: (i) ₱2.5 Billion bonds issued as the eighth and final Tranche under the Company's Registration Statement of up to Fifty Billion Pesos (₱50,000,000,000.00) aggregate principal amount of debt securities and other securities as provided under applicable SEC rules and regulations, rendered effective on April 22, 2019 (the "2019 Program"), and (ii) ₱9.5 Billion bonds issued as the second Tranche under the Issuer's Registration Statement of up to Fifty Billion Pesos (₱50,000,000,000.00) aggregate principal amount of debt securities and other securities as provided under applicable SEC rules and regulations, rendered effective on October 11, 2021 (the "2021 Program").

[5] The Base Offer size per Final Prospectus dated October 7, 2021.

[6] The actual issue size per Letter re conclusiveness of Offer submitted to the Securities and Exchange Commission dated October 19, 2021. This includes the Base Offer size of P2.75 Billion and Oversubscription Option amounting to P0.25 Billion.

P9.0 Billion Fixed Rate Bonds due 2021 and P1.0 Billion Fixed Rate Bonds due 2027

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**10,000,000,000.00**	**10,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	3,093,125.00	3,093,125.00
Documentary Stamp Tax	75,000,000.00	75,000,000.00
Underwriting Fee	37,500,000.00	37,500,000.00
Estimated Professional Expenses & Agency fees	9,000,000.00	4,206,571.43
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	118,285.00
Listing Fee	150,000.00	253,611.12
Total Expenses	125,743,125.00	120,171,592.55
Net Proceeds	**9,874,256,875.00**	**9,879,828,407.45**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P10.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P9.88 billion. Net proceeds were used to partially finance various projects.

P8.0 Billion Fixed Rate Bonds due 2026

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**8,000,000,000.00**	**8,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	2,588,125.00	2,588,125.00
Documentary Stamp Tax	60,000,000.00	60,000,000.00
Underwriting Fee	30,000,000.00	30,000,000.00
Estimated Professional Expenses & Agency fees	9,000,000.00	6,066,185.05
Marketing/Printing/Photocopying Costs and OPEs	5,000,000.00	338,659.20
Listing Fee	150,000.00	218,166.66
Total Expenses	106,738,125.00	99,211,135.91
Net Proceeds	**7,893,261,875.00**	**7,900,788,864.09**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P8.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P7.90 billion. Net proceeds were used to partially finance various projects.

P7.0 Billion Fixed Rate Bonds due 2027

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**7,000,000,000.00**	**7,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	1,767,500.00	1,767,500.00
Documentary Stamp Tax	35,000,000.00	35,000,000.00
Underwriting Fee	26,250,000.00	26,250,000.00
Estimated Professional Expenses & Agency fees	9,000,000.00	3,161,187.20
Marketing/Printing/Photocopying Costs and OPEs	2,500,000.00	990,430.17
Listing Fee	100,000.00	100,000.00
Total Expenses	74,617,500.00	67,269,117.37
Net Proceeds	**6,925,382,500.00**	**6,932,730,882.63**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P10.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P6.92 billion. Net proceeds were used to partially finance various projects.

P8.0 Billion Fixed Rate Bonds due 2026

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**8,000,000,000.00**	**8,000,000,000.00**
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	2,588,125.00	2,588,125.00
Documentary Stamp Tax	40,000,000.00	40,000,000.00
Underwriting Fee	30,000,000.00	30,000,000.00
Estimated Professional Expenses & Agency fees	7,500,000.00	3,651,246.00
Marketing/Printing/Photocopying Costs and OPEs	2,500,000.00	398,937.60
Listing Fee	100,000.00	100,000.00
Total Expenses	82,688,125.00	76,738,308.60
Net Proceeds	**7,917,311,875.00**	**7,923,261,691.40**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P8.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P7.9 billion. Net proceeds were used to partially finance various projects.

P4.0 Billion in Fixed Rate Bonds due 2020 and P2.0 Billion Fixed Rate Bonds due 2033

(in pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	**6,000,000,000.00**	**6,000,000,000.00**
Expenses		
Documentary Stamp Tax	30,000,000.00	30,000,000.00
Upfront Fees		
Underwriting Fee (375 bps + GRT)	22,500,000.00	22,500,000.00
Professional Expenses	1,457,500.00	2,517,808.07
Listing Fee	100,000.00	100,000.00
Out of Pocket Expenses (publication, printing etc.)	1,000,000.00	5,530.00
Total Expenses	**55,057,500.00**	**55,123,338.07**
Net Proceeds	**5,944,942,500.00**	**5,944,876,661.93**

Balance of Proceeds as of 12.31.2025 **NIL**

Ayala Land raised from the Bonds gross proceeds of P6.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P5.9 billion. Net proceeds were used to partially finance various projects.

Ayala Land, Inc. and Subsidiaries

Supplementary Schedule of External Auditor Fee-related Information

As at December 31, 2025

Amounts in '000 Php	**2025**	**2024**
Total PWC Audit Fees (Excluding OPE)	**33,372**	**31,454**
Non-audit services fees:		
Other assurance services	-	-
Tax services	-	-
All other services	8,675	8,863
Total Non-audit Fees	**8,675**	**8,863**
Total Audit and Non-audit Fees	**42,047**	**40,317**

COVER SHEET
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1	5	2	7	4	7			

COMPANY NAME

A Y A L A   L A N D ,   I N C .

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

3 1 S T   F L O O R ,   T O W E R   O N E   A N D
E X C H A N G E   P L A Z A ,   A Y A L A   T R I A N G L E
,   A Y A L A   A V E N U E ,   M A K A T I   C I T Y

Form Type	Department requiring the report	Secondary License Type, if applicable
A F S	S E C	N / A

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number(s)	Mobile Number
investorrelations@ayalaland.com.ph	7 908-3677	

No. of Stockholders	Annual Meeting (Month/Day)	Fiscal Year (Month/Day)
12,857	04/27	12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person	Email Address	Telephone Number(s)	Mobile Number
Ma. Divina Y. Lopez	lopez.divine@ayalaland.com.ph	7 908-3681	

Contact Person's Address

31st Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City

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

Isla Lipana & Co.

Independent Auditor's Report

To the Board of Directors and Stockholders of
Ayala Land, Inc.
31st Floor, Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City

Report on the Audits of the Separate Financial Statements

Our Opinion

In our opinion, the accompanying separate financial statements present fairly, in all material respects, the financial position of Ayala Land, Inc. (the "Parent Company") as at December 31, 2025 and 2024, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standard (PFRS) Accounting Standards.

What we have audited

The separate financial statements of the Parent Company comprise:

- the statements of financial position as at December 31, 2025 and 2024;
- the statements of income for the years ended December 31, 2025 and 2024;
- the statements of comprehensive income for the years ended December 31, 2025 and 2024;
- the statements of changes in equity for the years ended December 31, 2025 and 2024;
- the statements of cash flows for the years ended December 31, 2025 and 2024; and
- the notes to the separate financial statements, comprising material accounting policy information and other explanatory information.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Separate Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Parent Company in accordance with the Code of Ethics for Professional Accountants in the Philippines ("Code of Ethics"), as applicable to audits of separate financial statements of public interest entities, together with the ethical requirements that are relevant to our audit of the separate financial statements in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

Responsibilities of Management and Those Charged with Governance for the separate financial statements

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

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

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

Auditor's Responsibilities for the Audit of the Separate Financial Statements

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

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

- Identify and assess the risks of material misstatement of the separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Parent Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Parent Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Parent Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the separate financial statements, including the disclosures, and whether the separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on the Bureau of Internal Revenue Requirement

Our audits were conducted for the purpose of forming an opinion on the basic separate financial statements taken as a whole. The supplementary information in Note 33 to the separate financial statements is presented for the purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic separate financial statements. Such supplementary information is the responsibility of management and has been subjected to the auditing procedures applied in our audits of the basic separate financial statements. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic separate financial statements taken as a whole.

The engagement partner on the audit resulting in this independent auditor's report is Roderick M. Danao.

Isla Lipana & Co.

Roderick M. Danao
Partner
CPA Cert. No. 88453
P.T.R. No. 0011280, issued on January 8, 2026, Makati City
SEC A.N (individual) as general auditors 88453-SEC, category A;
valid to audit 2025 to 2029 financial statements
SEC A.N. (firm) as general auditors 0142-SEC, Category A;
valid to audit 2020 to 2025 financial statements
TIN 152-015-078
BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026
BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City
February 20, 2026

Ayala Land, Inc.

Statements of Financial Position
As at December 31, 2025 and 2024
(All amounts in Philippine Peso)

	Notes	2025	2024
Assets			
Current assets			
Cash and cash equivalents	2	2,593,237,830	891,172,963
Financial assets at fair value through profit or loss (FVTPL)	3	67,170,373	308,477,770
Accounts and notes receivable	4	86,624,351,343	76,413,484,824
Inventories	5	89,474,497,268	67,780,690,033
Other current assets	6	28,790,682,874	22,827,565,322
Total current assets		207,549,939,688	168,221,390,912
Non-current assets			
Accounts and notes receivable, net of current portion	4	36,442,303,511	21,375,212,076
Financial assets at fair value through other comprehensive income (FVOCI)	7	813,300,586	781,337,497
Investments in subsidiaries, associates and joint ventures	8	205,331,695,024	221,337,924,182
Right-of-use assets, net	27	4,577,773,395	286,760,381
Investment properties, net	9	102,466,577,516	82,461,745,604
Property and equipment, net	10	4,746,527,648	3,498,711,381
Deferred tax assets, net	19	2,852,465,953	3,020,316,585
Other non-current assets	11	15,674,106,534	14,547,584,415
Total non-current assets		372,904,750,167	347,309,592,121
Total assets		580,454,689,855	515,530,983,033

(forward)

Ayala Land, Inc.

Statements of Financial Position
As at December 31, 2025 and 2024
(All amounts in Philippine Peso)

(continuation)

	Notes	2025	2024
Liabilities and Equity			
Current liabilities			
Short-term debts	13	25,342,500,000	9,267,000,000
Accounts and other payables	12	98,139,768,407	72,172,292,058
Current portion of lease liabilities	27	58,787,818	46,606,885
Current portion of long-term debt	13	17,468,932,016	23,831,437,922
Deposits and other current liabilities	14	5,286,483,425	6,616,438,358
Total current liabilities		146,296,471,666	111,933,775,223
Non-current liabilities			
Long-term debts, net of current portion	13	200,253,543,919	186,079,414,527
Pension liabilities	21	968,305,573	1,427,914,425
Lease liabilities, net of current portion	27	5,905,161,765	280,740,495
Deposits and other non-current liabilities	15	13,434,467,251	11,010,711,727
Total non-current liabilities		220,561,478,508	198,798,781,174
Total liabilities		366,857,950,174	310,732,556,397
Equity	16		
Paid-in capital		122,258,820,746	98,624,014,659
Equity reserves		(3,053,702,904)	3,254,264,425
Treasury stock		(59,400,361,216)	(30,127,751,530)
Accumulated other comprehensive loss		(356,052,496)	(513,994,822)
Retained earnings		154,148,035,551	133,561,893,904
Total equity		213,596,739,681	204,798,426,636
Total liabilities and equity		580,454,689,855	515,530,983,033

The notes on pages 1 to 87 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Income
For the years ended December 31, 2025 and 2024
(All amounts in Philippine Peso, except earnings per share)

	Notes	2025	2024
Income			
Real estate revenue	17	39,246,979,517	32,824,850,698
Interest income	25	554,581,742	490,574,527
Dividend income	20	14,846,059,152	20,320,544,643
Other income	18	15,141,440,651	8,818,170,764
		69,789,061,062	62,454,140,632
Cost and expenses	18		
Cost of real estate sales		21,481,760,806	20,260,447,606
General and administrative expenses		2,595,325,134	1,844,776,359
Interest and other financing charges		13,358,639,592	12,114,436,502
Other charges and expenses		1,238,024,211	672,656,487
		38,673,749,743	34,892,316,954
Income before income tax		31,115,311,319	27,561,823,678
Income tax expense (benefit)	19	1,988,428,353	(241,512,113)
Net income for the year		29,126,882,966	27,803,335,791
Earnings Per Share			
Basic and diluted	22	2.00	1.87

The notes on pages 1 to 87 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Comprehensive Income
For the years ended December 31, 2025 and 2024
(All amounts in Philippine Peso)

	Notes	2025	2024
Net income for the year		29,126,882,966	27,803,335,791
Other comprehensive income			
Item that will not be subsequently reclassified to profit or loss in subsequent years:			
Change in fair value reserve of financial assets at FVOCI	7	(3,159,872)	65,000,000
Remeasurement gain (loss) on pension liability, net of tax	21	161,102,198	(44,529,769)
		157,942,326	20,470,231
Total comprehensive income for the year		29,284,825,292	27,823,806,022

The notes on pages 1 to 87 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Changes in Equity
For the years ended December 31, 2025 and 2024
(All amounts in Philippine Peso)

	Paid-in capital (Note 16)	Equity reserves (Note 16)	Treasury stock (Note 16)	Accumulated other comprehensive loss (Note 16)	Retained earnings (Note 16)	Total
Balances at December 31, 2023	**98,115,042,022**	**3,254,264,425**	**(22,776,360,598)**	**(534,465,053)**	**113,039,139,754**	**191,097,620,550**
Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D (Note 31.2)	-	-	-	-	151,086,801	151,086,801
Balances at January 1, 2024	98,115,042,022	3,254,264,425	(22,776,360,598)	(534,465,053)	113,190,226,555	191,248,707,351
Comprehensive income						
Net income for year	-	-	-	-	27,803,335,791	27,803,335,791
Other comprehensive (loss)	-	-	-	20,470,231	-	20,470,231
Total comprehensive income for the year	-	-	-	20,470,231	27,803,335,791	27,823,806,022
Transaction with owners						
Share-based compensation	107,467,521	-	-	-	-	107,467,521
Issuance of shares	401,505,116	-	-	-	-	401,505,116
Acquisition of treasury shares	-	-	(7,351,390,932)	-	-	(7,351,390,932)
Cash dividends declared	-	-	-	-	(7,431,668,442)	(7,431,668,442)
Total transaction with owners	508,972,637	-	(7,351,390,932)	-	(7,431,668,442)	(14,274,086,737)
Balances at December 31, 2024	98,624,014,659	3,254,264,425	(30,127,751,530)	(513,994,822)	133,561,893,904	204,798,426,636
Comprehensive income						
Net income for year	-	-	-	-	29,126,882,966	29,126,882,966
Other comprehensive income	-	-	-	157,942,326	-	157,942,326
Total comprehensive income for the year	-	-	-	157,942,326	29,126,882,966	29,284,825,292
Transaction with owners						
Share-based compensation	25,002,908	-	-	-	-	25,002,908
Issuance of shares	34,740,341	-	233,787,889	-	-	268,528,230
Acquisition of treasury shares	-	-	(9,961,287,503)	-	-	(9,961,287,503)
Statutory merger (Note 8)	23,575,062,838	(6,307,967,329)	(19,545,110,072)	-	-	(2,278,014,563)
Cash dividends declared	-	-	-	-	(8,540,741,319)	(8,540,741,319)
Total transaction with owners	23,634,806,087	(6,307,967,329)	(29,272,609,686)	-	(8,540,741,319)	(20,486,512,247)
Balances at December 31, 2025	122,258,820,746	(3,053,702,904)	(59,400,361,216)	(356,052,496)	154,148,035,551	213,596,739,681

The notes on pages 1 to 87 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Cash Flows
For the years ended December 31, 2025 and 2024
(All amounts in Philippine Peso)

	Notes	2025	2024
Cash flows from operating activities			
Income before income tax		31,115,311,319	27,561,823,678
Adjustments for:			
Interest expense and amortization of transaction cost	18	13,358,639,592	12,114,436,502
Depreciation	18	1,695,706,028	1,553,179,849
Cost of share-based payments		90,248,256	107,467,521
Unrealized loss on foreign exchange		29,250,519	6,552,076
Provision for impairment losses and write-offs	4	1,046,890,749	196,076,792
Unrealized gain on financial assets at FVTPL	18	(19,861,025)	(25,941,153)
Gain on sale of property and equipment	18	(1,038,998)	(1,000,759)
Gain on sale of investment in subsidiaries, associates and joint ventures	18	(13,449,051,192)	(1,371,803,663)
Dividend income	20	(14,846,059,152)	(20,320,544,643)
Interest income		(554,581,741)	(490,574,527)
Retirement benefit expense	21	298,334,459	270,574,415
Gain on property-for-share swap	18	(1,177,536,925)	(6,999,925,794)
Operating income before working capital changes		17,586,251,889	12,600,320,294
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Accounts and notes receivable		619,603,462	556,973,805
Inventories		(18,434,248,511)	(3,523,177,610)
Other current assets		(3,364,875,923)	845,683,484
(Decrease) increase in:			
Deposits and other current liabilities		(1,660,703,804)	(2,291,865,134)
Accounts and other payables		9,077,376,235	(3,481,200,925)
Cash generated from operations		3,823,403,348	4,706,733,914
Dividends received		16,325,559,152	20,455,452,059
Interest received		549,843,313	489,463,018
Interest paid, inclusive of capitalized borrowing cost		(13,546,488,756)	(12,025,972,001)
Net cash from operating activities		7,152,317,057	13,625,676,990
Cash flows from investing activities			
Proceeds from disposal/redemption of:			
Investments in subsidiaries, associates and joint ventures	8	11,514,389,480	11,877,486,617
Investment properties	9	-	2,252,596,041
Property and equipment	10	3,032,353	44,607,417
Cash absorbed from subsidiaries as a result of merger		353,600,205	-
Financial assets at fair value through profit of loss	24	2,147,967,902	892,623,430
Financial assets at FVOCI		8,500,000	-
Purchases/additions to:			
Financial assets at FVTPL	24	(1,886,799,480)	(1,139,325,158)
Property and equipment	10	(1,302,454,357)	(475,135,845)
Investment properties	9	(17,755,633,771)	(12,325,162,696)
Investments in subsidiaries, associates and joint ventures	8	(1,741,202,483)	(3,951,780,480)
Increase in other non-current assets	11	389,156,082	(2,109,497,954)
Increase in accounts and notes receivable - nontrade	4	(2,564,417,908)	(6,213,150,888)
Net cash used in investing activities		(10,833,861,977)	(11,146,739,516)

(forward)

Ayala Land, Inc.

Statements of Cash Flows
For the years ended December 31, 2025 and 2024
(All amounts in Philippine Peso)

(continuation)

	Notes	2025	2024
Cash flows from financing activities			
Proceeds from short-term and long-term debts	13	153,055,276,166	171,037,855,000
Proceeds from capital stock subscriptions		225,694,766	401,505,116
Decrease in deposits and other non-current liabilities	15	912,988,448	(2,130,394,758)
Payments of contribution to retirement plan	21	(282,573,815)	(284,418,069)
Payments of lease liabilities	27	(543,140,380)	(66,851,331)
Acquisition of treasury shares	16	(9,983,699,385)	(7,351,390,932)
Payments of cash dividends	16	(8,551,001,960)	(7,390,081,473)
Payments of short-term and long-term debts	13	(129,449,033,534)	(156,290,855,000)
Net cash from (used in) financing activities		5,384,510,306	(2,074,631,447)
Net increase in cash and cash equivalents		1,702,965,386	404,306,027
Cash and cash equivalents			
At January 1		891,172,963	487,063,380
Effect of exchange rate changes on cash and cash equivalents		(900,519)	(196,444)
At December 31		2,593,237,830	891,172,963
Non-cash investing and financing activities	29		

The notes on pages 1 to 87 are an integral part of these financial statements.

(In the notes, all amounts are shown in Philippine Pesos unless otherwise stated)

1 General information

Corporate information

Ayala Land, Inc. (the “Parent Company”, or “ALI”) is domiciled and was incorporated on June 30, 1988 in the Republic of the Philippines. The Parent Company is a subsidiary of Ayala Corporation (AC). AC is a publicly-listed company, 47.84%-owned by Mermac, Inc. and the rest by the public as of December 31, 2025. The Parent Company’s registered office and principal place of business is at 31st Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City.

The Parent Company is incorporated to hold, develop, manage, administer, sell, convey, encumber, purchase, acquire, rent or otherwise deal in and dispose of, for itself or for others, residential including, but not limited to, all kinds of housing projects, commercial, industrial, urban or other kinds of real property; to acquire, purchase, hold, manage, develop and sell subdivision lots, with or without buildings or improvements; to erect, construct, alter, manage, operate, lease, in whole or in part, buildings and tenements of the Parent Company or of other persons; and to engage or act as real estate broker.

Approval and authorization for issuance of financial statements

These financial statements have been approved and authorized for issue by the Parent Company’s Board of Directors (BOD) on February 20, 2026.

2 Cash and cash equivalents

The account as at December 31 consists of:

	2025	2024
Cash on hand	1,948,210	1,585,210
Cash in banks	1,450,550,224	820,173,753
Cash equivalents	1,140,739,396	69,414,000
	2,593,237,830	891,172,963

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

Cash equivalents are short-term, highly liquid investments that are made for varying periods of up to three months depending on the immediate cash requirements of the Parent Company and earn interest at the respective short-term investment rates.

There are no restrictions on the Parent Company’s cash and cash equivalents balances as at December 31, 2025 and 2024.

3 Financial assets at fair value through profit or loss (FVTPL)

The account consists of investment in BPI Money Market Fund and BPI USD Short Term Fund (collectively referred to as the "Funds"). The Funds, which are structured as Unit Investment Trust Funds (UITFs), aim to generate liquidity and stable income by investing in a diversified portfolio of primarily short-term fixed income instruments and with no minimum holding period requirement.

As at and for the years ended December 31, the details of the movement of fair value measurement of financial assets at FVTPL follows:

	2025	2024
At January 1	308,477,770	35,834,889
Additions	1,886,799,480	1,139,325,158
Redemptions	(2,147,967,902)	(892,623,430)
Unrealized gain included under other income	19,861,025	25,941,153
At December 31	67,170,373	308,477,770

The fair value of the financial assets at FVTPL is based on the net asset values, which is equivalent to its fair value, as at reporting date.

4 Accounts and notes receivable

The account as at December 31 consists of:

	Note	2025	2024
Trade receivable from:			
Residential, commercial and office development		43,556,508,024	29,459,307,666
Corporate business		2,904,420,096	2,749,669,657
Shopping centers		1,777,624,267	2,712,294,570
Others		1,647,303,033	907,100,697
Receivable from related parties	20	55,258,844,802	50,211,071,379
Advances to other companies		15,504,945,285	7,382,329,642
Dividends receivable		3,354,028,702	4,833,528,702
Receivable from employees		208,665,456	208,774,329
Interest receivable		19,338,599	14,600,170
		124,231,678,264	98,478,676,812
Allowance for impairment losses		(1,165,023,410)	(689,979,912)
		123,066,654,854	97,788,696,900
Less: Non-current portion		36,442,303,511	21,375,212,076
Current portion of accounts and notes receivable		86,624,351,343	76,413,484,824

The terms and conditions of the above receivables are as follows:

- Residential, commercial and office development receivables are collectible in monthly installments over a period of one to ten years. These are carried at amortized cost using the prevailing market rates. Titles to real estate properties are transferred to buyers once full payment has been made.

- Receivables from related parties include finance lease receivables (Note 27) and other due from related parties (Note 20).

- Advances to other companies mainly comprise of the advances made to joint venture partners representing project costs and purchases of land that are still subject to completion, and the remaining portion of proceeds from disposal of a subsidiary. The advances relating to project costs are non-interest bearing and are liquidated when proceeds from the sale of the related projects are applied. The remaining amount of advances to other companies are collectible over a fixed term or on demand.

- Dividends receivable pertain to distribution from related parties payable in the subsequent year.

- Receivables from employees pertain to housing, car, salary and other loans granted to the Parent Company's employees which are collectible through salary deduction, are interest-bearing (6.0% per annum) and payable on various maturity dates.

The movement in the allowance for impairment losses follows:

		Trade		Advances	
	Note	Shopping centers	Corporate business	to other companies	Total
At January 1, 2024		216,468,348	235,747,301	191,687,471	643,903,120
Provisions during the year	18	-	37,788,887	8,287,905	46,076,792
At December 31, 2024		216,468,348	273,536,188	199,975,376	689,979,912
Provisions (reversals) during the year	18	(2,250,000)	-	347,841,716	345,591,716
Others		72,006,827	35,080,424	22,364,531	129,451,782
At December 31, 2025		286,225,175	308,616,612	570,181,623	1,165,023,410

Others mainly pertain to the outstanding allowance for impairment losses recognized on balances absorbed from the merged entities as a result of the merger between and among ALI and its certain subsidiaries (Note 8).

In 2025, the Parent Company sold residential receivables on a without recourse basis to partner mortgage banks, which include Bank of the Philippine Islands, a related party, as follows (Note 20):

	2025	2024
Proceeds from sale of receivables	2,755,404,472	4,950,807,044
Carrying amount	(3,070,418,162)	(5,524,684,642)
Loss on sale	(315,013,690)	(573,877,598)

The loss on sale is presented as part of interest expense and other financing charges in the statement of income (Note 18).

5 Inventories

The account as at December 31 consists of:

	2025	2024
Real estate - at cost		
Residential and commercial lots	67,597,215,941	53,175,187,988
Residential and commercial units	21,877,281,327	14,605,502,045
	89,474,497,268	67,780,690,033

Movements in inventories follow:

	Notes	Residential and commercial lots	Residential and condominium units	Total
As at January 1, 2024		53,572,476,977	12,878,671,374	66,451,148,351
Construction and development costs incurred		7,223,214,295	9,349,065,233	16,572,279,528
Cost of real estate sold	18	(3,619,613,454)	(9,429,488,464)	(13,049,101,918)
Transfers within inventories		(1,807,253,902)	1,807,253,902	-
Transfers to investment properties	9	(2,193,635,928)	-	(2,193,635,928)
As at December 31, 2024		53,175,187,988	14,605,502,045	67,780,690,033
Land acquisition		9,727,629,628	-	9,727,629,628
Construction and development costs incurred		8,055,046,820	13,795,783,522	21,850,830,342
Additions through merger		463,807,376	1,057,995,292	1,521,802,668
Cost of real estate sold	18	(5,696,935,507)	(7,447,275,952)	(13,144,211,459)
Transfers from (to) investment properties	9	1,872,479,636	(134,723,580)	1,737,756,056
As at December 31, 2025		67,597,215,941	21,877,281,327	89,474,497,268

As at December 31, 2025 and 2024, the Parent Company has no purchase commitments, liens and encumbrances pertaining to its inventories.

6 Other current assets

The account as at December 31 consists of:

	2025	2024
Prepaid taxes and licenses	16,936,120,175	14,467,220,110
Advances to contractors and suppliers	6,325,510,711	4,442,299,854
Prepayments, net	3,156,096,838	3,889,065,796
Input value added tax (VAT)	2,372,955,150	28,979,562
	28,790,682,874	22,827,565,322

Prepaid taxes and licenses consist of excess payments made against current income tax due which can be claimed against income tax for future periods, and prepayments on other taxes and licenses.

Advances to contractors and suppliers pertain to prepayments for the construction of inventories. These are recouped as application of payment to contractors and suppliers, which are expected to occur within 12 months.

Prepayments mainly consist of prepayments for commissions, marketing and management fees, and rentals and insurance. The amount is presented net of allowance for impairment loss based on the assessed recoverability. In 2025, the cost to obtain contracts, which includes prepaid commissions, amounted to P411.2 million (2024 - P583.0 million). If a contract or specific performance obligation exhibited marginal profitability or other indicators of impairment, judgement was applied to ascertain whether or not the future economic benefits from these contracts were sufficient to recover these assets. Management performs an impairment assessment of the costs to complete the contract. The ability to reasonably forecast such costs involves estimates around cost savings to be achieved over time, anticipated profitability of the contract, as well as future performance against any contract-specific key performance indicators that could trigger variable consideration, or service credits (Note 11).

Input VAT is to be applied against output VAT. The remaining balance is assessed to be recoverable in future periods.

7 Financial assets at fair value through other comprehensive income (FVOCI)

The account as at December 31 consists of:

	Note	2025	2024
Shares of stock:			
Quoted		77,100,204	76,897,205
Unquoted		496,916,934	461,996,972
		574,017,138	538,894,177
Net unrealized fair value gain	16	239,283,448	242,443,320
		813,300,586	781,337,497

Investments in quoted shares of stock include shares held in clubs wherein the Parent Company does not exercise control or demonstrate significant influence.

Investments in unquoted shares of stock include unlisted shares of public utility companies which the Parent Company will continue to hold as part of the infrastructure that it provides to its real estate projects.

Movements in the fair value reserve of financial assets at FVOCI for the years ended December 31 follow:

	Note	2025	2024
At January 1		242,443,320	177,443,320
Fair value changes during the year	16	(3,159,872)	65,000,000
At December 31		239,283,448	242,443,320

8 Investments in subsidiaries, associates and joint ventures

Investments in subsidiaries, associates and joint ventures are carried at cost less impairment, if any, in these separate financial statements.

The account as at December 31 consists of:

	Percentages of direct ownership		Carrying amounts	
	2025	2024	2025	2024
Subsidiaries:				
Property Development:				
Amaia Land Corporation and Subsidiary (Amaia)	100	100	7,286,931,640	7,286,931,640
Avida Land Corporation and Subsidiaries (Avida)	100	100	6,689,977,831	6,689,977,831
AyalaLand Estates, Inc. (formerly Southgateway Development Corp. (SDC))	100	100	5,976,310,479	5,976,310,479
Cebu District Property Enterprise, Inc. (CDPEI)*	100	100	3,620,000,000	3,620,000,000
Alveo Land Corporation and Subsidiaries (Alveo)	100	100	2,677,613,403	2,677,613,403
BellaVita Land Corporation (BellaVita)	100	100	2,300,000,000	2,300,000,000
Crans Montana Holdings, Inc.	100	100	505,329,030	505,329,030
Ayala Land Premier, Inc. (ALPI)	100	100	17,500,000	17,500,000
Verde Golf Development Corp (Verde Golf)	100	100	3,125,000	3,125,000
Roxas Land Corp (RLC)	100	50	296,022,960	137,272,960
OLC Development Corporation	100	-	2,273,434,127	-
Allysonia International Ltd.	100	-	2,000,000	-
Vesta Property Holdings, Inc. (VPHI)	88	88	2,294,273,333	2,294,273,333
Aurora Properties Incorporated	81	81	1,199,997,664	1,199,997,664
Accendo Commercial Corp. (Accendo)	67	67	874,697,062	874,697,062
Ceci Realty, Inc. (Ceci)	60	60	699,785,665	699,785,665
Lagdigan Land Corp. (Lagdigan)	60	60	99,000,000	99,000,000
Ayalaland- Tagle Properties, Inc.	55	55	2,008,325,000	2,008,325,000
Taft Punta Engaño Property Inc. (TPEPI)	55	55	550,000,000	550,000,000
Altaraza Development Corporation	51	51	392,062,500	188,062,500
AKL Properties, Inc. (AKL)	50	50	3,083,523,294	3,083,523,294
Aviana Development Corporation	50	50	966,000,000	966,000,000
Solinea, Inc.	35	35	124,250,000	124,250,000
Amaia Southern Properties, Inc. (ASPI)	35	35	93,100,000	93,100,000
Serendra, Inc.	28	28	266,027,100	266,027,100
BGWest Properties (BGW)	12	12	1,340,000,000	1,340,000,000
Ayala Hotels, Inc. (AHI)	-	100	-	13,763,396,233
Amorsedia Development Corporation and Subsidiaries (ADC)	-	100	-	2,274,943,627
Red Creek Properties, Inc. (RCPI)	-	100	-	431,511,128
Southportal Properties, Inc. (Southportal)	-	100	-	290,000,000

(forward)

	Percentages of direct ownership		Carrying amounts	
	2025	2024	2025	2024
Crimson Field Enterprises, Inc.	-	100	-	219,714,272
Altaraza Prime Realty Corporation (Altaraza)	-	100	-	4,000,000
Buendia Landholdings, Inc. (BLI)	-	100	-	2,833,562
Corporate Business:				
AyalaLand Offices, Inc. and Subsidiaries (ALO)	100	100	5,174,986,376	5,622,486,376
Makati Cornerstone Leasing Corp.(MCLC)	100	100	2,213,961,000	2,213,961,000
AREIT Fund Manager, Inc. (formerly AyalaLand Commercial REIT, Inc. (ALCRI))	100	100	300,000,000	300,000,000
AREIT Property Management, Inc, (formerly Next Urban Alliance Development Corp.)	100	100	365,500	365,500
Prow Holdings, Inc. (Prow)	55	55	670,273,870	670,273,870
Nuevo Centro, Inc. (Nuevo Centro)	54	54	819,223,620	819,223,620
AREIT, Inc. (AREIT) (formerly One Dela Rosa Property Development, Inc.(ODR)) (Note 20)	40	41	48,544,968,711	41,431,976,726
ALO Prime Realty Corporation	-	100	-	549,676,554
Sunnyfield E-Office Corporation (Sunnyfield)	-	100	-	173,000,000
Hillsford Property Corporation (Hillsford)	-	100	-	150,000,000
Shopping Centers:				
Summerhill E-Office Corporation (Summerhill)	100	100	6,579,990,035	6,579,990,035
Bay City Commercial Ventures Corp. (BCCVC)	100	100	6,229,421,699	6,229,421,699
North Ventures Commercial Corp. (NVCC)	-	100	-	3,784,145,284
AyalaLand MetroNorth, Inc. (AMNI)	100	100	3,145,726,210	3,445,726,210
Capitol Central Commercial Ventures Corp. (CCCVC)	100	100	2,517,000,000	2,517,000,000
Arvo Commercial Corporation (Arvo)	100	100	1,800,000,000	1,800,000,000
AyalaLand Malls, Inc. (ALMI) (formerly ALI Commercial Center, Inc.)	100	100	1,697,680,000	1,697,680,000
Cavite Commercial Town Center, Inc. (CCTCI)	100	100	1,216,860,793	1,496,390,793
Northbeacon Commercial Corporation (NBCC)	100	100	1,138,100,000	1,188,100,000
Westview Commercial Ventures Corp. (Westview)	-	100	-	510,160,572
Subic Bay Town Centre, Inc. (SBTCI)	100	100	334,500,000	478,500,000
Primavera Towncentre, Inc. (PTI)	-	100	-	248,420,000
AMSI, Inc. (formerly Ayalaland Malls Synergies, Inc.) (AMSI)	100	100	235,000,000	235,000,000
Cebu Leisure Company, Inc. (CLCI)	-	100	-	46,000,000
Ayala Malls Zing, Inc.	100	100	21,875,000	21,875,000
Ayala Theatres Management, Inc. (ATMI)	100	100	864,559	864,559
Five Star Cinema, Inc. (FSCI)	-	100	-	250,000
Glensworth Development, Inc.	100	-	68,890,000	-
Cebu Business Park Theater Management Inc. (CBPTMI)	100	100	62,500	62,500
North Triangle Depot Commercial Corporation (NTDCC)	73	73	2,567,568,402	2,567,568,402
AyalaLand Logistics Holdings Corp. and Subsidiaries (ALLHC)	71	71	10,582,725,757	10,582,725,757
Cagayan de Oro Gateway Corp. (CDOGC)	70	70	867,680,000	867,680,000
Station Square East Commercial Corporation (SSECC)	69	69	461,825,050	461,825,050
Soltea Commercial Corp. (Soltea)	60	60	904,416,740	796,416,740
Adauge Commercial Corporation (Adauge)	60	60	600,000,000	600,000,000
Alabang Commercial Corporation (ACC)	-	50	-	258,431,769
Leisure and Allied Industries Philippines, Inc. (LAIP)	50	50	191,300,000	191,300,000
ALI-CII Development Corporation (ALI-CII)	50	50	102,765,300	102,765,300
Hotels and Resorts:				
AyalaLand Hotels and Resorts Corporation and Subsidiaries (AHRC)	100	100	15,171,460,837	16,760,432,000
Ecoholdings Company, Inc. (ECI)	-	100	-	718,368,400
Integrated Eco-resort, Inc. (IERI)	-	100	-	492,922,224
Central Bloc Hotel Ventures, Inc.	100	100	9,500,000	47,500,000
Ten Knots Development, Corporation and Subsidiaries (TKDC)	100	60	1,262,214,523	495,000,000
Ten Knots Phils., Inc. (TKPI)	100	60	299,566,529	93,131,600
Cebu Insular Hotel Company, Inc. (CIHCI)	37	37	239,302,475	239,302,475
ALI Makati Hotel Property, Inc.	20	20	584,702,865	584,702,865
ALI Makati Hotel & Residences, Inc. (AMHRI)	20	20	22,097,135	22,097,135
Construction:				
Makati Development Corporation and Subsidiaries (MDC)	100	100	750,958,813	750,958,813
Property Management:				
Ayala Property Management Corporation (APMC)	100	100	1,912,026	1,912,026
Others:				
Regent Wise Investment Ltd. and Subsidiary (Regent Wise) (HongKong Company)	100	100	16,654,593,355	16,654,593,355
ALI Capital Corp. (ALICap) (formerly Varejo Corp.)	100	100	2,625,000,000	2,625,000,000
Darong Agricultural And Development Corporation (DADC)	100	100	1,722,601,620	1,722,601,620
Philippine Integrated Energy Solutions, Inc. (PhilEnergy)	100	100	854,500,000	854,500,000
First Longfield Investments Limited (First Longfield) (Hongkong Company)	100	100	167,923,610	167,923,610
Arca South Integrated Terminal, Inc.	100	100	151,000,000	151,000,000
Ayala Land International Sales, Inc. (ALISI)	100	100	138,700,000	138,700,000
Ayalaland Medical Facilities Leasing, Inc. (AMFLI)	-	100	-	128,000,000
AyalaLand Business Solutions, Inc. (ABSI)	100	100	40,000,000	40,000,000
DirectPower Services, Inc. (DirectPower)	100	100	40,000,000	40,000,000
Whiteknight Holdings, Inc. (WHI)	-	100	-	1,000,000
Regent Time International, Limited (Regent Time) (British Virgin Islands)	100	100	52	52
Anvaya Cove Golf & Sports Club, Inc. (Anvaya Cove Golf)	74	74	487,265,118	499,416,789
Anvaya Cove Beach & Nature Club Inc. (Anvaya Cove Beach)	73	73	495,349,449	496,367,712
Joint Ventures:				
Property Development				
ALI-ETON Property Development Corporation	50	50	9,306,500,000	9,306,500,000
Cebu District Property Enterprise, Inc. (CDPEI)*	-	-	-	-
Emerging City Holdings, Inc. (ECHI)	50	50	1,555,004,550	1,555,004,550
Berkshires Holdings, Inc. (BHI)	50	50	666,430,520	666,430,520

(forward)

	Percentages of direct ownership		Carrying amounts	
	2025	2024	2025	2024
Associates:				
Property Development				
Lagoon Development Corporation (LDC)	30	30	37,050,000	37,050,000
Ortigas Land Corporation (OLC)	21	21	7,190,241,827	7,190,241,827
Bonifacio Land Corp. (BLC)	5	5	346,881,016	346,881,016
Hotels and Resorts				
Sicogon Island Tourism Estate Corp.	5	5	203,581,200	203,581,200
			205,651,654,730	221,657,883,888
Allowance for probable losses			(319,959,706)	(319,959,706)
			205,331,695,024	221,337,924,182

**The Parent Company reclassified the amount from investment in joint venture to investment in subsidiaries in 2024 due to acquisition of control.*

The above companies are domiciled in the Philippines except for the foreign entities which are domiciled and incorporated in the country as mentioned above.

As at December 31, 2025 and 2024, the Parent Company had no commitments to its interests in joint ventures.

The movement in the investment in subsidiaries, associates and joint ventures for the years ended December 31 follow:

	2025	2024
At January 1	221,337,924,182	210,165,412,168
Additions	11,335,087,798	21,457,280,242
Statutory merger	(20,180,554,993)	-
Disposals	(7,160,761,963)	(10,284,768,228)
At December 31	205,331,695,024	221,337,924,182

(i) Additions

The following are the material additions to investments in subsidiaries, associates and joint ventures for the years ended December 31:

2025

- Investment in AREIT, Inc.

  On September 25, 2025, the Securities and Exchange Commission's (SEC) approved the property-for share swap with Ayala Land, Inc. (ALI) and its related entities, involving the issuance of AREIT primary common shares in exchange for four commercial buildings. The properties of ALI relevant to the transaction, and its corresponding increase in investment in subsidiaries amount, are as follows:

Property	Note	Parties	Number of shares	Issue price	Investment amount
Central Bloc Office 1		ALI and AREIT	54,513,642	41.5	2,262,316,163
Central Bloc Office 2		ALI and AREIT	64,155,784	41.5	2,662,465,043
Seda Central Bloc		ALI and AREIT	35,346,486	41.5	1,466,879,163
Ayala Malls Central Bloc		ALI and AREIT	106,115,360	41.5	4,403,787,429
	9				10,795,447,798

- Investment in Roxas Land Corp. (RLC)

  In 2025, ALI acquired 3,600,000 shares of stocks constituting the remaining 50% of the total outstanding capital stock in RLC from the existing investor for a consideration amounting to P158.75 million. As a result, RLC became a wholly owned subsidiary.

- Investment in Glensworth Development, Inc.

  Through a share purchase agreement in 2025, ALI acquired 100% of the outstanding capital stock in GDI from AyalaLand Offices, Inc. for a consideration totaling P68,890,000.

2024

- Investment in AREIT, Inc.

  On September 26, 2024, the Securities and Exchange Commission's (SEC) approved the property-for share swap with Ayala Land, Inc. (ALI) and its related entities, involving the issuance of AREIT primary common shares in exchange for four commercial buildings. The properties of ALI relevant to the transaction, and its corresponding increase in investment in subsidiaries amount, are as follows:

Property	Note	Parties	Number of shares	Issue price	Investment amount
Ayala Triangle Garden Tower 2		ALI and AREIT	367,081,054	34	12,480,755,836
Greenbelt 3 & 5 Malls		ALI and AREIT	159,236,012	34	5,414,024,408
	9				17,894,780,244

- Investment in Cebu District Property Enterprise, Inc. (CDPEI)

  Cebu District Property Enterprise, Inc. (CDPEI) was incorporated on February 20, 2014, and is a 50:50 venture between the Company and Aboitiz Land, Inc. On Nov. 4, 2024, ALI acquired the shares of Aboitiz Land, Inc. ("Aboitiz Land") and Aboitiz Equity Ventures Inc. ("AEV") in Cebu District Property Enterprise Inc. ("CDPEI") for a consideration of P1.81 billion. As a result, CDPEI became a wholly owned subsidiary of ALI and reclassified the amount from investment in joint venture to investment in subsidiaries.

- Investment in Bay City Commercial Ventures Corp.

  On January 19, 2024, the SEC approved the merger of Northeastern Commercial Corp. (NECC) and Bay City Commercial Ventures Corp. (Bay City) with Bay City as the surviving entity. Accordingly, the cost of investment in Bay City Commercial Ventures Corp. increased by P1.3 billion.

(ii) Disposals

The following are the material disposals of investments in subsidiaries, associates and joint ventures for the years ended December 31:

2025

- Statutory merger

  On March 13, 2025, the SEC approved the articles of merger of ALI and the following subsidiaries (the "Absorbed Corporations"). Based on the Articles of Merger, the Parent Company shall issue to the Absorbed Corporations' shareholders such number of common shares such that the subsidiaries' operations and its assets and liabilities have been absorbed by ALI effective April 1, 2025. ALI shall be the surviving entity in the merger and shall possess all the rights, privileges and immunities of the Absorbed Corporations and all properties and liabilities, and all and every other interest of or belonging to the Absorbed Corporations shall be taken and deemed transferred to ALI without further act or deed. The method used in the merger of accounts of the merged entities is the "Pooling-of-Interest" method.

  The impact of the statutory merger resulted in an increase of share capital and share premium amounting to P981.40 million and P22.59 billion, respectively.

The number of common shares issued as consideration and the corresponding amount follows:

Company Name	No. of common shares issued	Amount
ALI Triangle Hotel Ventures, Inc. *(b)*	50,030,946	1,513,451,269
ALO Prime Realty Corporation *(a)*	3,879,400	26,924,012
Altaraza Prime Realty Corporation *(a)*	44,000	2,820,298
Amorsedia Development Corporation *(a)*	40,941,748	4,055,780,266
Arcasouth Hotel Ventures, Inc. *(b)*	10,240,000	250,087,841
Asiatown Hotel Ventures, Inc. *(b)*	19,000	1,547,380
Ayala Hotels Inc. *(a)*	499,625,628	7,697,601,898
Ayalaland Medical Facilities Leasing Inc. *(a)*	2,040,000	144,537,354
Buendia Landholdings, Inc. *(a)*	7,004,633	7,505,331
Cebu Leisure Co. Inc. *(a)*	12,282,000	140,110,536
Circuit Makati Hotel Ventures, Inc. *(b)*	9,000,000	532,324,411
Crimson Field Enterprises, Inc. *(a)*	21,375,680	72,244,283
Ecoholdings Company, Inc. *(a)*	10,519,790	731,735,443
Enjay Hotels, Inc. *(b)*	5,940,000	404,199,350
FIVE STAR Cinema Inc. *(a)*	329,740	519,668
Hillsford Property Corporation *(a)*	27,000,000	237,604,796
HLC Development Corporation *(d)*	30,736,706	34,572,071
Integrated Eco-Resort Inc *(a)*	8,325,809	596,466,073
North Ventures Commercial Corp. *(a)*	105,956,068	4,522,633,407
One Makati Hotel Ventures, Inc. *(b)*	19,398,554	19,125,912
Prima Gaedi Development Corp. *(c)*	11,500	821,264
Primavera Towncentre, Inc. *(a)*	2,232,440	148,833,275
Red Creek Properties, Inc. *(a)*	36,629,520	333,616,437
Regent Horizons Conservation Company, Inc. *(b)*	21,269,539	1,285,506,082
Seda Colleges Inc. *(b)*	400,000	22,889,257
Southportal Properties, Inc. *(a)*	7,550,440	369,160,098
Sunnyfield E-Office Corp *(a)*	14,878,000	164,216,108
Westview Commercial Ventures Corp. *(a)*	33,227,403	220,286,675
Whiteknight Holdings, Inc. *(a)*	511,000	37,942,043
TOTAL	981,399,544	23,575,062,838

(a) Previously owned by Ayala Land, Inc.
(b) Previously a direct subsidiary of Ayalaland Hotels and Resorts Corp.
(c) Previously a direct subsidiary of Ayalaland Estates Inc.
(d) Previously a direct subsidiary of Amorsedia Development Corporation

As a result of the above merger, the following investments owned by the Absorbed Corporations were absorbed by ALI:

Company Name	Previously held by	%	Amount
Allysonia International Ltd.	Amorsedia Development Corporation	100%	2,000,000
OLC Development Corporation and Subsidiaries	Amorsedia Development Corporation	100%	2,273,434,127
Ten Knots Development, Corporation and Subsidiaries (TKDC)	Regent Horizons Conservation Company, Inc.	40%	1,097,214,523
Ten Knots Phils., Inc. (TKPI)	Regent Horizons Conservation Company, Inc.	40%	206,434,929

As at April 1, 2025, the effectivity date of the merger, the carrying amounts of the identifiable assets and liabilities of the absorbed entities follows:

Company Name	Amount
Current assets	15,284,644,009
Non-current assets	25,464,555,205
Current liabilities	(14,004,018,654)
Non-current liabilities	(3,170,117,722)

- Investment in AREIT, Inc.

  In 2025, ALI entered into block sale transactions to sell its common shares of AREIT with details as follows:

Quarter	Date	Number of shares sold by ALI	Price	Proceeds from sale	Investment cost	Gain
Q3	July 3, 2025	12,000,000	40.78	489,360,000	376,769,250	112,590,750
Q4	November 26, 2025	100,000,000	41.90	4,190,000,000	3,307,489,293	882,510,707
				4,679,360,000	3,684,258,543	995,101,457

  All these transactions were executed in relation to the property-for-share swap with AREIT and accounted as transactions involving entities under common control.

  The gain on block sale of AREIT shares are included within other income in statement of comprehensive income (Note 18).

- Investment in Alabang Commercial Corp.

  On December 23, 2025, the Parent Company completed the sale of its entire interest in Alabang Commercial Corp. (the owner of South Innovative Theater Management Inc.) for an aggregate consideration of P13.50 billion. The related gain recognized by the Parent Company from the transaction amounting to P12.35 billion is presented within other income (Note 18).

2024

- Investment in AREIT, Inc.

  In 2024, ALI entered into block sale transactions to sell its common shares of AREIT with details as follows:

Quarter	Date	Number of shares sold by ALI	Price	Proceeds from sale	Investment cost	Gain
Q1	January 26, 2024	22,561,034	31.10	701,648,157	672,310,645	29,337,512
Q2	May 20, 2024	60,556,687	32.45	1,965,064,493	1,804,567,346	160,497,147
Q3	September 20, 2024	75,000,000	36.20	2,715,000,000	2,217,407,949	497,592,051
Q4	December 9, 2024	75,000,000	37.00	2,775,000,000	2,354,807,801	420,192,199
				8,156,712,650	7,049,093,741	1,107,618,909

  All these transactions were executed in relation to the property-for-share swap with AREIT and accounted as transactions involving entities under common control.

  The gain on block sale of AREIT shares are included within other income in statement of comprehensive income (Note 18).

- Investment in Northeastern Commercial Corp. (NECC)

  On January 19, 2024, the SEC approved the merger of Northeastern Commercial Corp. (NECC) and Bay City Commercial Ventures Corp. (Bay City) with Bay City as the surviving entity. Accordingly, the cost of investment in Northeastern Commercial Corp. (NECC) decreased by P1.3 billion.

- Investment in AyalaLand Offices, Inc. and subsidiaries (ALOI Group)

  On November 13, 2024, ALOI Group redeemed its shares from ALI amounting to P900.0 million, thereby resulting to a decrease in the cost of investment in investment in AyalaLand Offices, Inc.

The Parent Company considers an associate and a joint venture with material interest if its net assets exceed 5% of the total net assets of the Parent Company as at reporting period and considers the relevance of the nature of activities of the associate and joint venture compared to other operations of the Parent Company and the materiality of the carrying value of the investments in associates and joint ventures.

The summarized financial information, as presented in thousands, of the Parent Company's significant associate with material interest follows:

OLC

	2025	2024
Current assets	33,312,460	32,528,276
Non-current assets	35,821,157	35,260,570
Current liabilities	(15,863,498)	(22,512,719)
Non-current liabilities	(29,655,435)	(25,894,993)
Equity	23,614,684	19,381,134
Proportion of Parent Company's ownership	21.0%	21.0%
Parent Company's share in identifiable net assets	4,959,083	4,070,038
Carrying amount of the investment	7,190,242	7,190,242

	2025	2024
Revenue	16,186,724	14,802,433
Cost and expenses	(11,569,790)	(10,938,871)
Net income (continuing operations)	4,616,934	3,863,562
Parent Company's share in net income for the year	962,556	811,348
Total comprehensive income	4,792,614	3,834,466
Parent Company's share in total comprehensive income for the year	1,006,449	805,238

The summarized financial information, as presented in thousands, of the Parent Company's significant joint venture with material interest follows:

ALI Eton

	2025	2024
Current assets	25,304,969	26,718,451
Non-current assets	10,657,899	4,305,942
Current liabilities	(10,134,461)	(10,249,747)
Non-current liabilities	(5,241,930)	(814,444)
Equity	20,586,477	19,960,202
Proportion of Parent Company's ownership	50.0%	50.0%
Parent Company's share in identifiable net assets	10,293,239	9,980,101
Carrying amount of the investment	9,306,500	9,306,500

	2025	2024
Revenue	4,523,899	4,488,688
Cost and expenses	(3,867,296)	(3,862,224)
Net income (continuing operations)	656,603	626,464
Parent Company's share in net income for the year	328,302	313,232
Total comprehensive income	656,603	626,464
Parent Company's share in total comprehensive income for the year	328,302	313,232

As at December 31, 2025 and 2024, there are no other significant associates and joint venture considered to be with material interest.

9 Investment properties, net

The composition and movement of the account follows:

	Notes	Land	Buildings	Construction-in-progress	Total
Cost					
At January 1, 2024		28,551,436,691	37,089,215,161	39,056,717,243	104,697,369,095
Additions		1,363,717,366	2,931,852,606	8,029,592,724	12,325,162,696
Transfers from inventories	5	2,193,621,415	14,513	-	2,193,635,928
Transfers from (to) property and equipment		44,000	-	(1,078,960,607)	(1,078,916,607)
Transfers within investment properties	10	1,865,188,883	3,829,726,168	(5,694,915,051)	-
Transfer to others		(926,285,080)	(33,392,526)	(1,242,454,514)	(2,202,132,120)
Disposals		(451,954,783)	(3,698,256,358)	-	(4,150,211,141)
Transfers through property-for-share swap		-	(10,757,488,694)	-	(10,757,488,694)
At December 31, 2024		32,595,768,492	29,361,670,870	39,069,979,795	101,027,419,157
Additions		1,819,833,566	4,364,989,573	11,637,819,911	17,822,643,050
Additions through merger		2,932,070,527	3,963,286,749	10,911,684,597	17,807,041,873
Transfers (to) from inventories	5	(1,342,298,938)	134,723,580	(530,180,698)	(1,737,756,056)
Transfers from property and equipment	10	-	81,938,298	23,224,698	105,162,996
Transfers within investment properties		-	925,993,586	(925,993,586)	-
Transfers through finance lease		-	(1,702,263,233)	-	(1,702,263,233)
Transfers through property-for-share swap		-	(9,156,146,671)	-	(9,156,146,671)
At December 31, 2025		36,005,373,647	27,974,192,752	60,186,534,717	124,166,101,116
Accumulated depreciation					
At January 1, 2024		-	18,787,441,095	-	18,787,441,095
Depreciation	18	-	1,327,813,917	-	1,327,813,917
Transfers to property and equipment		-	(31,000,000)	-	(31,000,000)
Disposals		-	(1,897,615,100)	-	(1,897,615,100)
At December 31, 2024		-	18,186,639,912	-	18,186,639,912
Accumulated depreciation absorbed through merger		-	2,409,234,640	-	2,409,234,640
Depreciation	18	-	1,363,114,656	-	1,363,114,656
Transfers through property-for-share swap		-	(739,798,282)	-	(739,798,282)
At December 31, 2025		-	21,219,190,926	-	21,219,190,926
Accumulated impairment losses					
At December 31, 2024 and January 1, 2025		153,825,482	225,208,159	-	379,033,641
Provision for impairment loss	18	-	-	101,299,033	101,299,033
At December 31, 2025		153,825,482	225,208,159	101,299,033	480,332,674
Net book value					
At December 31, 2024		32,441,943,010	10,949,822,799	39,069,979,795	82,461,745,604
At December 31, 2025		35,851,548,165	6,529,793,667	60,085,235,684	102,466,577,516

Certain parcels of land are leased to several individuals and corporations. Some of the lease contracts provide, among others, that within a certain period from the expiration of the contracts, the lessee will have to demolish and remove all improvements (such as buildings) introduced or built within the leased properties. Otherwise, the lessor will cause the demolition and removal thereof and charge the cost to the lessee unless the lessor occupies and appropriates the same for its use and benefit.

Construction-in-progress pertains to buildings under construction to be leased as retail, office and hotel spaces upon completion. The development and construction period normally range from three years to five years and depends heavily on the size of the assets. The Parent Company capitalized borrowing costs and other expenditures arising from lease transaction for its investment properties under construction as follows:

	Note	2025	2024
Capitalized borrowing costs		1,038,454,691	614,785,619
Capitalized expenditure from lease transaction	27	67,009,279	-
		1,105,463,970	614,785,619

As at December 31, 2025, the capitalization rate of the capitalized borrowing costs is 5.5% (2024- 5.4%).

The aggregate fair value of the Parent Company’s investment properties as at December 31, 2025 amounted to P385,035.6 million (2024 - P368,299.3 million). The fair value hierarchy of the Parent Company’s investment properties is disclosed in Note 24.

The Parent Company assesses whether there are any indicators of impairment for its investment properties. These are tested for impairment when there are indicators that the carrying amounts may not be recoverable. In 2025 the Parent Company recognized an impairment loss amounting to P101.30 million (2024 - nil).

The Parent Company has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements, other than those already reflected or disclosed in the financial statements.

Certain long-term debts are secured by real estate mortgages covering both land and building. Net book value of these investment properties used as collateral amounted to P2,405.0 million and as at December 31, 2025 (2024 - P2,144.4 million) (Note 13).

Capital commitments are disclosed in Note 16 and Note 28.

The relevant amounts in the parent company statement of income for the years ended December 31, as relevant to investment properties, follow:

	Note	2025	2024
Rental income from investment properties	17	7,546,336,412	5,294,572,624
Direct operating expenses		2,466,368,702	2,593,850,899

Transfers through property for share-swap

During the years ended December 31, 2025 and 2024, the Parent Company entered into property-for-share swap transactions for certain investment properties in exchange of investment in stocks of AREIT (Note 8), with details as follows:

	Notes	2025			2024
		Rights transferred	Rights retained	Total	Rights transferred / Total
Fair value of consideration received	8	6,391,660,369	4,403,787,429	10,795,447,798	17,894,780,244
Less: Carrying value of properties disposed		5,190,949,007	3,225,395,661	8,416,344,668	10,757,488,694
Gain on property for share swap		1,200,711,362	-	1,200,711,362	7,137,291,550
Less: Other incidental costs		23,174,437	-	23,174,437	137,365,756
Net gain on property for share swap	18	1,177,536,925	-	1,177,536,925	6,999,925,794
Right-of-use assets recognized	27	-	3,225,395,661	3,225,395,661	-
Lease liabilities recognized	27	-	4,403,787,429	4,403,787,429	-

In 2025, the property for share swap pertains to four investment properties (Note 8). Three properties were transferred outright, and the related gains and losses were recognized as other income (Note 18); while one property was transferred and subsequently leased back under a non-cancellable lease arrangement by the Parent Company. While legal ownership is transferred to AREIT, as the buyer-lessor, the Parent Company concluded that the transaction lacked commercial substance and the rights were retained, as it did not result in a substantive change in the Parent Company's economic position. As a result, the gain arising from the disposal of this property was not recognized, and the Parent Company recognized a right-of-use asset and a lease liability (Note 27).

In 2024, the property for share swap transferred disposed pertain to two investment properties, of which all of the rights were transferred. Accordingly, the related gain on property for share swap is recognized as other income (Note 18).

Transfers through finance lease

In 2025, the Parent Company has acquired New World Hotel Makati amounting to P1.70 billion and consequently leased it out to Ayala Makati Hotels Residences, Inc., a related party, under a finance lease arrangement (Note 27).

10 Property and equipment, net

The composition and the movement of the account as at and for the year ended follows:

	Notes	Land, buildings and improvements	Furniture, fixtures and equipment	Transportation equipment	Total
Cost					
At January 1, 2024		2,796,698,574	1,935,504,108	637,482,149	5,369,684,831
Additions		185,009,281	208,387,529	81,739,035	475,135,845
Disposals		-	-	(156,931,094)	(156,931,094)
Transfers from investment properties	9	1,076,432,607	2,484,000	-	1,078,916,607
At December 31, 2024		4,058,140,462	2,146,375,637	562,290,090	6,766,806,189
Additions		939,296,300	290,075,117	73,082,940	1,302,454,357
Additions through merger		340,265,690	104,829,455	380,357	445,475,502
Disposals		(2,165,019)	-	-	(2,165,019)
Transfers to investment properties	9	(105,162,996)	-	-	(105,162,996)
Transfer within property and equipment		(126,522)	126,522	-	-
At December 31, 2025		5,230,247,915	2,541,406,731	635,753,387	8,407,408,033
Accumulated depreciation and amortization					
At January 1, 2024		1,054,008,732	1,638,530,300	515,749,007	3,208,288,039
Depreciation	18	47,834,065	66,692,957	58,604,182	173,131,204
Disposals		-	-	(144,324,435)	(144,324,435)
Adjustments		31,000,000	-	-	31,000,000
At December 31, 2024		1,132,842,797	1,705,223,257	430,028,754	3,268,094,808
Accumulated depreciation absorbed through merger		78,381,765	100,577,897	380,357	179,340,019
Depreciation	18	63,776,600	89,515,559	60,325,063	213,617,222
Disposals		(171,664)	-	-	(171,664)
At December 31, 2025		1,274,829,498	1,895,316,713	490,734,174	3,660,880,385
Net book value					
December 31, 2024		2,925,297,665	441,152,380	132,261,336	3,498,711,381
December 31, 2025		3,955,418,417	646,090,018	145,019,213	4,746,527,648

As at December 31, 2025, assets under construction amounting to P3.609.3 million (2024 - P2,639.2 million) are included in the land, buildings and improvements. There are no interest on borrowings capitalized in 2025 and 2024 for property and equipment under construction.

As at December 31, 2025, the Parent Company has no restrictions on its property and equipment and none of these have been pledged as security for its obligations. Capital expenditures for building improvement and hotel buildings in the course of construction amounted to P4,519.5 million (2024 - P1,026.6 million).

In 2025, the total contractual commitments arising from awarded contracts for the acquisition, development and construction of property and equipment amounted to P1,849.5 million (2024 - P2,278.6 million).

As at December 31, 2025, the Parent Company performed impairment testing on its property and equipment, with a carrying value of P4,746.5 million (2024 - P3,498.7 million), by assessing its recoverable amount. In 2025 and 2024, the Parent Company did not recognize any impairment loss on its property and equipment.

11 Other non-current assets

The account as at December 31 consists of:

	2025	2024
Prepayments	3,154,033,188	3,884,383,885
Advances to contractors and supplies	3,757,633,974	2,414,033,270
Deposit on land purchases	1,346,399,671	1,346,399,671
Deferred charges	900,315,199	375,289,106
Recoverable deposits	317,307,129	260,009,562
Others	6,198,417,373	6,267,468,921
	15,674,106,534	14,547,584,415

Prepayments mainly pertain to project costs incurred for unlaunched projects.

Advances to contractors and supplies represents prepayments for the construction of investment property and property and equipment.

Deposit on land purchases refer to prepayments for acquisition of land.

Deferred charges consist of advance rental payments, and non-current prepaid management fees. As at December 31, 2025, non-current portion of cost to obtain contracts, which includes prepaid commissions, amounted P690.8 million (2024 - P188.2 million).

Recoverable deposits pertain to various utility deposits and security deposits for leases.

Other assets mainly comprise of upfront payments and related unamortized VAT portion for purchases of capital goods.

12 Accounts and other payables

The account as at December 31 consists of:

	Note	2025	2024
Accounts payable		44,121,483,698	31,935,604,663
Payable to related parties	20	23,441,855,688	16,283,318,401
Accrued expenses			
Salaries and employee benefits		6,593,791,135	5,628,620,162
Professional and management fees		1,127,709,367	1,555,173,426
Project costs		1,401,322,174	922,884,365
Utilities		629,527,722	575,628,163
Commissions		540,561,464	476,741,267
Representation		387,252,178	387,428,816
Advertising and promotions		349,914,842	936,744,168
Repairs and maintenance		280,943,922	74,559,784
Rentals		26,533,067	32,743,247
Others		489,529,741	375,558,501
Deferred output VAT		9,503,719,491	7,481,126,467
Liability for purchased land - current portion		2,802,077,414	2,015,507,230
Retentions payable		2,413,501,708	1,214,043,966
Final tax payable		2,071,756,908	49,631,486
Interest payable		1,908,819,532	1,767,672,414
Withholding and other taxes payable		49,468,356	459,305,532
		98,139,768,407	72,172,292,058

Accounts payable and accrued expenses are non-interest bearing and are normally settled within 30-60 days.

Accrued project costs are billings not yet received from suppliers for direct materials, and services from subcontractors. These are accruals of project costs such as equipment charges, materials, labor, overhead, and provision for repairs and maintenance. Other accrued expenses consist mainly of transportation and travel, janitorial and security, postal and communication, insurance and supplies.

Deferred output VAT pertains to output VAT arising from deferred sales for VAT recognition purposes.

Liability for purchased land pertains to the current portion of unpaid unsubdivided land acquired payable during the year. These are normally payable in quarterly or annual installment payments or upon demand.

Retentions payable pertains to the amount withheld by the Parent Company on contractor's billings to be released after the guarantee period, usually one year after the completion of the project or upon demand. The retention serves as a security from the contractor should there be defects in the project.

Final taxes payable includes capital gains tax arising from the sale of investment in a subsidiary (Note 8).

13 Short-term and long-term debts

As at December 31, 2025, unsecured short-term debts of P25,342.5 million (2024 - P9,267.0 million) represent peso-denominated bank loans. Peso-denominated short-term loans have a weighted average cost of 5.40% (2024 - 6.07%).

Below is the summary of the outstanding long-term debts issued by the Parent Company, net of related unamortized debt issuance costs:

	Maturity	Term	Interest		Outstanding balance		
	year	(Years)	rate	Principal amount	2025	2024	Features
Bonds							
2013	2033	20	6.00%	2,000,000,000	1,990,288,360	1,989,334,337	Unsecured ; fixed; interest payable semi-annually
2016	2026	10	4.85%	8,000,000,000	7,996,664,341	7,987,266,355	Unsecured ; fixed; interest payable semi-annually
2016	2025	9.5	4.75%	7,000,000,000	-	6,992,500,678	Unsecured ; fixed; interest payable semi-annually
2017	2027	10	5.26%	7,000,000,000	6,994,188,418	6,990,112,422	Unsecured ; fixed; interest payable semi-annually
2019	2026	7	6.37%	8,000,000,000	7,994,047,725	7,977,617,571	Unsecured ; fixed; interest payable quarterly
2019	2027	7.3	4.99%	1,000,000,000	991,272,695	983,758,018	Unsecured ; fixed; interest payable quarterly
2020	2025	5	3.86%	6,250,000,000	-	6,237,892,582	Unsecured ; fixed; interest payable quarterly
2021	2025	4	3.63%	10,000,000,000	-	9,989,593,932	Unsecured ; fixed; interest payable quarterly
2021	2031	10	4.08%	3,000,000,000	2,985,740,358	2,983,627,162	Unsecured ; fixed; interest payable quarterly
2022	2028	6	5.81%	12,000,000,000	11,960,999,082	11,945,937,004	Unsecured ; fixed; interest payable quarterly
2022	2027	5	6.21%	7,000,000,000	6,973,574,845	6,957,383,378	Unsecured ; fixed; interest payable quarterly
2022	2029	7	6.80%	14,000,000,000	13,911,598,275	13,890,083,223	Unsecured ; fixed; interest payable quarterly
2023	2028	5	6.03%	10,075,000,000	10,008,082,994	9,983,971,278	Unsecured ; fixed; interest payable quarterly
2023	2033	10	6.29%	4,925,000,000	4,875,876,158	4,870,923,987	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.99%	6,000,000,000	5,930,796,359	5,925,273,705	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.13%	8,000,000,000	7,909,206,017	7,901,777,643	Unsecured ; fixed; interest payable quarterly
2025	2030	5	6.07%	7,500,000,000	7,412,542,079	-	Unsecured ; fixed; interest payable quarterly
2025	2035	10	6.32%	7,500,000,000	7,414,236,097	-	Unsecured ; fixed; interest payable quarterly
					105,349,113,803	113,607,053,275	
Loans							
2017 - 2024	2027 - 2034	6 - 10 years	3.75% - 6.40%	116,649,700,000	112,373,362,132	96,303,799,174	Unsecured except for P238.0 million principal loan amount secured with investment property; Fixed interest rates; Floating BVAL + margin; denominated in either PHP or USD
					217,722,475,935	209,910,852,449	
Current portion of long-term debt					17,468,932,016	23,831,437,922	
Non-current portion of long-term debt					200,253,543,919	186,079,414,527	

The movement in unamortized debt issuance cost for the years ended December 31 follows:

	2025	2024
At January 1	1,153,622,551	1,122,427,353
Addition	343,132,368	306,569,340
Amortization	(252,530,854)	(275,374,142)
At December 31	1,244,224,065	1,153,622,551

Amortization of debt issuance cost is presented within interest expense and other financing charges in the statement of income.

Since its launch in 2024, the Parent Company raised a total of P56.0 billion in debt capital through its Sustainability-Linked Financing (SLF) Program. In 2024, the Parent Company issued P28.2 billion which comprised of P6.0 billion ASEAN Sustainability-Linked Bond (SL-Bond) issued on July 18, 2024, P14.2 billion Sustainability-Linked Loan (SL-Loan) (included within long-term loans) from the International Finance Corporation (IFC) completed on October 11, 2024 and P8 billion 10-year SL-Bond issued on November 13, 2024. On October 23, 2025, the Parent Company issued another tranche of SL-Bond amounting to P15.0 billion with tenors of five years and ten years at P7.5 billion each. Subsequently, on November 27, 2025, the Parent Company availed P12.9 billion SL-Loan with IFC.

All SL-Bonds are listed on the Philippine Dealing & Exchange Corp. (PDEx) and were issued under the existing P50.00 billion Securities Program rendered effective on June 13, 2023. The SLF Program aligns with ALI's financial commitments with its environmental targets. The interest rates of the SL-Bond and SL-Loan are linked to ALI’s performance on key sustainability metrics of which the applicable interest rate shall be equal to the original interest rate plus 0.05% for each occurrence of unmet key sustainability metrics.

These key sustainability metrics include achieving EDGE Zero Carbon certification for 1.5 million square meters by 2025 and reducing greenhouse gas emissions by 42% across malls, offices, and hotels by 2030. As at December 2025, ALI achieved IFC EDGE Zero Carbon certification for more than 1.5 million square meters of commercial office properties located across Metro Manila, Laguna, Cebu, Baguio, Iloilo, and Bacolod. These properties include a mix of corporate and BPO office buildings.

The long-term loan agreements contain some or all of the following restrictions: material changes in nature of business; maintenance of debt-to-equity ratio; payment of dividends and additional loans which will result in non-compliance of the required debt-to-equity ratios; merger or consolidation where the Parent Company is not the surviving corporation; guarantees or advances; encumbrance for borrowed money; and sale of substantially all assets. These restrictions and requirements were complied with by the Parent Company as at December 31, 2025 and 2024.

The Parent Company is required to maintain a debt-to-equity ratio not exceeding 3:1. As at December 31, 2025 and 2024, the Parent Company has complied with the debt covenants (Note 24.2).

14 Deposits and other current liabilities

The account as at December 31 consists of:

	2025	2024
Deposits	2,439,254,139	2,462,147,624
Current portion of customers' deposits	2,347,533,875	3,600,416,748
Unearned income	499,695,411	553,873,986
	5,286,483,425	6,616,438,358

Deposits are equivalent to three to six months' rent of tenants with cancellable lease contracts and whose lease term will end in the succeeding year. This will be refunded to the lessees at the end of the lease term or be applied to the last months' rentals on the related contracts.

Customers' deposits consist of collections from real estate customers which have not reached the 10% threshold to qualify for revenue recognition and excess of collections over the recognized receivables based on percentage of completion. The amount of revenue recognized from amounts included in customers' deposits at the beginning of the year amounted to P3,507.8 million (2024 - P5,328.6 million).

Unearned income pertains to rents and other charges paid in advance by the tenants and are being amortized monthly.

15 Deposits and other non-current liabilities

The account as at December 31 consists of:

	2025	2024
Liability for purchased land	6,244,657,115	2,015,507,230
Deposits	5,374,554,377	5,746,643,124
Retentions payable, net of current portion	1,008,969,584	1,214,043,966
Customers' deposits, net of current portion	626,669,042	1,951,416,499
Subscriptions payable	25,875,052	25,875,052
Others	153,742,081	57,225,856
	13,434,467,251	11,010,711,727

Liability for purchased land pertains to the portion of unpaid investment in land acquired during the year. It is payable in annual installment payments within five years.

Deposits include security deposits from tenants of retail and office spaces and deferred credits arising from sale of real estate properties. Security deposits are equivalent to three to six months' rent of long-term tenants with non-cancellable leases. These will be refunded to the lessees at the end of the lease term or be applied to the last months' rentals on the related contracts. Deferred credits pertain to advances from buyers of real estate properties to cover various processing fees including, but not limited to, fees related to transfer of title such as registration fees, documentary taxes and transfer taxes. Payments made by the Parent Company for the processing of title are charged to this account.

Retentions payable pertain to retentions from the contractors' progress billings which will be released after the guarantee period, usually one year after the completion of the project or upon demand. The retention serves as a security from the contractor should there be defects in the project.

Customers' deposits consist of excess of collections over the recognized revenue based on percentage of completion.

Subscription payable mainly pertains to the Parent Company's subscription payable to its subsidiaries and associates. The outstanding balance pertains to subscriptions to Brightnote Assets Corporation formerly known as Batangas Assets Corporation., Crimson Field Enterprises, Regent Time and Las Lucas Development Corp.

Others pertain to non-trade payables which are expected to be paid beyond 12 months.

16 Equity

Paid-in capital

The composition and movement of paid-in capital, excluding treasury stock, follow:

	Capital stock (including subscribed shares)	Additional paid-in capital	Subscriptions receivables	Total
Balances at January 1, 2024	17,028,175,104	83,583,728,875	(2,496,861,957)	98,115,042,022
Cost of stock options	-	107,467,521	-	107,467,521
Stock options exercised	9,894,677	275,26 9,914	(285,164,591)	-
Collection of subscription receivable	-	(31,017,224)	432,437,846	401,420,622
Collection of VPS conversion	-	84,494	-	84,494
Balances at December 31, 2024	17,038,069,781	83,935,533,580	(2,349,588,702)	98,624,014,659
Cost of stock options	-	25,002,908	-	25,002,908
Stock options exercised	-	-	(172,319,398)	(172,319,398)
Issuance due to merger (Note 8)	981,399,544	22,593,663,294	-	23,575,062,838
Collection of subscription receivable	-	(305,123,607)	530,818,374	225,694,767
Collection of VPS conversion	-	(18,635,028)	-	(18,635,028)
Balances at December 31, 2025	18,019,469,325	106,230,441,147	(1,991,089,726)	122,258,820,746

The details of the number of shares and amount of capital stock follow:

	2025				Total capital stock (at par)
	Number of shares		Amount		
	Preferred	Common	Preferred	Common	Amount
Authorized	15,000,000,000	20,000,000,000	1,500,000,000	20,000,000,000	
Issued*	13,066,494,759	16,601,169,900	1,306,649,476	16,601,169,900	17,907,819,376
Subscribed	-	111,649,949	-	111,649,949	111,649,949
	13,066,494,759	16,712,819,849	1,306,649,476	16,712,819,849	18,019,469,325

	2024				Total capital stock (at par)
	Number of shares		Amount		
	Preferred	Common	Preferred	Common	Amount
Authorized	15,000,000,000	20,000,000,000	1,500,000,000	20,000,000,000	
Issued*	13,066,494,759	15,611,430,926	1,306,649,476	15,611,430,926	16,918,080,402
Subscribed	-	119,989,379	-	119,989,379	119,989,379
	13,066,494,759	15,731,420,305	1,306,649,476	15,731,420,305	17,038,069,781

** The number of issued shares include treasury shares.*

Preferred Shares (P.10 par value per share)

The Parent Company's preferred shares prior to 2012 were subscribed and issued through a stock rights offer with the following features: (a) non-voting; (b) dividend rate of 4.6% p.a., payable annually, non-cumulative; (c) non-participating; (d) convertible at the option of the holder at a ratio of one (1) preferred share to one (1) common share commencing on the 10th year from issue date at an exercise price equivalent to the higher of (i) the 30-day average closing price or (ii) closing price of common shares immediately preceding the exercise date, less the par value of the preferred shares; (e) no pre-emptive rights; (f) non-redeemable; (g) non-listed; and, (h) preferred in liquidation to the extent of par value.

The dividends for preferred shares are declared upon the sole discretion of the Parent Company's BOD.

On February 20, 2012, the BOD approved the following restructuring exercise in order to comply with the regulatory requirement on Filipino-ownership following the Supreme Court's ruling that non-voting shares do not count as equity when computing for a company's Filipino-ownership level:

a. Redemption and retirement of the 13.0 billion outstanding preferred shares with par value of P0.10.
b. Reclassification of the 1,970.0 million unissued preferred shares to voting preferred shares through an amendment of Article Seventh of the Articles of Incorporation.
c. Increase in authorized capital stock by P1,300.0 million creating new voting preferred shares and a stock right offer of 13,000 million voting preferred shares from the increase in the authorized capital stock.

On April 18, 2012, the stockholders ratified the BOD resolution on the capital restructuring. The voting preferred shares shall have the following features, rights, and privileges (a) voting; (b) dividend rate of 4.75% per annum, equivalent to 90% of the 10-year PDST R2 (repriced every ten (10) years from issue date), payable annually, non-cumulative; (c) convertible at the option of the holder at a ratio of one (1) voting preferred share to one (1) common share commencing on the 10th year from issue date at an exercise price equivalent to the higher of (i) the 30-day average closing price or (ii) closing price of common shares immediately preceding the exercise date, less the par value of the preferred shares; (d) no pre-emptive rights; (e) redeemable at par at the sole option of the corporation; (f) non-listed; and (g) preferred in liquidation to the extent of par value.

The SEC approved on January 31, 2013 the following:

a. The decrease in authorized capital stock by P1,303.5 million, the aggregate par value of the 13,034.6 million preferred shares which have been redeemed and retired, from P22,803.5 million to P21,500.0 million, and
b. The amendments to Articles of Incorporation reflecting the decrease in capital stock

As at December 31, 2025, the Parent Company's authorized and outstanding preferred shares amounted to P1,244 million (2024 - P1,244 million) at P0.10 par value.

Common Shares (P1.00 par value per share)

On April 7, 2014, the stockholders resolved to approve the amendment of the Seventh Article of the Articles of Incorporation exempting from pre-emptive rights (1) the issuance of 1 billion common shares for properties or assets needed for the business of the Parent Company or for cash to acquire properties or assets needed for the business of the Parent Company or in payment of a debt contracted prior to the issuance of such shares, and (2) the issuance of common shares covered by the Parent Company's Stock Option Plans for members of the management committees of the Parent Company's subsidiaries or affiliates.

Likewise, the stockholders resolved to approve the amendment of the Stock Option Plan of the Parent Company to include the members of the Management Committees of the Parent Company's subsidiaries and affiliates as eligible grantees of stock options.

The roll forward analysis of the common shares follows:

	Number of shares (in thousands)		Amount (in thousands)	
	2025	2024	2025	2024
Issued capital stock				
At beginning of year	15,611,430	15,595,195	15,611,430	15,595,195
Issued shares	989,739	16,235	989,739	16,235
At end of year	16,601,169	15,611,430	16,601,169	15,611,430
Subscribed capital stock				
At beginning of year	119,990	126,331	119,990	126,331
Issued shares	(8,340)	(16,236)	(8,340)	(16,236)
Additional subscriptions	-	9,895	-	9,895
At end of year	111,650	119,990	111,650	119,990
	16,712,819	**15,731,420**	**16,712,819**	**15,731,420**
Less: Treasury shares at par	(2,321,385)	(1,031,445)	(2,321,385)	(1,031,445)
Issued and outstanding	14,391,434	14,699,975	14,391,434	14,699,975

No transfer of stock or interest which will reduce the ownership of Filipino citizens to less than the required percentage of the capital stock as provided by existing laws shall be allowed or permitted to be recorded in the books of the Parent Company.

The Parent Company's track record of capital stock is as follows:

Type of Shares	Number of shares registered	Issue/ offer price	Date of approval
Class B shares	800,000,000	Par Value - P1.00/ Issue Price P26.00	April 18, 1991
Class B shares	400,000,000	Par Value - P1.00*	July 6, 1992
Class A shares	900,000,000	Par Value - P1.00**	July 5, 1993
Class B shares	600,000,000	Par Value - P1.00**	July 5, 1993

Note: Class A Shares and Class B Shares were declassified into one type of Common Shares on September 12, 1997
**Increase in authorized capital stock, registered to cover the shares held by the directors and 20% stock dividend amounting to P108,662,000.00*
***Increase in authorized capital stock, registered to cover the 20% stock dividend amounting to P391,240,953.00*
****In absolute number*

The following are the number of holders of securities as of December 31:

	2025	2024	2023
Number of holders of securities****	12,857	12,960	13,115

*****Net of treasury shares*

On July 5, 1991, the Parent Company launched its initial public offering where a total of 400 million common shares were offered at an offering price of P26.00 per share. The registration statement was approved on July 20, 1992. As at December 31, 2025, the Parent Company has 12,857 existing shareholders (2024 - 12,960 existing shareholders, and 2023 - 13,115 existing shareholders).

On February 12, 2008, the BOD approved the allotment and subsequent issuance of up to 1 billion common shares of stock with an aggregate par value of P1,000.0 million for the purpose of exchanging such shares for properties or assets and/or to raise funds to acquire properties or assets needed for the business of the Parent Company via issuance of equity or equity-linked instruments, the price and the terms and conditions of which shall be determined by the BOD based on prevailing market conditions or on agreements negotiated.

On April 2, 2008, the Parent Company's stockholders approved the allotment and subsequent issuance of the shares for the below-mentioned purposes and for the further amendment of the Amended Articles of Incorporation of the Parent Company to exclude the issuance of shares from the pre-emptive rights of the stockholders pursuant to Section 39 of the Philippine Corporation Code.

On July 10, 2012, the Parent Company's Executive Committee approved the placement of 680 million listed common shares of stock with par value of P1.00 per share, at a price of P20.00 per share, and the issuance of equal number of new shares of the Parent Company, at the same price of P20.00 per share, with AC as the seller of the placement tranche and subscriber of the subscription tranche. The Parent Company completed the top-up placement, raising an aggregate of P13,600 million in paid up capital. The price was at 5.0% discount to the closing price. Transaction cost charged to additional paid-in capital amounted to P200.0 million.

On March 6, 2013, the Parent Company's Board resolved to approve the placement made by AC of its existing 320,000,000 listed common shares of the Company to certain qualified third party buyers or investors at P30.50 per share. The Parent Company completed the top-up placement, raising an aggregate of P12,200.0 million in paid up capital. The price was at 3.6% discount on the 5-day volume-weighted average price of ALI shares. Transaction cost charged to additional paid-in capital amounted to P162.4 million.

On April 13, 2013, the stockholders resolved to approve the amendment of the Seventh Article of the Company's Articles of Incorporation for the purpose of excluding or exempting treasury shares from the pre-emptive rights of stockholders.

On January 9, 2015, the Executive Committee of the Parent Company approved a top-up placement of 484,848,500 common shares of the Parent Company at a price of P33.00 per share. The placement was conducted via an accelerated bookbuilt offering structured as a top-up placement, whereby AC sold 484,848,500 listed common shares of stock to qualified third party buyers and subscribe to the same number of new shares from the Parent Company. The Parent Company completed the placement on January 12, 2015, raising an aggregate of P16,000.0 million in paid-up capital. The price was at 3.9% discount on the 5-day volume-weighted average price of ALI shares. Transaction cost charged to additional paid-in capital amounted to P194.0 million.

Equity Reserves

In 2025, the movement in equity reserves mainly pertains to the effect of statutory merger as follows:

	Amount
Consideration issued to Absorbed Corporations directly owed by ALI	19,545,110,072
Less: Carrying amount of investment previously held directly by ALI	25,853,077,401
Net change in equity reserves	(6,307,967,329)

Treasury Shares

The composition and movement of the account follow:

	Common				Preferred				
	Number of shares	Par value	Average share price	Amount	Number of shares	Par value	Average share price	Amount	Total amount of treasury shares
		(in absolute amount)				(in absolute amount)			
At January 1, 2023	642,283,806	P1.00	-	19,017,795,938	623,970,536	P0.10	-	62,917,592	19,080,713,530
Acquisition of treasury shares	137,066,108	-	P26.96	3,695,617,876	29,192	-	P1.00	29,192	3,695,647,068
At December 31, 2023	779,349,914	P1.00	-	22,713,413,814	623,999,728	P0.10	-	62,946,784	22,776,360,598
Acquisition of treasury shares	252,094,900	-	P29.16	7,351,388,432	2,500	-	P1.00	2,500	7,351,390,932
At December 31, 2024	1,031,444,814	P1.00		30,064,802,246	624,002,228	P0.10		62,949,284	30,127,751,530
Statutory merger	865,090,005	P1.00	P22.59	19,545,110,072	-	-	-	-	19,545,110,072
Acquisition of treasury shares	433,454,800	P1.00	P22.99	9,983,699,386	-	-	-	-	9,983,699,386
VPS Conversion	(164,224)	P1.00	-	(21,879,244)	164,224	P0.10	-	(532,639)	(22,411,883)
Issuance of treasury shares	(8,439,996)	P1.00	P27.70	(233,787,889)	-	-	-	-	(233,787,889)
At December 31, 2025	2,321,385,399			59,337,944,571	624,166,452			62,416,645	59,400,361,216

In 2008, the Parent Company repurchased a total of 79,528,228 of its common shares through open market purchases using the trading facilities of the Philippine Stock Exchange for a total purchase price of P823.9 million in relation to its share buyback program. These have been reported as treasury shares.

On August 12, 2008, the BOD approved a share buyback program. It is part of the Parent Company's balance sheet management program and aims to (i) improve the Parent Company's balance sheet structure and capital efficiency and (ii) enhance shareholder value through the repurchase of shares whenever the stock is trading at a price discount perceived by the Parent Company as not reflective of its fair corporate value.

The amendment of the Articles of Incorporation on April 17, 2013 allowed the re-selling of the 79,528,299 listed common shares as part of the top-up placement transaction completed in July 2013. Treasury common shares were sold at P30.50 per share resulting in additional paid-in capital of P1,601.6 million.
On March 5, 2019, the Parent Company purchased a total of 10,372,746 of its common shares at P43.20 per share through open market purchases using the trading facilities of the Philippine Stock Exchange for a total purchase price of P448.10 million in relation in its share buyback program. On November 26, 2019, the Parent Company also acquired a total of 15million of its common shares at P43.75 per share for a total purchase price of P656.25 million.

On February 21, 2020, the Board of Directors of ALI at its regular meeting approved the increase of an additional P25 billion to the Company's current share buyback program bringing the available balance to P26.1 billion. The program has been implemented through open market purchases executed via the trading facilities of the Philippine Stock Exchange.

The Board of Directors, at its special meeting held on March 12, 2024, approved the retirement of 1,374,477,380 common Treasury Shares arising from the internal mergers as follows:

- 883,171,005 Treasury Shares arising from the merger with wholly owned entities, subject to regulatory approvals on the merger and issuance of shares: and

- 491,306,375 Treasury Shares arising from the merger with Cebu Holdings, Inc. and its former subsidiaries, Asian I-Office Properties, Inc., Arca South Commercial Ventures Corp. and Central Block Developers, Inc.

Effective April 1, 2025, ALI issued and consequently held back a total of 865,090,005 common shares (amounting to P19.55 billion) as a result of merger between ALI and certain subsidiaries (Note 8).

Accumulated other comprehensive gain (loss)

The composition and movement of the account follows:

	Fair Value Reserve of Financial Assets at FVOCI (Note 7)	Remeasurement Loss on Defined Benefit Plans (Note 21)	Total
Balances at January 1, 2024	177,443,320	(711,908,373)	(534,465,053)
Other comprehensive income (loss)	65,000,000	(44,529,769)	20,470,231
Balances at December 31, 2024	242,443,320	(756,438,142)	(513,994,822)
Other comprehensive (loss) income	(3,159,872)	161,102,198	157,942,326
Balances at December 31, 2025	239,283,448	(595,335,944)	(356,052,496)

Retained Earnings

The composition of retained earnings as at December 31 is as follows:

	2025	2024
Appropriated	25,000,000,000	25,000,000,000
Unappropriated	129,148,035,551	108,561,893,904
	154,148,035,551	133,561,893,904

(i) Appropriated Retained Earnings

As at December 31, 2025 and 2024, retained earnings of P25,000.0 million are appropriated for future expansion.

The increase of P17,000 million, as approved by the BOD on November 25, 2021, represents a continuing appropriation for land banking activities and planned building construction projects. Each year, the Parent Company incurs capital expenditures for property development which include among others land banking and building construction projects. The appropriation is being fully utilized to cover part of the annual expenditure requirement of the Parent Company.

The Parent Company has earmarked additional funds for expansion projects in the residential, shopping centers, office and hotel business segments, as well as various infrastructure projects for the Parent Company's mixed-use developments.

The following are among the major capital expenditures of the Parent Company which were approved by the BOD on November 25, 2021:

a) Arca South, a 74 hectares lifestyle district in the City of Taguig with residential, office, retail, and other commercial components. Phase 1 of the mixed-use development was approved by the Board on November 25, 2014. It consists of a retail project with 60k sqm Gross Leasable Area (GLA), and 2 office towers with 31k sqm GLA with total estimated cost of P14 billion, for phased completion until 2027.

b) Vertis North is a 29-hectare estate positioned as the Central Business District of the North, comprising residential, office, retail, and hotel components. Phase 1 of the mixed-use development was approved by the Board on October 11, 2013. This phase includes the completed Vertis Mall with approximately 40,000 square meters of gross leasable area (GLA), three office towers with a combined 125,000 square meters of GLA, and the 438-room Seda Vertis North Hotel. To further support economic growth in Quezon City, One Vertis Plaza, a 43-storey, state-of-the-art office building under Ayala Land Premier (ALP) broke ground in 2022 and commenced operations in 2024, welcoming its initial tenants. Future development plans include two additional office towers with approximately 46,000 square meters of GLA, an estimated development cost of P5 billion, and a target completion year of 2029.

c) Vermosa, a 750-hectare master-planned estate that integrates mixed-use components. This development highlights spaces with a focus on active lifestyle which include prime commercial lots, various residential communities, the De La Salle Zobel-Vermosa campus, Ayala Malls Vermosa as the retail anchor, and the Ayala Vermosa Sports Hub which features world-class sports amenities. Ongoing and upcoming projects include the San Sebastian Church, the Central Park, Philippine Red Cross-Cavite Chapter Headquarters, and the largest campus of The Abba's Orchard Montessori School, all of which are expected to complement the institutional needs of the estate community.

d) Continuing payments for various acquisitions within the country amounting to P14.5 billion to be paid until 2026.

Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares. The Parent Company's retained earnings available for dividend declaration, in accordance with SEC regulations, as at December 31, 2025 amounted to P86.33 billion (2024 - P74.97 billion).

(ii) Unappropriated Retained Earnings

The Parent Company declared dividends as follows:

Dividends for the year ended December 31, 2025

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 28, 2025	November 12, 2025	November 26, 2025	P0.2928	4,240.47
Unlisted voting preferred share	June 13, 2025	June 20, 2025	June 27, 2025	P0.0063	78.74
Common share	February 19, 2025	March 5, 2025	March 21, 2025	P0.2888	4,221.53
					8,540.74

Dividends for the year ended December 31, 2024

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 24,2024	November 8,2024	November 22,2024	P0.2913	4,289.78
Unlisted voting preferred share	May 28,2024	June 11,2024	June 25,2024	P0.0063	78.74
Common share	February 20,2024	March 5,2024	March 21,2024	P0.2050	3,063.15
					7,431.67

Dividends for the year ended December 31, 2023

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 25,2023	November 13,2023	November 24,2023	P0.2231	3,334.40
Unlisted voting preferred share	May 30,2023	June 13,2023	June 27,2023	P0.006	78.75
Common share	February 1,2023	March 7,2023	March 23,2023	P0.1495	2,249.00
					5,662.15

17 Real estate revenue

The account for the years ended December 31 consists of:

	Note	2025	2024
Revenue from contracts with customers			
Residential development		29,313,572,597	25,196,718,945
Management and marketing fees		2,387,070,508	2,333,559,129
Rental income	9	7,546,336,412	5,294,572,624
		39,246,979,517	32,824,850,698

The Parent Company's disaggregation of each source of revenue from contracts with customers are presented below:

Residential development

	2025	2024
Type of product		
Condominium	11,031,726,133	15,524,625,844
House and lot	9,226,074,046	8,331,150,487
Lot only	9,055,772,418	1,340,942,614
	29,313,572,597	25,196,718,945

Management and marketing fees

	2025	2024
Segment		
Property development	1,369,937,525	1,445,094,309
Shopping centers	564,140,622	661,443,694
Offices	452,992,361	227,021,126
	2,387,070,508	2,333,559,129

18 Costs and expenses; Other income

Cost of real estate sales

The account for the years ended December 31 consists of:

	Notes	2025	2024
Cost of real estate sales	5	13,144,211,459	13,049,101,918
Depreciation	9,27	1,482,088,806	1,380,048,645
Manpower costs		444,180,393	391,510,702
Rental		540,559,979	232,903,253
Direct operating expenses:			
Commissions		1,836,240,250	1,864,825,256
Taxes and licenses		958,694,284	999,457,960
Security		582,879,530	497,881,849
Service fees		414,328,375	303,746,768
Repairs and maintenance		296,617,863	385,795,371
Insurance		115,028,192	96,035,257
Transportation and travel		65,285,570	42,008,491
Supplies		15,320,600	10,688,960
Others		1,586,325,505	1,006,443,176
		21,481,760,806	20,260,447,606

Others consist of utilities expense pertaining to light and power, water, gas, aircon, and miscellaneous expense for the parent company's development projects.

General and administrative expenses

The account for the years ended December 31 consists of:

	Note	2025	2024
Manpower costs		1,269,762,934	726,096,937
Professional fees		726,657,345	602,567,635
Depreciation	10	213,617,222	173,131,204
Advertising		75,431,135	58,139,757
Repairs and maintenance		46,497,173	26,564,757
Transportation and travel		35,476,397	29,285,502
Security and janitorial		35,827,884	22,154,384
Utilities		33,796,447	34,801,745
Entertainment, amusement and recreation		23,578,088	24,051,410
Rentals		10,438,979	34,228,179
Donations and contribution		2,520,000	8,357,108
Supplies		9,071,058	6,934,166
Others		112,650,472	98,463,575
		2,595,325,134	1,844,776,359

Depreciation and amortization expense for the years ended December 31 included in the statement of income follows:

	Notes	2025	2024
Included in:			
Real estate costs and expenses	9	1,363,114,656	1,327,813,917
Amortization of right-of-use asset	27	118,974,150	52,234,728
General and administrative expenses	10	213,617,222	173,131,204
		1,695,706,028	1,553,179,849

Interest expense and other financing charges

The account for the years ended December 31 consists of:

	Note	2025	2024
Interest expense on:			
Long-term debt		10,375,811,378	10,173,366,863
Short-term debt		1,516,066,368	829,818,738
Intercompany loans		120,006,209	172,508,151
Accretion of interest from lease liabilities	27	258,312,482	28,346,303
Other financing charges		1,088,443,155	910,396,447
		13,358,639,592	12,114,436,502

Other financing charges pertain mainly to processing fees attributable to the discount on cost to sell financing arising from assignment of accounts receivable to banks (Note 4). It includes transaction costs from availment of short-term and intercompany loans and bank charges.

Other charges and expenses

The account for the years ended December 31 consists of:

	Note	2025	2024
Net provision for impairment losses on:			
Other assets		600,000,000	150,000,000
Receivables	4	345,591,716	46,076,792
Investment properties	9	101,299,033	-
Others		191,133,462	476,579,695
		1,238,024,211	672,656,487

Others pertain to charges incidental to the Parent Company's operations.

Other income

The account for the years ended December 31 consists of:

	Notes	2025	2024
Gain on sale of investment in subsidiaries associates and joint ventures	8	13,449,051,192	1,371,803,663
Gain on property-for-share swap	9	1,177,536,925	6,999,925,794
Gain on sale of property and equipment	10	1,038,998	1,000,759
Others		513,813,536	445,440,548
		15,141,440,651	8,818,170,764

Others include income from sponsorships, forfeited deposits arising from cancellations due to backout, income recognized from project close out and other various transactions.

19 Income tax

Income tax expense (benefit) consists of:

	2025	2024
Current	306,788,606	287,803,302
Current - final	2,067,808,168	47,676,121
Deferred	(386,168,421)	(576,991,536)
	1,988,428,353	(241,512,113)

Reconciliation between the statutory and the effective income tax (benefit) expense rates follows:

	2025	2024
Statutory income tax rate	25.00%	25.00%
Tax effects of:		
Interest income and capital gains taxed at lower rates	(1.76)	(0.05)
Dividend income	(11.93)	(18.60)
Others - net	(4.92)	(7.23)
	6.39%	(0.88%)

Others mainly pertain to the non-taxable income generated from block sale of AREIT shares and proper-for-share swap (Note 8).

Deferred tax assets are recognized only to the extent that taxable income will be available against which the deferred tax assets can be used. The components of deferred tax assets, net are as follows:

	2025	2024
Deferred tax assets on:		
Difference between tax and book basis of accounting for real estate transactions	400,239,503	1,344,239,694
Allowance for probable losses	862,103,155	682,075,667
Net operating loss carryover (NOLCO)	816,317,096	448,548,355
Employee benefits	363,404,798	427,381,974
Minimum corporate income tax (MCIT)	539,362,823	249,172,839
Allowance for impairment losses	267,914,666	165,855,278
Unrealized foreign exchange gain	39,345,563	119,495,472
Lease liability	36,612,947	43,296,152
	3,325,300,551	3,480,065,431
Deferred tax liabilities on:		
Deferred tax liabilities on capitalized interest	(460,261,967)	(427,727,857)
Right-of-use assets	(12,572,631)	(32,020,989)
	(472,834,598)	(459,748,846)
	2,852,465,953	3,020,316,585

The Parent Company has incurred NOLCO in taxable year 2025 and 2024 which can be claimed as deduction from the regular income tax over a period of three years as follows, with related deferred tax asset recognized:

Year incurred	Amount	Used/Expired	Balance	Expiry year
2024	1,964,470,004	-	1,964,470,004	2027
2025	1,300,798,374	-	1,300,798,374	2028
			3,265,268,378	

The carryover MCIT that can be used as deductions against income tax liabilities is as follows, with related deferred tax asset recognized:

Year incurred	Amount	Used/Expired	Balance	Expiry year
2024	249,172,839	-	249,172,839	2027
2025	290,189,984	-	290,189,984	2028
			539,362,823	

As at December 31, 2025, the deferred tax related to remeasurement gain on defined benefit plans recognized in OCI amounted to P53.7 million (2024 - P14.8 million loss). There are no income tax consequences for the payment of dividends by the Parent Company to its shareholders.

20 Related party transactions

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

In its regular conduct of business, the Parent Company has entered into transactions with its subsidiaries, associates and other related parties principally consisting of advances and reimbursement of expenses, purchase and sale of real estate properties, loans, construction contracts, development, management, underwriting, marketing, leasing and administrative service agreements.

Terms and conditions of transactions with related parties

Transactions with related parties are made at normal market prices. Outstanding balances at year end are unsecured, interest free and settlement occurs generally in cash, except if otherwise indicated, at a gross basis, based on normal billing period of monthly or quarterly. There have been no guarantees provided or received for any related party receivables or payables.

The Parent Company does not provide any allowance relating to receivable from related parties. The Parent Company also has an active intercompany lending program and are short-term in nature. Related party borrowers are assessed to have financial capacity based on operational performance and cash flow requirements. These are subject to prevailing market rates and collectible/payable on varying terms generally within a year.

This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

The Related Party Transaction Review Committee shall approve all material related party transactions before their commencement. Material related party transactions shall be identified taking into account the related party registry. Transactions amounting to ten percent (10%) or more of the total assets of the corporation that were entered into with an unrelated party that subsequently becomes a related party may be excluded from the limits and approval process requirement.

The following tables provide the total amount of transactions that have been entered into with related parties for the relevant financial year:

a. Transactions with Bank of the Philippine Islands (BPI), an associate of AC:

As at December 31, 2025 and 2024, the Parent Company maintains current and savings account, money market placements, UITF investments, short-term debt and long-term debt payable with BPI broken down as follows:

	2025	2024
Cash in bank	293,523,473	148,341,897
Financial assets at FVTPL	67,170,373	308,477,770
Short-term debt	6,865,000,000	-
Long-term debt	237,747,905	254,593,752

As at December 31, the fair value of the financial assets at FVTPL (in millions):

	2025	2024
BPI Money Market Fund	2,757	1.7
BPI USD Short Term Fund	22.3	306.8

As at December 31, 2025 and 2024, the Parent Company has outstanding interest payable to BPI amounting to P20.2 million and P3.6 million, respectively.

Income earned and expenses incurred with BPI are as follows:

	2025	2024
Interest income	21,434,162	27,325,567
Interest expense	426,018,790	122,334,480

b. Outstanding balances with AC, subsidiaries, associates, joint ventures and other related parties (entities under common control).

Receivables from and payables to related parties pertain mostly to development and management fees, advances and reimbursements of operating expenses related to development cost, working capital requirements and land acquisitions which are due and demandable.

Receivables from and payables to related parties as at December 31 are as follow:

	2025			2024			
	Current	Noncurrent	Total	Current	Noncurrent	Total	Terms and conditions
Due from related parties (Note 4)							
Finance lease receivables							
Subsidiaries	227,689,750	2,474,095,743	2,701,785,493	41,692,021	920,420,351	962,112,372	Balances are due quarterly or annually. These are non-interest bearing and secured with the related investment properties
Other receivables							
AC	80,496,156	-	80,496,156	60,272,908	-	60,272,908	Balances relating to trade receivables are due and demandable. These are interest and non-interest bearing, and unsecured. No impairment is recognized. The Company also provides interest-bearing loans to related parties with terms of 1 day up to 90 days and with interest ranging from 4% to 6% (2024 - 5.94% to 7.15%) per annum.
Subsidiaries	50,444,214,085	-	50,444,214,085	47,384,997,972	-	47,384,997,972	
Associates	1,549,426,110	-	1,549,426,110	1,342,130,115	-	1,342,130,115	
Joint ventures	44,234,886	-	44,234,886	44,234,886	-	44,234,886	
Other related parties	438,688,072	-	438,688,072	417,323,126	-	417,323,126	
	52,784,749,059	2,474,095,743	55,258,844,802	49,290,651,028	920,420,351	50,211,071,379	
Due to related parties (Note 12)							
AC	784,782	-	784,782	796,117	-	796,117	Balances are due and demandable. These are interest and non-interest bearing, and unsecured.
Subsidiaries	23,109,841,383	-	23,109,841,383	15,998,207,668	-	15,998,207,668	
Associates	218,933,698	-	218,933,698	217,920,043	-	217,920,043	
Joint ventures	26,880	-	26,880	26,880	-	26,880	
Other related parties	112,268,945	-	112,268,945	66,367,694	-	66,367,694	
	23,441,855,688	-	23,441,855,688	16,283,318,402	-	16,283,318,402	

c. Revenue from related parties

The revenue from the Parent Company, subsidiaries, associates, joint ventures and other related parties pertains mainly to income from leasing and development projects, dividend income, marketing and management fees, while expenses composed of service fees, commission, and training expenses. Transactions are settled within one year, non-interest bearing and assessed for impairment. There is no impairment on these related receivables.

Revenue for the years ended December 31 are as follows:

2025	Dividend income	Management and marketing income	Rental income	Interest income	Total
AC	-	-	-	-	-
Subsidiaries	14,150,055,813	1,618,538,073	2,338,761,304	436,735,302	18,544,090,492
Joint ventures	503,000,000	-	-	-	503,000,000
Associates	193,003,339	445,419,621	-	-	638,422,960
Other related parties	-	315,628,958	193,081,932	5,141,121	513,852,011
Total	14,846,059,152	2,379,586,652	2,531,843,236	441,876,423	20,199,365,463

2024	Dividend income	Management and marketing income	Rental income	Interest income	Total
AC	-	-	-	-	-
Subsidiaries	19,787,484,974	1,569,073,776	1,206,167,573	376,633,952	22,939,360,275
Joint ventures	367,345,130	-	-	-	367,345,130
Associates	165,714,539	656,008,821	-	9,741,758	831,465,118
Other related parties	-	-	304,978,597	4,371,945	309,350,542
Total	20,320,544,643	2,225,082,597	1,511,146,170	390,747,655	24,447,521,065

Costs and expenses for the years ended December 31 are as follows:

2025	Rental expenses	Service fees	Commission expenses	Interest expense	Total
AC	575,027	-	-	-	575,027
Subsidiaries	389,262,217	546,041,508	389,259,595	328,742,311	1,653,305,631
Joint ventures	-	-	-	-	-
Associates	-	-	-	563,697	563,697
Other related parties	48,938	75,047	-	238,310,203	238,434,188
Total	389,886,182	546,116,555	389,259,595	567,616,211	1,892,878,543

2024	Rental expenses	Service fees	Commission expenses	Interest expense	Total
AC	-	75,000	-	-	75,000
Subsidiaries	2,049,784	942,667,231	385,078,647	202,057,034	1,531,852,696
Joint ventures	-	-	-	-	-
Associates	-	113,144	-	79,548	192,692
Other related parties	132,406	2,502,168	-	303,868,248	306,502,822
Total	2,182,190	945,357,543	385,078,647	506,004,830	1,838,623,210

The following describes the nature of the material transactions of the Parent Company with related parties as at December 31, 2025 and 2024:

- Parent Company lent to and borrowed funds from various subsidiaries and affiliates on an interest-bearing basis. Outstanding intercompany peso-denominated loans of the Parent Company to subsidiaries and affiliates amounted P3,797.6 million (2024 - to P2,794.2 million). Interest rates in 2025 ranges from 4% to 6% (2024 - 5.94% to 7.15%), with terms of 1 day up to 90 days.

- The Parent Company sold residential receivables on a without recourse basis to Bank of the Philippine Islands, a related party, in 2025 amounting to P3,070.4 million. Proceeds of receivables sold to BPI amounted to P2,755.4 million and loss on sale recognized amounted to P315 million. The loss on sale is recorded within other financing charges in the Costs and expenses and other income (charges).

- In 2025, the Parent Company entered into a memorandum of agreement with a related party to purchase a portion of the related party's main office upon completion of the construction thereof. As at December 31, 2025, the related party is yet to receive regulatory approvals on the transaction, and the main office is still under construction stage. Necessary recognition and disclosures in the separate financial statements of the Parent Company will be made when risks and rewards are transferred to the Parent Company. The expected amount of assets, upon turnover, is not material to the consolidated financial statements of the Parent Company.

- Receivables from/payables to MDC pertain to advances and retentions in relation to construction contracts involving the Parent Company's real estate projects, with MDC being the primary contractor.

- Transaction with APMC pertain to agreements to administer properties of the Parent Company for stipulated fees. Under this agreement, APMC shall manage, maintain, preserve and provide services for the efficient use of such properties. Further, APMC leases its carpark facilities (Ayala Center Carparks and Central Business District Carparks) under lease agreements with the Parent Company. These leases generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of net operating income, whichever is higher. The lease agreements are renewed annually upon mutual agreement of the parties. Aside from the property management services provided by APMC and the leases discussed above, transactions with the Parent Company include noninterest-bearing advances and reimbursements of expenses incurred in connection with the maintenance of the administered properties.

- Receivable from ALISI pertains to lease agreement with the Parent Company for office and parking spaces.

- Receivables from Alveo pertain mostly to advances and reimbursement of operating expenses related to development cost and land acquisitions. These are generally trade related.

d. Notes receivable pertains to housing, car, salary and other loans granted to the Parent Company's officers and employees which are collectible through salary deduction, bears 6% interest p.a. and have various maturity dates ranging from 2020 to 2040 (Note 4).

e. Compensation of key management personnel by benefit type follows:

	2025	2024
Short-term employee benefits	335,276,760	212,544,400
Post-employment benefits	40,451,396	27,573,406
	375,728,156	240,117,806

Key management personnel of the Parent Company include all officers with position of vice president and up.

21 Retirement plan

The Parent Company has funded, non-contributory tax-qualified defined benefit type of retirement plan (the Plan) covering substantially all of its employees. The benefits are based on a defined benefit formula. The latest actuarial valuation report is as at December 31, 2025.

The Plan aims to maintain a full funding, i.e., the Plan's assets fully covered the Plan's liabilities, as measured through generally accepted actuarial methodologies. Such will provide a higher level of assurance that all promised benefits can be paid from existing assets and expected investment returns.

The Parent Company's fund is in the form of a trust fund being maintained by the trustee bank, BPI Asset Management and Trust Parent Company (the "Retirement Fund"). The primary objective of the Fund is to achieve the highest total rate of return possible, consistent with a prudent level of risk. The investment strategy articulated in the asset allocation policy has been developed in the context of long-term capital market expectations, as well as multi-year projections of actuarial liabilities. Accordingly, the investment objectives and strategies emphasize a long-term outlook, and interim performance fluctuations will be viewed with the corresponding perspective.

The components of pension expense for the years ended December 31 (included within manpower costs under "General and administrative expenses") in the Parent Company statement of income follows:

	2025	2024
Current service cost	202,806,984	182,400,652
Net interest cost on benefit obligation	95,527,475	88,173,763
Total pension expense	298,334,459	270,574,415

The remeasurement effects recognized in other comprehensive loss income in the Parent Company statement of comprehensive income follow:

	2025	2024
(Loss) gain on plan assets (excluding amount included in net interest)	(80,176,182)	37,591,898
Actuarial gain (loss) due to changes in experience assumption	439,622,042	(99,718,260)
Actuarial (loss) gain due to changes in economic liability assumption	(144,642,929)	2,753,337
Remeasurements in other comprehensive gain (loss)	214,802,931	(59,373,025)
Tax effect	(53,700,733)	14,843,256
Remeasurements in other comprehensive gain (loss), net of tax	161,102,198	(44,529,769)

As at December 31, the funded status and amounts recognized in the Parent Company statement of financial position for the pension plans are as follows:

	2025	2024
Defined benefit obligation	2,171,303,276	2,623,223,997
Plan assets	(1,202,997,703)	(1,195,309,572)
Net defined liability	968,305,573	1,427,914,425

Changes in the present value of defined benefit obligation follow:

	2025	2024
At January 1	2,623,223,997	2,504,738,226
Net benefit cost in statement of income		
Current service cost	202,806,984	182,400,652
Interest expense	175,493,685	160,666,771
	3,001,524,666	2,847,805,649
Remeasurements in other comprehensive income:		
Remeasurement loss due to liability experience	144,642,929	99,718,260
Remeasurement gain due to liability assumption changes	(439,622,042)	(2,753,337)
Net remeasurement (gain) loss	(294,979,113)	96,964,923
Benefits paid	(535,242,277)	(222,028,969)
Transfer out	-	(99,517,606)
At December 31	2,171,303,276	2,623,223,997

Changes in the fair value of plan assets follow:

	2025	2024
At January 1	1,195,309,572	1,085,224,666
Contribution by employer	543,140,380	284,418,069
Interest income	79,966,210	72,493,008
Benefits paid	(535,242,277)	(222,028,969)
Actuarial (loss) gain on plan assets	(80,176,182)	37,591,898
Transfer in	-	(62,389,100)
At December 31	1,202,997,703	1,195,309,572

The maximum economic benefit available is a combination of expected refunds from the plan and reductions in future contributions.

All equity and debt instruments held have quoted prices in an active market. The remaining plan assets do not have quoted market prices in an active market.

The plan assets have diverse investments and do not have any concentration risk.

As at December 31, 2025, the fair value of plan assets by each class are as follows:

	2025	2024
Cash and cash equivalents	340	12,232
Equity investments		
Unit investment trust funds	157,422,746	165,913,743
Holding firms	-	79,149,037
Property	317,893,239	269,916,986
Preferred shares	102,738,147	46,492,594
	578,054,132	561,472,360
Debt investments		
Government securities	206,831,173	207,184,545
AAA rated debt securities	230,737,146	219,500,000
Others	187,374,912	207,140,435
	624,943,231	633,824,980
	1,202,997,703	1,195,309,572

The Retirement Fund’s investments are appropriately diversified to control overall risk and exhibit portfolio characteristics similar to the set benchmark for each asset class. In case of securities, the aggregate holdings of any security may not exceed 10% of the Plan assets. The criteria for including an asset class in the strategic policy include: (a) wide recognition and acceptance among institutional investors; (b) low correlation with other accepted asset classes; and (c) a meaningful performance history. The Parent Company expects to make contributions of P370.00 million to its retirement fund in 2026.

The allocation of the fair value of plan assets as at December 31 follows:

	2025	2024
Investments in debt securities	50.8464%	48.7898%
Investments in equity securities	34.9653%	33.0936%
Others	14.1883%	18.1166%

Funds invested in debt securities include government securities, corporate notes and bonds, and special deposit accounts. Investments in equity securities consist of investments in PSE-listed stocks and equity securities held by unit investment trust funds. Others were in the form of cash and cash equivalents.

The Parent Company's transactions with the Fund mainly pertain to contributions, benefit payments and settlements.

As at December 31, 2025 and 2024, the carrying amount of plan assets approximates its fair value.

As at December 31, 2025, the plan assets include shares of stock of the Parent Company with fair value amounting to P293.5 million (2024 - P108.2 million). It also includes shares of stocks of related parties within the AC Group with fair value as at December 31, 2025 amounting to P10 million (2024 - P33.9 million). The Parent Company gives the trustee bank the discretion to exercise voting rights over the shares. The plan assets include debt securities of the Parent Company as at December 31, 2025 amounting to P99.7 million (2024 - P59.7 million). In 2025, the fund incurred is P7.7 million (2024 - P19.2 million).

The cost of defined benefit pension plans and other post-employment medical benefits as well as the present value of the pension liabilities are determined using actuarial valuation. The actuarial valuation involves making various assumptions.

The principal assumptions used in determining pension and post-employment medical benefit obligations for the defined benefit plans are shown below:

	2025	2024
Discount rate	6.71%	6.69%
Future salary increase	8.00%	10.00%

The sensitivity analysis has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as at the end of the reporting period, assuming all other assumptions were held constant:

	2025		2024	
	Effect on defined benefit obligation Increase (decrease)			
Change in basis points	+ 100 basis points	- 100 basis point	+ 100 basis points	- 100 basis point
Discount rate	(185,362,765)	216,192,790	(252,507,379)	296,400,284
Salary increase rate	201,178,206	(177,055,976)	271,409,115	(237,919,955)

Shown below is the maturity analysis of the undiscounted benefit payments:

Year ending	2025	2024
1 year and less	59,447,925	75,933,643
More than 1 year to 5 years	615,741,221	623,049,783
More than 5 years to 10 years	2,120,017,325	2,714,456,498
More than 10 years	8,475,350,307	12,298,200,094

The weighted average duration of the defined benefit obligation as at December 31, 2025 and 2024 is 15 years.

22 Earnings per share

The following table presents information necessary to compute Earnings per share (EPS):

	2025	2024
Net income attributable to equity holders of Ayala Land, Inc.	29,126,882,966	27,803,335,791
Less: Dividends on preferred stock	(78,742,768)	(78,743,807)
Net income for the year	29,048,140,198	27,724,591,984
Weighted average number of common shares for basic EPS	14,544,526,292	14,798,707,716
Add: Dilutive shares arising from stock options	7,339,877	21,825,903
Adjusted weighted average number of common shares for diluted EPS	14,551,866,169	14,820,533,619
Basic and diluted EPS	2.00	1.87

Basic EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year adjusted for any subsequent stock dividends declared.

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

The convertibility of the preferred shares will start on the 10th year from the issue date which was in 2012. This has an antidilutive effect on the computation of diluted EPS.

23 Stock options and ownership plans

The Parent Company has stock option plans for key employees covering 3.0% of the Parent Company's authorized capital stock. The grantee is selected based on certain criteria like outstanding performance over a three-year period.

Employee Stock Ownership Plan (ESOWN)

In November 2001, the Parent Company offered all its ESOWN subscribers with outstanding ESOWN subscriptions the option to cancel the subscriptions within the 5-year holding period. In December 2001, the program for ESOWN was indefinitely suspended.

In 2005, the Parent Company introduced a revised ESOWN Plan (the Plan) wherein grantees may subscribe in whole or in part to the shares awarded to them based on a discounted market price that was determined by the Compensation Committee as the offer price set at grant date. The grantees paid for the shares subscribed through installments over a maximum period of ten (10) years. The subscription is subject to a holding period stated in the plan. To subscribe, the grantee must be an employee of the Parent Company or any of its subsidiaries during the ten (10)-year payment period.

In case the grantee resigns, unsubscribed shares are cancelled, while the subscription may be paid up to the percent of holding period completed and payments may be converted into the equivalent number of shares. In case the grantee is separated, not for cause, but through retrenchment and redundancy, subscribed shares may be paid in full, unsubscribed shares may be subscribed, or payments may be converted into the equivalent number of shares. In case the grantee retires, the grantee may subscribe to the unsubscribed shares anytime within the ten (10)-year period. The plan does not allow sale or assignment of the shares. All shares acquired through the Plan are subject to the Parent Company's right to repurchase.

The subscribed shares are effectively treated as options exercisable within a given period which is the same time as the grantee's payment schedule. The fair values of stock options granted are estimated on the date of grant using the Black-Scholes Merton (BSM) Formula, taking into account the terms and conditions upon which the options were granted. The BSM Formula requires six inputs to produce an option stock value namely; market value of the share, book value of the share, time to maturity, volatility rate, dividend yield, and risk free rate. The expected volatility was determined based on an independent valuation.

Movements in the number of options outstanding and weighted average exercise prices (WAEP) under ESOWN follow:

	2025	WAEP	2024	WAEP
At January 1	114,437,102	-	121,751,919	-
Granted	8,439,996	20.42	9,894,677	28.82
Exercised	(8,339,431)	-	(16,235,865)	-
Forfeitures	(9,879,274)	-	(973,629)	-
At December 31	104,658,393		114,437,102	

The fair value of stock options granted under ESOWN at grant date and the assumptions used to determine the fair value of the stock options follow:

	May 26, 2025	May 1, 2024	March 31, 2023	March 31, 2022	March 15, 2021	August 17, 2020	March 21, 2019	March 28, 2018	March 01, 2017
Number of unsubscribed shares	-	-	-	-	-	-	-	-	-
Fair value of each option (BTM)	-	-	-	-	-	-	-	-	8.48
Fair value of each option (BSM)	8.86	8.30	9.42	12.62	9.25	9.12	17.13	12.71	-
Weighted average share price	24.02	33.91	29.04	35.63	39.17	32.61	44.70	41.02	39.72
Exercise price	20.42	28.82	24.68	30.29	33.29	27.72	44.49	45.07	35.81
Expected volatility	28.16%	25.80%	27.50%	24%	27.19%	25.05%	31.48%	34.04%	30.95%
Dividend yield	2.46%	1.426%	1.11%	0.77%	0.38%	0.81%	1.16%	1.22%	1.34%
Interest rate	5.24%	5.55%	5.00%	1.18%	1.03%	1.13%	5.57%	4.14%	4.41%

In 2025, the total expense included under General and administrative expenses recognized in the parent company statement of income arising from share-based payments amounted to P86.47 million (2024 - P107.5 million) (Note 18).

24 Financial risk and capital management

The Parent Company's activities expose it to a variety of financial risks: credit risk, market risk (including foreign currency risk, interest rate risk and equity price risk), and liquidity risk. The Parent Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Parent Company's financial performance.

The Parent Company's risk management policies are designed to identify and analyze these risks and to monitor the risks by means of reliable and up-to-date information systems. The Parent Company regularly reviews its risk management policies and systems to reflect changes in markets, products, and emerging best practices.

24.1 Financial risk management

Financial Risk Management Objectives and Policies

The Parent Company's principal financial instruments comprise cash and cash equivalents, financial assets at FVTPL, financial assets at FVOCI quoted and unquoted equity securities, bank loans, corporate notes and bonds. The financial debt instruments were issued primarily to raise financing for the Parent Company's operations. The Parent Company has various financial assets such trade receivables and trade payables which arise directly from the conduct of its operations.

Exposure to liquidity, credit, interest rate, foreign currency risks and equity price arise in the normal course of the Parent Company's business activities. The main objectives of the Parent Company's financial risk management are as follows:

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

The use of derivative financial instruments, if any, is solely for management of the Parent Company's financial risk exposures. It is the Parent Company's policy not to enter into derivative transactions for speculative purposes.

The Parent Company's financing and treasury function operates as a centralized service for managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Parent Company.

There were no changes in the Parent Company's financial risk management objectives and policies in 2025 and 2024.

24.1.1 Credit risk management

Credit risk

Credit risk is a risk that counterparty will not meet its obligation under its financial instrument or customer contract leading to a financial loss. The Parent Company's credit risks are primarily attributable to installments receivable, rental receivables and other financial assets. To manage credit risks, the Parent Company maintains defined credit policies and monitors its exposure to credit risks on a continuous basis.

In respect to installments receivable from the sale of properties, credit risk is managed primarily through credit reviews and an analysis of receivables on a continuous basis. The Parent Company also undertakes supplemental credit review procedures for certain installment payment structures. The Parent Company's stringent customer requirements and policies in place contribute to lower customer default than its competitors. Customer payments are facilitated through various collection modes including the use of postdated checks and auto-debit arrangements.

Exposure to bad debts is not significant as title to real estate properties are not transferred to the buyers until full payment has been made and anticipated default is minimal given the profile of the buyers. Moreover, to the extent allowed by regulations, payments made by customers are forfeited in favor of ALI in the event of a default, except certain amounts as mandated by laws.

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Parent Company security deposits and advance rentals which helps reduce the Parent Company's credit risk exposure in case of defaults by the tenants. For existing tenants, the Parent Company has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk. Regular meetings with tenants are also undertaken to provide opportunities for counseling and further assessment of paying capacity. The amount of exposure from bad debts is minimized to the extent of the advance rentals and security deposits from the tenants.

Other financial assets comprise cash and cash equivalents, excluding cash on hand, financial assets at FVTPL and financial assets at FVOCI. The Parent Company adheres to fixed limits and guidelines in its dealings with counterparty banks and its investment in financial instruments. Bank limits are established on the basis of an internal rating system that principally covers the areas of liquidity, capital adequacy and financial stability. The rating system likewise makes use of available international credit ratings. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations. Nevertheless, the Parent Company closely monitors developments over counterparty banks and adjusts its exposure accordingly while adhering to pre-set limits.

As at December 31, 2025 and 2024, the Parent Company’s maximum exposure to credit risk is equal to the carrying values of its financial assets.

The Parent Company considers the following credit quality classification:

- Stage 1 are considered to be neither past due nor impairment;
- Stage 2 are considered to be past due but not impaired; and
- Stage 3 are considered to be impaired.

As at December 31, the credit quality of the Parent Company's financial assets are as follows:

	2025							
	Neither past due nor impaired					Past due but		
	High grade	Medium grade	Low grade	Unrated	Total	not impaired	Impaired	Total
Cash and cash equivalents (excluding cash on hand)	2,591,289,620	-	-	-	2,591,289,620	-	-	2,591,289,620
Accounts and notes receivables:								
Trade:								
Residential, commercial and office development	38,661,178,162	-	-	-	38,661,178,162	4,895,329,862	-	43,556,508,024
Shopping centers	1,460,325,901	-	-	-	1,460,325,901	31,073,191	286,225,175	1,777,624,267
Corporate business	1,634,457,639	-	-	-	1,634,457,639	961,345,844	308,616,612	2,904,420,096
Others	1,647,303,033	-	-	-	1,647,303,033	-	-	1,647,303,033
Receivable from related parties	55,258,844,802	-	-	-	55,258,844,802	-	-	55,258,844,802
Advances to other companies	14,934,763,662	-	-	-	14,934,763,662	-	570,181,623	15,504,945,285
Dividends receivable	3,354,028,702	-	-	-	3,354,028,702	-	-	3,354,028,702
Receivable from employees	208,665,456	-	-	-	208,665,456	-	-	208,665,456
Interest receivable	19,338,599	-	-	-	19,338,599	-	-	19,338,599
	117,178,905,956	-	-	-	117,178,905,956	5,887,748,897	1,165,023,410	124,231,678,264
	119,770,195,576				119,770,195,576	5,887,748,897	1,165,023,410	126,822,967,883

	2024							
	Neither past due nor impaired					Past due but		
	High grade	Medium grade	Low grade	Unrated	Total	not impaired	Impaired	Total
Cash and cash equivalents (excluding cash on hand)	889,587,753	-	-	-	889,587,753	-	-	889,587,753
Accounts and notes receivables:								
Trade:								
Residential, commercial and office development	25,623,522,080	-	-	-	25,623,522,080	3,835,785,587	-	29,459,307,667
Shopping centers	2,472,422,608	-	-	-	2,472,422,608	23,403,615	216,468,348	2,712,294,571
Corporate business	2,006,001,473	-	-	-	2,006,001,473	470,131,994	273,536,188	2,749,669,655
Others	907,100,697	-	-	-	907,100,697	-	-	907,100,697
Receivable from related parties	50,211,071,378	-	-	-	50,211,071,378	-	-	50,211,071,378
Advances to other companies	7,182,354,267	-	-	-	7,182,354,267	-	199,975,376	7,382,329,643
Dividends receivable	4,833,528,702	-	-	-	4,833,528,702	-	-	4,833,528,702
Receivable from employees	208,774,329	-	-	-	208,774,329	-	-	208,774,329
Interest receivable	14,600,170	-	-	-	14,600,170	-	-	14,600,170
	93,459,375,704	-	-	-	93,459,375,704	4,329,321,196	689,979,912	98,478,676,812
	94,348,963,457	-	-	-	94,348,963,457	4,329,321,196	689,979,912	99,368,264,565

As at December 31, the aging analysis of past due but not impaired trade receivables presented per class, is as follows:

2025	Neither past due nor impaired	Past due but not impaired <30 days	30-60 days	61-90 days	91-120 days	>120 days	Total	Impaired	Total
Trade:									
Residential, commercial and office development	38,661,178,162	1,908,768,736	958,375,423	807,491,679	236,662,331	984,031,693	4,895,329,862	-	43,556,508,024
Shopping centers	1,460,325,901	3,285,250	1,975,096	2,757,437	4,302,827	18,752,581	31,073,191	286,225,175	1,777,624,267
Corporate business	1,634,457,639	37,649,484	156,477,270	18,480,969	92,202,524	656,535,597	961,345,844	308,616,612	2,904,420,095
Others	1,647,303,033	-	-	-	-	-	-	-	1,647,303,033
Receivable from related parties	55,258,844,802	-	-	-	-	-	-	-	55,258,844,802
Advances to other companies	14,934,763,662	-	-	-	-	-	-	570,181,623	15,504,945,285
Dividends receivable	3,354,028,702	-	-	-	-	-	-	-	3,354,028,702
Receivable from employees	208,665,456	-	-	-	-	-	-	-	208,665,456
Interest receivable	19,338,599	-	-	-	-	-	-	-	19,338,599
	117,178,905,956	1,949,703,470	1,116,827,789	828,730,085	333,167,682	1,659,319,871	5,887,748,897	1,165,023,410	124,231,678,263

2024	Neither past due nor impaired	Past due but not impaired <30 days	30-60 days	61-90 days	91-120 days	>120 days	Total	Impaired	Total
Trade:									
Residential, commercial and office development	25,623,522,080	1,519,033,357	706,708,271	147,163,466	331,870,888	1,131,009,605	3,835,785,587	-	29,459,307,667
Shopping centers	2,472,422,608	2,754,701	5,694,212	4,188,724	9,746,646	1,019,332	23,403,615	216,468,348	2,712,294,571
Corporate business	2,006,001,473	26,891,976	110,009,622	10,053,440	38,951,992	284,224,964	470,131,994	273,536,188	2,749,669,655
Others	907,100,697	-	-	-	-	-	-	-	907,100,697
Receivable from related parties	50,211,071,378	-	-	-	-	-	-	-	50,211,071,378
Advances to other companies	7,182,354,267	-	-	-	-	-	-	199,975,376	7,382,329,643
Dividends receivable	4,833,528,702	-	-	-	-	-	-	-	4,833,528,702
Receivable from employees	208,774,329	-	-	-	-	-	-	-	208,774,329
Interest receivable	14,600,170	-	-	-	-	-	-	-	14,600,170
	93,459,375,704	1,548,680,034	822,412,105	161,405,630	380,569,526	1,416,253,901	4,329,321,196	689,979,912	98,478,676,812

Given the Parent Company's diverse base of counterparties, it is not exposed to large concentrations of credit risk.

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

Cash and cash equivalents - based on the nature of the counterparty and the Parent Company's internal rating system.

The unquoted financial assets at FVOCI are unrated.

Receivables - high grade pertains to receivables with no default in monthly payment; medium grade pertains to receivables with up to three (3) defaults in payment in the past; and low grade pertains to receivables with more than three (3) defaults in payment.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rate based on days past due of all customers as they have similar loss patterns. Generally, trade receivables are written off if past due for more than one year and are not subject to enforcement activity. Intercompany receivables are also evaluated for impairment. The security deposits and advance rental are considered in the calculation of impairment as recoveries.

As at December 31, 2025, the exposure at default amounted to P1,992.5 million (2024 - P1,796.8 million). The average expected credit loss rates (over total receivable) is 0.94% (2024 - 0.7%) that resulted in the ECL of P1,165.0 million (2024 - P689.9 million).

24.1.2 Liquidity risk management

Liquidity risk

Liquidity risk is defined by the Parent Company as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Parent Company that makes it difficult for the Parent Company to raise the necessary funds or that forces the Parent Company to raise funds at significantly higher interest rates than usual.

This is also the possibility of experiencing losses due to the inability to sell or convert marketable securities; or collect account receivables into cash immediately or in instances where conversion to cash is possible but at loss due to wider than normal bid-offer spreads.

The Parent Company employs scenario analysis and contingency planning to actively manage its liquidity position and guarantee that all operating, investing and financing needs are met. The Parent Company has come up with a three-layered approach to liquidity through the prudent management of sufficient cash and cash equivalents, the potential sale of accounts receivables and the maintenance of short-term revolving credit facilities.

Cash and cash equivalents are maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds as buffer for any opportunities or emergencies that may arise. Management develops viable funding alternatives through a continuous program for the sale of its receivables and ensures the availability of ample unused short-term revolving credit facilities from both local and foreign banks as back-up liquidity.

The Parent Company ascertains that its cash is invested in short-term bank placements and special deposit accounts, as well as in high-quality and marketable government and corporate securities.

There is no material liquidity risk as cash flows from operating and financing activities are forecasted to be adequate to settle all maturing future obligations.

Credit line

As at December 31, 2025, the Parent Company has a total available credit line up to P64.8 billion (2024 - P80.6 billion) with various local banks.

Cash and cash equivalents and financial assets at FVTPL are used for the Parent Company’s liquidity requirements. Please refer to the terms and maturity profile of these financial statements under the maturity profile of the interest-bearing financial assets and liabilities disclosed in the interest rate risk section. There are no undrawn loan commitments from long-term credit facilities as at December 31, 2025 and 2024.

The tables below summarize the maturity profile of the Parent Company’s financial assets and liabilities as at December 31 based on contractual undiscounted payments:

2025	< 1 year	1 to < 5 years	> 5 years	Non maturing specific	Total
Financial assets					
Cash and cash equivalents	2,591,289,620	-	-	-	2,591,289,620
Financial assets at FVTPL	67,170,373	-	-	-	67,170,373
Accounts and notes receivable	87,789,374,753	36,442,303,511	-	-	124,231,678,264
Total undiscounted financial assets	90,447,834,746	36,442,303,511	-	-	126,890,138,257
Financial liabilities					
Accounts and other payables*	85,962,462,515	-	-	-	85,962,462,515
Short-term debt	25,342,500,000	-	-	-	25,342,500,000
Long- term debt	16,262,831,244	119,302,499,182	133,288,273,702	-	268,853,604,128
Lease liabilities	745,195,577	3,263,823,909	6,285,654	-	4,015,305,140
Deposits and other current liabilities	4,786,788,014	-	-	-	4,786,788,014
Deposits and other non-current liabilities**	25,875,052	13,408,592,200	-	-	13,434,467,252
Total undiscounted financial liabilities	133,125,652,402	135,974,915,291	133,294,559,356	-	402,395,127,049
Net liquidity position	(42,677,817,656)	(99,532,611,780)	(133,294,559,356)	-	(275,504,988,792)

2024	< 1 year	1 to < 5 years	> 5 years	Non maturing specific	Total
Financial assets					
Cash and cash equivalents	889,587,753	-	-	-	889,587,753
Financial assets at FVTPL	-	-	-	308,477,770	308,477,770
Accounts and notes receivable	98,478,676,812	-	-	-	98,478,676,812
Total undiscounted financial assets	99,368,264,565	-	-	308,477,770	99,676,742,335
Financial liabilities					
Accounts and other payables*	67,114,124,907	-	-	-	67,114,124,907
Short-term debt	9,267,000,000	-	-	-	9,267,000,000
Long- term debt	23,828,089,087	107,625,209,607	123,409,622,773	-	254,862,921,467
Lease liabilities	1,292,908,472	8,474,404,504	3,799,035,297	-	13,566,348,273
Deposits and other current liabilities	6,062,564,372	-	-	-	6,062,564,372
Deposits and other non-current liabilities**	25,875,052	8,969,329,445	-	-	8,995,204,497
Total undiscounted financial liabilities	107,590,561,890	125,068,943,556	127,208,658,070	-	359,868,163,516
Net liquidity position	(8,222,297,325)	(125,068,943,556)	(127,208,658,070)	308,477,770	(260,191,421,181)

**excludes payable to government agencies*
***excludes deferred output vat*

The Parent Company projects that the collection from sale of real estate inventories, revenue from hotel operations, rental payments from its leasing business, and all other revenue streams will be sufficient to fund maturing obligation.

24.1.3 Market risk management

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Company's interest rate risk management policy centers on reducing the overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Parent Company's interest-bearing debt obligations with floating interest rate as it can cause a change in the amount of interest payments.

The Company manages its interest rate risk by leveraging on its premier credit rating and increasing the fixed interest component of its debt portfolio.

As at December 31, 2025, the Parent Company's ratio of fixed to floating rate debt stood at 81:19 (2024 - 89:11).

The table below demonstrates the sensitivity of the Parent Company's profit before tax and equity to a reasonably possible change in interest rates on December 31, with all variables held constant, (through the impact of floating rate borrowings).

	2025	2024
Effect on income tax	Changes in floating rate borrowings	
+ 100 basis points increase	(460,055,000)	(245,220,000)
- 100 basis points increase	460,055,000	245,220,000

The assumed change in rate is based on the currently observable market environment. There is no other impact on the Parent Company's equity other than those already affecting the net income.

2025	Interest terms (p.a.)	Rate fixing period	Nominal amount	< 1 year	1 to 5 years	> 5 years	Carrying value
Cash and cash equivalents							
(excluding cash on hand)	Fixed at the date of investment	Various	2,591,289,620	2,591,289,620	-	-	2,591,289,620
Accounts and notes receivable	Fixed at the date of sale	date of sale	208,665,456	70,106,822	138,558,634	-	208,665,456
			2,799,955,076	2,661,396,442	138,558,634		2,799,955,076
Short- term debt							
Floating-Peso	Variable	Monthly	25,342,500,000	25,342,500,000	-	-	25,342,500,000
Long-term debt							
Fixed							
Peso	Fixed at 6.00%	20 years	2,000,000,000	-	-	1,990,288,360	1,990,288,360
Peso	Fixed at 4.85%	10 years	8,000,000,000	7,996,664,341	-	-	7,996,664,341
Peso	Fixed at 5.2624%	10 years	7,000,000,000	-	6,994,188,418	-	6,994,188,418
Peso	Fixed at 4.9899% to 6.369%	7 and 7.25 years	9,000,000,000	7,994,047,725	991,272,695	-	8,985,320,420
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	3,000,000,000	-	11,960,999,083	2,985,740,358	14,946,739,441
Peso	Fixed at 5.8086% to 6.8045%	5, 6 and 7 years	33,000,000,000	-	20,885,173,121	-	20,885,173,121
Peso	Fixed at 6.0253% to 6.2948%	5 and 10 years	15,000,000,000	-	10,008,082,994	4,875,876,158	14,883,959,152
Peso	Fixed at 6.9931% to 6.1334%	10 years	14,000,000,000	-	-	13,840,002,376	13,840,002,376
Peso	Fixed at 6.0671% to 6.3192%	5 and 10 years	15,000,000,000	-	7,412,542,079	7,414,236,097	14,826,778,176
Peso	Fixed at 3.75% to 6.40405312%	6 to 10 years	90,540,000,000	-	43,421,159,322	46,673,834,686	90,094,994,008
Floating-Peso	Variable	3 months	20,663,000,000	-	237,747,905	20,294,653,714	20,532,401,619
US Dollars	Fixed at 5.0608%	4 years	1,763,700,000	-	1,745,966,505	-	1,745,966,505
			244,309,200,000	41,333,212,066	103,657,132,122	98,074,631,749	243,064,975,937

2024	Interest terms (p.a.)	Rate fixing period	Nominal amount	< 1 year	1 to 5 years	> 5 years	Carrying value
Cash and cash equivalents							
(excluding cash on hand)	Fixed at the date of investment	Various	485,558,770	889,587,753	-	-	889,587,753
Accounts and notes receivable	Fixed at the date of sale	date of sale	208,774,329	94,231,919	114,542,409	-	208,774,328
			694,333,099	983,819,672	114,542,409	-	1,098,362,081
Short- term debt							
Floating-Peso	Variable	Monthly	9,267,000,000	9,267,000	-	-	9,267,000
Long-term debt							
Fixed							
Peso	Fixed at 6.00%	20 years	2,000,000,000	-	-	1,989,334,337	1,989,334,337
Peso	Fixed at 4.75% to 4.85%	9.5 and 10 years	15,000,000,000	6,992,500,678	7,987,266,355	-	14,979,767,033
Peso	Fixed at 5.2624%	10 years	7,000,000,000	-	6,990,112,422	-	6,990,112,422
Peso	Fixed at 4.9899% to 6.369%	7 and 7.25 years	9,000,000,000	-	8,961,375,589	-	8,961,375,589
Peso	Fixed at 3.862%	5 years	6,250,000,000	6,237,892,582	-	-	6,237,892,582
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	13,000,000,000	9,989,593,932	-	2,983,627,162	12,973,221,094
Peso	Fixed at 5.8086% to 6.8045%	5, 6 and 7 years	33,000,000,000	-	32,793,403,605	-	32,793,403,605
Peso	Fixed at 6.0253% to 6.2948%	5 and 10 years	15,000,000,000	-	11,945,937,004	2,983,627,162	14,929,564,166
Peso	Fixed at 6.9931% to 6.1334%	10 years	14,000,000,000	-	-	13,827,051,348	13,827,051,348
Peso	Fixed at 3.75% to 6.40405312%	6 to 10 years	81,210,000,000	594,606,770	28,042,542,802	49,347,578,906	77,984,728,478
Floating-Peso	Variable	3 months	15,306,000,000	16,843,959	237,749,793	14,808,333,043	15,062,926,795
US Dollars	Fixed at 5.0608%	4 years	3,181,475,000	-	3,181,475,000	-	3,181,475,000
			223,214,475,000	23,840,704,921	100,139,862,570	85,939,551,958	209,920,119,449

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The financial assets and credit facilities of the Parent Company, as well as major contracts entered into for the purchase of raw materials, are mainly denominated in Philippine Peso. As such, the Parent Company's foreign currency risk is minimal.

As at December 31, the Parent Company's foreign currency-denominated monetary assets and liabilities and their peso equivalents are as follow:

	2025		2024	
Financial assets	US Dollar	PHP Equivalent	US Dollar	PHP Equivalent
Cash and cash equivalents	235,728	13,858,423	79,532	4,600,509
Financial liabilities				
Long-term debt	30,000,000	1,763,700,000	55,000,000	3,181,475,000
	30,000,000	1,763,700,000	55,000,000	3,181,475,000
Net foreign currency-denominated liabilities	(29,764,272)	(1,749,841,577)	(54,920,468)	(3,176,874,491)

In translating the foreign currency-denominated monetary assets in Peso amounts, the Philippine Peso - USD exchange rates as at December 31, 2025 used P58.79 to US$1.00 (2024 - P57.84 to US$1.00).

The following table demonstrates the sensitivity to a reasonably possible change in the Philippine Peso - U.S. Dollar exchange rate, with all variables held constant, on the Parent Company's profit before tax (due to changes in the fair value of monetary assets and liabilities):

	Effect on profit before tax Decrease (increase)	
Change in exchange rate	2025	2024
+ 100 basis points	(17,498,415)	(31,768,745)
- 100 basis points	17,498,415	31,768,745

There is no other impact on the Parent Company's equity other than those already affecting the net income.

Equity price risk

Quoted financial assets are acquired at a certain price in the market. Such investment securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market. Depending on several factors such as interest rate movements, country's economic performance, political stability and domestic inflation rates, the change in price reflect how market participants view the developments.

The Parent Company's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investments; diversification plan; limits on investment in each country, sector and market.

The analysis below demonstrates the sensitivity to a reasonably possible change of market index with all other variables held constant, of the Parent Company's equity.

	Effect on equity increase (decrease)	
Change in PSEi index 2025	2025	2024
+5%	317,952	284,571
-5%	(317,952)	(284,571)

Quoted financial assets at FVTPL pertain to investment in UITF (Fund). The Fund, which is structured as a money market UITF, aims to generate liquidity and stable income by investing in a diversified portfolio of primarily short-term fixed income instruments.

As at December 31, 2025 and 2024, the impact on net income and equity as a result of a 100 basis points (decrease) increase in interest rates is as follow when all other variables are held constant:

	2025		2024	
	Net income, and equity (in millions)	Duration	Net income, and equity (in millions)	Duration
BPI UITF Money Market	+/- 1.33	0.15 year	+/-0.02	0.36 year
BPI UITF Short Term	+/- 0.67	0.42 year	+/-3.07	0.29 year

24.1.4 Fair value information

The following tables set forth the carrying values and estimated fair values of the Parent Company's financial assets and liabilities recognized:

		2025		2024	
	Notes	Carrying value	Fair value	Carrying value	Fair value
Financial assets at FVTPL	3	67,170,373	67,170,373	308,477,770	308,477,770
Financial assets at FVOCI	7				
Unquoted equity securities		473,913,089	473,913,089	469,057,497	469,057,497
Quoted equity securities		339,387,497	339,387,497	312,280,000	312,280,000
		880,470,959	880,470,959	1,089,815,267	1,089,815,267
Financial assets at amortized cost					
Cash and cash equivalents	2	2,593,237,830	2,593,237,830	891,172,963	891,172,963
Accounts and notes receivable	4	123,066,654,854	122,266,528,220	97,788,696,900	96,331,120,072
Other current assets	6	28,790,682,874	28,790,682,874	22,827,565,321	22,827,565,321
		154,450,575,558	153,650,448,924	121,507,435,184	120,049,858,356
Other financial liabilities					
Short-term debt		25,342,500,000	25,342,500,000	9,267,000,000	9,267,000,000
Accounts and other payables*		85,962,462,515	85,962,462,515	73,605,642,502	73,605,642,502
Lease liabilities		5,963,949,583	5,963,949,583	327,347,380	327,347,380
Long-term debt	13	217,722,475,935	204,242,070,262	209,910,852,449	193,812,761,402
Deposits and other liabilities	14,15	18,720,950,676	18,320,225,257	17,627,150,085	17,071,282,858
		353,712,338,709	339,831,207,617	310,737,992,416	294,084,034,142

**Excluding deferred output VAT*

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

Cash and cash equivalents, current receivables, accounts and other payables, current payables and short-term debt - Carrying amounts approximate fair values due to the relatively short-term maturities of these financial instruments.

Financial assets at FVTPL - These are investments in fund. The fair value of the fund is based on net asset values as of reporting dates.

Financial assets at FVOCI - Fair values are based on quoted prices published in markets.

Financial assets at FVOCI unquoted equity securities - Fair values are based on the latest selling price available.

Non-current accounts receivable - The fair values of residential accounts receivable, and receivable from employees, are based on the discounted value of future cash flows using the applicable rates for similar types of instruments.

Liabilities - The fair value of non-current unquoted instruments are estimated using the discounted cash flow methodology using the Parent Company's current incremental borrowing rates for similar borrowings with maturities consistent with those remaining for the liability being valued. The discount rates used ranged from 5.19% to 5.66% and 5.89% to 6.13% as of December 31, 2025, and 2024, respectively. The fair value of non-current unquoted debt instruments with floating rates are estimated using discounted cash flow - last repricing method.

Fair value hierarchy

The Parent Company uses the following hierarchy for determining and disclosing the fair value of the financial instruments by valuation technique:

- Level 1: quoted (unadjusted prices) in active markets for identical assets and liabilities
- Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable in the market, either directly or indirectly
- Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data

The Parent Company categorizes trade receivable, receivable from employees, long-term debt and deposits and other non-current liabilities under Level 3. The fair value of these financial instruments is determined by discounting future cash flows using the applicable rates of similar types of instruments plus a certain spread. This spread is the unobservable input and the effect of changes to this is that the higher the spread, the lower the fair value.

The fair value hierarchy of financial assets measured at fair value, as at December 31, follows:

December 31, 2025 *(Amounts in millions)*	Level 1	Level 2	Level 3	Total fair value
Investment in UITF	-	67.70	-	67.70
Investment in FVOCI - quoted	323.30	-	-	323.30
Investment in FVOCI - unquoted	-	-	489.90	489.90

December 31, 2024 *(Amounts in millions)*	Level 1	Level 2	Level 3	Total fair value
Investment in UITF	-	308.7	-	308.7
Investment in FVOCI - quoted	312.8	-	-	312.8
Investment in FVOCI - unquoted	-	-	469.1	469.1

There have been no reclassifications to and from Level 1, Level 2, and Level 3, categories in 2025 and 2024 for financial assets at FVTPL and FVOCI.

Investment properties

The fair values of the investment properties were determined by independent professionally qualified appraisers. The values of the land and buildings were derived using the Market Data Approach and the Income Approach, respectively.

For the market data approach, the fair value is calculated by comparing the asset with identical or comparable assets for which price information is available which are mainly listings and offerings from the market.

For the income approach, the fair value is calculated taking into consideration significant inputs and assumptions which are mainly the discount rate and growth rate. the significant unobservable inputs pertain to discount rate ranging from 9.51% to 9.78%.

The following tables provide the fair value hierarchy of the Parent Company's investment properties as at December 31:

	Level 1	Level 2	Level 3	Total fair value
2025	-	-	385,035,645,660	385,035,645,660
2024	-	-	368,299,303,475	368,299,303,475

A significant increase (decrease) in any of the unobservable input may result in a significantly higher (lower) fair value measurement. The Parent Company considers that it is impracticable to disclose the possible effects of sensitivities surrounding the estimation of the fair value of investment properties as at the reporting date.

24.2 Capital management

Capital is defined by the Parent Company as the total equity as shown in the statement of financial position. The primary objective of the Parent Company's capital management policy is to ensure that debt and equity capital are mobilized efficiently to support business objectives and maximize shareholder value. The Parent Company establishes the appropriate capital structure for each business line that properly reflects its premier credit rating and allows it the financial flexibility, while providing it sufficient cushion to absorb cyclical industry risks. The Parent Company considers debt as a stable source of funding. The Parent Company lengthened the maturity profile of its debt portfolio and makes it a point to spread out its debt maturities by not having a significant percentage of its total debt maturing in a single year.

The Parent Company manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. It monitors capital using leverage ratios on both gross debt and net debt basis. As at December 31, the Parent Company had the following ratios:

	2025	2024
Debt to equity	1.138:1	1.070:1
Net debt to equity	1.126:1	1.064:1

Debt consists of short-term and long-term debts. Net debt includes short-term and long-term debt less cash and cash equivalents and financial assets at FVTPL. Equity, which the Parent Company considers as capital, pertains to the total equity. The Parent Company excludes the Fair value reserve of financial assets at FVOCI in computing the debt to equity ratio.

The Parent Company is subject to externally imposed debt-to-equity or net debt to equity ratios, and other certain requirements due to loan covenants (Note 13). No changes were made in the objectives, policies or processes for managing capital during the years ended December 31, 2025 and 2024.

25 Segment information

The industry segments where the Parent Company operates follow:

Core business:
- Property development - sale of high-end and upper middle-income residential lots and units, and leisure community developments; lease of residential developments under joint venture; acquisition, development and sale of large-scale, mixed-use, master-planned communities; sale of override units or the Parent Company's share in properties made available to subsidiaries for development.
- Shopping centers - development of shopping centers and lease to third parties of retail space and land therein; operation of movie theaters, food courts, entertainment facilities and carparks in these shopping centers; management and operation of malls which are co-owned with partners
- Corporate business - development and lease of office buildings
- Corporate - company-wide activities not catering to specific business units

Support Business:
- Property management - facilities management of the Parent Company

Assets, liabilities, revenues and expenses of the Strategic Landbank Management and Visayas-Mindanao segment were reallocated to other business segments namely shopping centers, corporate businesses and residential developments according to the nature of the products and services provided.

Management Committee monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. For the years ended December 31, 2025 and 2024, there were no revenue transactions with a single external customer which accounted for 10% or more of the revenue from external customers.

Business segments

As at and for the years ended December 31, the following tables regarding business segments present the assets and liabilities, and revenue and profit information (in millions):

2025	Property development	Shopping centers	Offices	Property management and others	Corporate	Total
Revenue						
Revenues from contracts with customers	28,895	564	453	1,789	-	31,701
Rental income	328	4,861	2,352	4	-	7,545
Total revenue	29,223	5,425	2,805	1,793	-	39,246
Real estate costs and expenses	16,909	3,673	952	17	(69)	21,482
Operating profit	12,314	1,752	1,853	1,776	69	17,764
General and administrative expenses	(1,126)	(769)	(230)	(139)	(331)	(2,595)
Interest expense and other financing charges	(347)	(68)	(94)	-	(12,850)	(13,359)
Interest income	-	124	64	-	367	555
Other income	319	12,462	18	220	2,123	15,142
Dividend income	-	-	-	-	14,846	14,846
Other charges and expenses	(1,011)	(211)	-	-	(16)	(1,238)
Provision for income tax	(607)	(1,820)	(343)	-	781	(1,989)
Net income	9,542	11,470	1,268	1,857	4,989	29,126
Other Information						
Segment assets	337,491	104,329	52,941	17,598	65,244	577,603
Deferred tax assets	-	-	-	-	2,852	2,852
Total assets	337,491	104,329	52,941	17,598	68,096	580,455
Segment liabilities	(77,079)	(114,193)	(45,325)	(104,325)	(25,936)	(366,858)
Segment additions to:						
Property and equipment	164	655	147	-	336	1,302
Investment properties	1,168	12,200	2,769	-	1,686	17,823
Depreciation and amortization	104	1,058	403	3	128	1,696
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-
Impairment losses	(554)	(304)	(291)	-	(16)	(1,165)

2024	Property development	Shopping centers	Offices	Property Management and others	Corporate	Total
Revenue						
Revenues from contracts with customers	25,989	661	227	653	-	27,530
Rental income	213	3,531	1,541	10	-	5,295
Total revenue	26,202	4,192	1,768	663	-	32,825
Real estate costs and expenses	17,283	1,866	820	10	281	20,260
Operating profit	8,919	2,326	948	653	(281)	12,565
General and administrative expenses	(1,047)	(422)	(188)	(84)	(103)	(1,844)
Interest expense and other financing charges	(586)	154	(44)	-	(11,639)	(12,115)
Interest income	9	-	61	-	420	490
Other income	546	3,708	3,293	-	1,272	8,819
Dividend income	-	-	-	-	20,320	20,320
Other charges and expenses	(159)	(3)	(36)	-	(475)	(673)
Provision for income tax	(717)	(1)	(224)	-	1,183	241
Net income	6,965	5,762	3,810	569	10,697	27,803
Other Information						
Segment assets	235,066	108,689	68,653	28,877	71,722	513,007
Deferred tax assets	-	-	-	-	3,020	3,020
Total assets	235,066	108,689	68,653	28,877	74,742	516,027
Segment liabilities	(53,811)	(98,487)	(49,916)	(82,875)	(26,141)	(311,230)
Segment additions to:						
Property and equipment	18	232	15	-	210	475
Investment properties	986	5,093	2,456	-	3,790	12,325
Depreciation and amortization	70	935	444	3	101	1,553
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-
Impairment losses	(206)	(232)	(258)	(5)	11	(690)

26 Performance obligations

Information about the Parent Company's performance obligations are summarized below:

Real estate sales

The Parent Company entered into contracts to sell with one identified performance obligation which is the sale of the real estate unit together with the services to transfer the title to the buyer upon full payment of contract price. The amount of consideration indicated in the contract to sell is fixed and has no variable consideration.

The sale of real estate unit may cover the contract for either the (i) serviced lot; (ii) service lot and house, and (ii) condominium unit and the Parent Company concluded that there is one performance obligation in each of these contracts. The Parent Company recognizes revenue from the sale of these real estate projects under pre-completed contract over time during the course of the construction.

Payment commences upon signing of the contract to sell and the consideration is payable in cash or under various financing schemes entered with the customer. The financing scheme would include payment of 10% of the contract price spread over a certain period (e.g., one to two years) at a fixed monthly payment with the remaining balance payable (a) in full at the end of the period either through cash or external financing; or (b) through in-house financing which ranges from two to ten (10) years with fixed monthly payment. The amount due for collection under the amortization schedule for each of the customer does not necessarily coincide with the progress of construction, which results to either an unbilled receivable or customers' deposit.

After the delivery of the completed real estate unit, the Parent Company provides one year warranty to repair minor defects on the delivered serviced lot and house and condominium unit. This is assessed by the Parent Company as a quality assurance warranty and not treated as a separate performance obligation.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) for the years ended December 31 are as follows:

	2025	2024
Within one year	7,718,654,299	9,927,402,223
More than one year	12,196,310,911	5,067,097,692
	19,914,965,210	14,994,499,915

The remaining performance obligations expected to be recognized within one year and in more than one year relate to the continuous development of the Parent Company's real estate projects. The Parent Company's condominium units are completed within three to five years, respectively, from start of construction while serviced lots and serviced lots and house are expected to be completed within two to three years from start of development.

27 Leases

Operating Leases - Parent Company as Lessor

The Parent Company entered into lease agreements with third parties covering its investment properties portfolio. These leases generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher.

Future minimum rentals receivable under non-cancellable operating leases of the Parent Company follows:

	2025	2024
Within one year	1,049,641,194	1,292,908,472
After one year but not more than five years	4,351,846,619	8,474,404,504
More than five years	275,982,274	3,799,035,297
	5,677,470,087	13,566,348,273

On January 1, 2015, the Parent Company and ACCI entered into a lease contract for the lease of parcels of land and buildings within the Greenbelt and Glorietta development located at the Ayala Center, Makati City. The lease shall be for a period of two years from January 1, 2015 until December 31, 2016, renewable for another two years upon the written agreement of both parties. The lease generally provides for a fixed monthly rent and a certain percentage of gross rental revenue per month. The lease was renewed for twenty (20) years from January 1, 2022 to December 31, 2041.

In 2017, the Parent Company and NECC entered into a lease contract for the lease of a 24-storey building with a total construction floor area of 146,830 sq. m. located at 30 Meralco Ave., Pasig City. The lease shall be for a period of 40 years which commenced on February 1, 2016 for Phase 1 and August 1, 2017 for Phase 2. The lease is renewable for another 40 years upon mutual agreement of both parties. The lease generally provides for a fixed monthly rent and a certain percentage of gross rental revenue per month. In 2024, NECC has been merged with Bay City, accordingly the lease agreement was transferred to Bay City.

On December 27, 2017, the Parent Company signed a lease agreement with MCLC for the lease on the parcels of land it owns where the buildings bought by MCLC were constructed (Notes 9 and 20).

On December 28, 2017, the Parent Company signed a lease agreement with ASCVC for the lease on the parcels of land it owns where the Arca South BPO and Mall were constructed. (Notes 9 and 20).

The Parent Company granted rent concessions to its tenants which were affected by the community quarantine imposed by the government amounting to P341.0 million in 2022. These rent concessions did not qualify as a lease modification, thus, were accounted for as variable lease payments and reported as reduction of lease income (Note 32.16).

Operating Leases - Parent Company as Lessee

Future minimum rental payable under non-cancellable operating leases of the Parent Company follows:

	2025	2024
Within one year	170,703,356	60,617,893
After one year but not more than five years	556,240,581	143,527,879
More than five years	2,975,805,400	311,684,153
	3,702,749,337	515,829,925

Set out below are the carrying amounts of right-of-use assets recognized and the movements:

Cost	2025	2024
At January 1	642,383,475	642,383,475
Additions	3,227,628,727	-
Additions absorbed through merger	1,223,369,060	-
At December 31	5,093,381,262	642,383,475
Accumulated depreciation and amortization		
At January 1	355,623,094	303,388,366
Accumulated depreciation absorbed through merger	23,409,619	-
Depreciation expense	136,575,154	52,234,728
At December 31	515,607,867	355,623,094
Net Book Value	4,577,773,395	286,760,381

The roll forward analysis of lease liabilities follows:

	2025	2024
At January 1	327,347,380	365,852,408
Additions	4,404,023,418	-
Additions absorbed through merger	1,207,431,844	-
Accretion of interest expense	307,720,757	28,346,303
Payments	(282,573,816)	(66,851,331)
At December 31	5,963,949,583	327,347,380
Less: Current portion of lease liabilities	(58,787,818)	(46,606,885)
Lease liabilities, net of current portion	5,905,161,765	280,740,495

The following are the amounts recognized in the Parent Company’s statement of income and as additions to investment properties:

	Note	2025	2024
Depreciation expense of right-of-use assets			
Recognized in profit or loss	18	118,974,150	52,234,728
Capitalized in investment properties	9	17,601,004	-
		136,575,154	52,234,728
Interest expense on lease liabilities			
Recognized in profit or loss	18	258,312,482	28,346,303
Capitalized in investment properties	9	49,408,275	-
		307,720,757	28,346,303
Rent expense - variable lease payments			
Recognized in profit or loss		263,416,799	170,433,902

The Parent Company has lease contracts for land that contains variable payments based on a certain percentage of gross rental income of the commercial centers. These terms are negotiated by management for certain commercial spaces without steady customer demand. Management's objective is to align the lease expense with the revenue earned. The following provides information on the Parent Company's variable lease payments, including the magnitude in relation to fixed payments:

	2025		
	Fixed payments	Variable payments	Total
Fixed	116,088,863	-	116,088,863
Variable rent only	-	263,416,799	263,416,799
At December 31	116,088,863	263,416,799	379,505,662

	2024		
	Fixed payments	Variable payments	Total
Fixed	66,851,331	-	66,851,331
Variable rent only	-	170,433,902	170,433,902
At December 31	66,851,331	170,433,902	237,285,233

The significant leases entered into by the Parent Company are as follows:

Effectivity Date				
From	To	Lessee	Leased property	Terms
Jan 2017	Mar 2040	Philippine Racing Club, Inc.	Land (AyalaMalls Circuit Makati, Brgy. Carmona, Makati City)	• The term of the lease shall be twenty-three years and three months commencing from Delivery Date; • The Lessee shall have the option to renew the lease for another period of five years, provided that renewal period shall be mutually agreed by the Parties; • For the period commencing from delivery date until sixty-three (63) months thereafter, the Lessee shall pay the Lessor a fixed amount; • Commencing on the sixty fourth month from execution of the contract until the end of the lease term, the Lessee shall pay the Lessor the rent equal to a % of the Gross Income of the Lessee.
Jan 2020	Jan 2074	Dunes & Eagle Land Development Corporation	Large tract of land (Brgy. Mactan, Lapu-Lapu City, Mactan Island, Cebu)	• In 2025, following the merger of Asiatown Hotel Ventures, Inc. with ALI, the lease contract's rights and obligations were transferred, resulting in ALI becoming the new lessee under the agreement. • The term of the lease shall be fifty-six years commencing from date of execution of the Amendment Agreement; • The Lessee shall use the Leased Property for the construction, development and operation of a hotel, resort, and tourism estate. • The Lessee shall pay the lessor a total of seventy million pesos as security deposit and shall be refundable at the end of the lease term; • The Lessee shall have an option to purchase the Leased Property at any time during the term of its Agreement at a purchase price and other such terms and conditions to be agreed upon the exercise of such option.
Jul 2025	Jun 2050	AREIT, Inc.	AyalaMalls Central Bloc (Cebu IT Park, Cebu City)	• On May 19, 2025, ALI executed a Deed of Exchange to transfer all rights, title, and interests of this property to AREIT, Inc. through Tax-Free Exchange, while retaining ownership of the land on which the structure stands. Subsequent to this transfer, ALI manifested its intent to lease the premises, thereby entering into a sublease agreement with AREIT, Inc as the Lessor and ALI as the Lessee. • The term of the lease shall commence on July 1, 2025 and end on June 30, 2050, unless earlier terminated. • Leased Premises shall refer to the five (5)-storey mall known as "AyalaMalls Central Bloc" located in Cebu IT Park, Cebu City, with a gross floor area of 112,429.06 sqm and equipment.

The discount rate used to calculate the lease liability ranges from 5.87% - 9.30%.

Finance Leases - Parent Company as Lessor

The rollforward of finance receivables (under receivable from related parties) follows:

	Note	2025	2024
At January 1		962,112,372	939,965,500
Additions		1,702,263,233	-
Interest income		169,865,613	62,011,753
Payments		(132,455,725)	(39,864,881)
As at December 31		2,701,785,493	962,112,372
Less: Current lease receivable	20	227,689,750	41,692,021
Non-current lease receivable	20	2,474,095,743	920,420,351

The maturity analysis of the receivables, including undiscounted lease payments to be received are as follows:

	2025	2024
Within one year	227,689,750	41,692,021
After one year but not more than five years	1,259,700,512	241,893,471
More than five years	7,756,533,637	2,486,384,337
Total undiscounted lease payments	9,243,923,899	2,769,969,829
Less: Unearned finance income	6,955,357,446	2,067,114,694
Net investment in the lease	2,288,566,453	702,855,135

The significant finance leases with Parent Company as the lessor are as follows:

Effectivity Date		Term (in years)	Lessor	Leased property	Terms
From	To				
Feb 2020	Dec 2054	34	AREIT, Inc.	Mckinley Exchange Corporate Center (Land and building)	• The Leased property shall be used for the maintenance and operation of office and retails spaces, subject to the applicable laws and guidelines by the government, and Construction Guidelines and House Rules for McKinley Exchange. • Subject to conditions established, the lease is not deemed to be extended beyond the date specified for its termination for any reason. • The Lessor shall be paid quarterly rental payment, subject to 5% escalation rate to be applied on every anniversary date of the lease.
July 2025	Jun 2050	25	Ayala Makati Hotels Residences, Inc.	New World Makati Hotel	• The Leased property shall be used for the maintenance and operation of a hotel development, subject to the applicable laws, rules, issuances and guidelines. • The Lessor shall be paid a monthly rate, subject to 3% escalation every year on the rent commencement anniversary or 3.5% Gross Revenues, whichever is higher.

In 2025 and 2024, the discount rate used to calculate the net investment in lease ranges from 6.66% - 12.48%.

28 Long-term commitments and contingencies

Commitments:

a. On January 12, 2016, the Parent Company has entered into a partnership with Manila Water Philippine Ventures, Inc., a wholly owned subsidiary of Manila Water Company, Inc, for the waterworks of Parent Company's projects nationwide. The Memorandum of Agreement (MOA) was subsequently amended on May 31, 2021 to amend certain provisions. The original MOA and its amendment were signed by Parent Company and its subsidiaries and affiliates.

b. ALI and LT Group, Inc. (LTG) entered into an agreement on January 21, 2016 to jointly develop a project along the C5 corridor. The project is envisioned to be an estate development that spans portions of Pasig City and Quezon City. A new company named, ALI-ETON Property Development Corporation, was incorporated on March 13, 2016.

   On January 15, 2018, the estate, named Parklinks was launched and is the greenest urban estate of ALI in partnership with Eton Properties Inc. The first residential project of Ayala Land Premier, Parklinks North Tower was launched on the same year, while the Parklinks lifestyle mall broke ground as well, expected to provide a new destination for residents and office workers within the area when it opens in 2026. Alveo's first residential development, The Lattice, was also launched in 2019, together with ALP's second tower, Parklinks South tower.

   On November 28, 2022, Parklinks Bridge was inaugurated. The Parklinks Bridge connects Quezon City and Pasig City over the Marikina River and is considered an iconic feature of the 35-hectare Parklinks Estate.

c. On August 11, 2015, the Parent Company won the bid for the Integrated Transport System Project-South Terminal ("ITS South Project"). The Parent Company was awarded by the Department of Transportation and Communications ("DOTC") with a 35-year concession agreement to build and operate the ITS South Project and will likewise have the right to develop and operate commercial leasing facilities on the same 5.57 hectare former Food Terminal Inc. property on which the future transport terminal will be built. The site of the ITS South Project is right next to ARCA South, where the Parent Company is developing an integrated mixed-use estate.

d. On June 30, 2015, the Parent Company, through SM-ALI Group Consortium (the Consortium), participated and won in the bidding for Lot No. 8-B-1, containing an area of 263,384 sqm, which is portion of Cebu City-owned lot located at the South Road Properties, Cebu City covered by Transfer Certificate of Title No. 107-2011000963. The Consortium is a consortium among SMPHI, the Parent Company and CHI (together with the Parent Company collectively referred to as the "ALI Group"). Consistent with the agreed payment schedule in the Deed of Absolute Sale, as of August 1, 2018, the Parent Company has fully paid P4.56 billion, excluding taxes. The SM-ALI Group has finished with the joint masterplan and has secured the development permit last November 2019 from the Cebu City Council.

   On January 29, 2020, SM-ALI Group broke ground the 263,384 sqm development and the construction of road networks and underground utilities commence on February 18, 2020.

   As of December 2023, actual completion of the land development works for the launched lots of ALI in the South Road Properties project is at 100%.

   The development is positioned to be "The Gateway and Epicenter of Growth in Central Visayas".

   It is envisioned to create a commercially viable mixed-use development and to create a living, vibrant community with world-class facilities, a well-designed urban setting, and lush, extensive landscaping.

e. On February 26, 2021, the Parent Company entered into agreements to restructure the long-outstanding receivables from Mercado General Hospital, Inc., Panay Medical Ventures, Inc., Mercado General Hospital Sta. Rosa, Inc. and Mercado General Hospital San Jose Del Monte, Inc. amounting to P209.0 million, P79.0 million, P5.0 million and P129.1 million, respectively to a 5-year loan with interest rate of 4% per annum

Contingencies

The Parent Company has various contingent liabilities arising in the ordinary conduct of business including a case related to property restriction violation. The estimate of the probable cost for the resolution of this claim has been developed in consultation with outside counsel handling the defense in this matter and is based upon an analysis of potential results. In the opinion of management and its legal counsel the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Parent Company's financial position and results of operations. Accordingly, no provision for any liability has been made in the parent company financial statements.

Moreover, the Parent Company's subsidiary has an existing claim for damages against a government agency arising from a nullified Joint Venture Agreement. Gains, if any, will be recognized in the financial statements when the claim is virtually certain. Management does not expect it to have a material impact on the financial statements.

Disclosures required by PAS 37, Provisions, Contingent Liabilities and Contingent Assets, were not provided as it may prejudice the Parent Company's position in ongoing claims, and it can jeopardize the outcome of the claims and contingencies.

29 Notes to statement of cash flows

Disclosed below is the roll forward of liabilities under financing activities:

2025

	January 1,2025	Cash flows	Other changes	Foreign exchange movement	December 31,2025
Short-term debt	9,267,000,000	16,075,500,000	-	-	25,342,500,000
Current portion of long-term debt (a)	23,831,437,922	(25,496,125,000)	19,133,619,094	-	17,468,932,016
Long-term debt, net of current portion (a)	186,079,414,527	33,026,867,632	(18,881,088,240)	28,350,000	200,253,543,919
Lease liabilities (a)	327,347,380	(282,573,815)	5,919,176,018	-	5,963,949,583
Dividends payable (b)	43,385,740	(8,509,627,671)	8,540,741,319	-	74,499,388
Deposits and other non-current liabilities	11,010,711,727	2,423,755,524	-	-	13,434,467,251
Total liabilities from financing activities	230,559,297,296	17,237,796,670	14,712,448,191	28,350,000	262,537,892,157

Other changes pertain to:
(a) Interest expense and reclassification from non-current to current
(b) Dividends declaration

2024

	January 1,2024	Cash flows	Other changes	Foreign exchange movement	December 31,2024
Short-term debt	7,005,000,000	2,262,000,000	-	-	9,267,000,000
Current portion of long-term debt (a)	18,495,800,819	(18,951,355,000)	24,286,992,103	-	23,831,437,922
Long-term debt, net of current portion (a)	178,825,121,828	31,436,355,000	(24,046,212,301)	(135,850,000)	186,079,414,527
Lease liabilities (a)	365,852,408	(66,851,331)	28,346,303	-	327,347,380
Dividends payable (b)	1,798,771	(7,390,081,473)	7,431,668,442	-	43,385,740
Deposits and other non-current liabilities	13,141,106,486	(2,130,394,758)	-	-	11,010,711,728
Total liabilities from financing activities	217,834,680,312	5,159,672,438	7,700,794,547	(135,850,000)	230,559,297,297

Other changes pertain to:
(a) Interest expense and reclassification from non-current to current
(b) Dividends declaration

The non-cash investing and financing activities of the Parent Company pertain to the following:

For the year ended December 31, 2025

Investing

- Transfer from property and equipment to investment properties amounting to P105.16 million
- Transfer from investment properties to inventories amount to P1,737.76 million
- Capitalized interest and other expenditures amounted to P1,105.46 million
- Sale of investment in a subsidiary resulting in an increase in receivable of P8,107.98 million

Investing/Financing

- Property-for-share swap transaction amounted to P9,593.89 million
- Statutory merger between ALI and its subsidiaries (Note 8) resulting mainly in an increase of investment properties amounting to P15,397.81 million; property and equipment amounting to P266.14 million; right of use assets amounting to P1,199.96 million; lease liabilities amounting to P1,207,.44 million; and deposits and other non-current liabilities of P1,510.77 million.

For the year ended December 31, 2024

Investing

- Transfer from property and equipment to investment properties amounting to P1,078.92 million
- Transfer from inventories to investment properties amounting to P2,193.64 million
- Capitalized interest amounted to P614.8 million
- The acquisition of the partners' 50% shares in CDPEI resulted in the assumption of the fair values of its inventory, investment property and payables amounting to P6,930.6 million, P854.8 million and P7,759.0 million, respectively.

Investing/Financing

- Property-for-share swap transactions amounted to P17,894.78 million

30 Events after the reporting date

Post year-end events that provide additional information about the Parent Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the financial statements when material.

On February 20, 2026, the Board of Directors of ALI approved the following:

a. The amendment of Articles of Incorporation on:
   - The Second Article to include the cold storage business in the Parent Company's secondary purpose, and
   - The Seventh Article to decrease the authorized capital stock from P20,437,602,946 to P19,937,602,946 through the retirement of 500,000,000 common shares held in Treasury.

b. The raising of up to P40 billion with tenor of up to 10 years through the issuance of retail bonds and/or corporate notes for listing on the Philippine Dealing and Exchange Corporation, and/or bilateral term loans primarily for the purpose of debt refinancing and to partially finance general corporate requirements.

c. The filing with the Securities and Exchange Commission of a new 5-year shelf registration for debt securities of up to P50 billion.

d. The declaration of cash dividends totaling Php0.3513 per common share consisting of a regular cash dividend of Php0.3194 per common share and a special cash dividend of Php0.0319 per common share for the first half of 2026. The record date is March 6, 2026, and the payment date is March 19, 2026.

e. The allocation of 10,000,000 common shares for the ALI Performance Shares to vest over three years.

31 Critical accounting judgments and estimates

The preparation of the financial statements in conformity with Philippine Financial Reporting Standards Accounting Standards requires management to make judgments, estimates and assumptions that affect the amounts reported in the financial statements and notes. The judgments, estimates and assumptions used in the financial statements are based upon management's evaluation of relevant facts and circumstances as at the reporting date. Actual results could differ from such estimates.

31.1 Critical accounting Judgments

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

Existence of a contract

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

In addition, part of the assessment process of the Parent Company before revenue recognition is to assess the probability that the Parent Company will collect the consideration to which it will be entitled in exchange for the real estate property that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, an entity considers the significance of the customer's initial payments in relation to the total contract price. Collectability is also assessed by considering factors such as past history with the customer, age and pricing of the property. Management regularly evaluates the historical cancellations and back-outs if it would still support its current threshold of customers' equity before commencing revenue recognition.

Revenue recognition method and measure of progress

The Parent Company concluded that revenue for real estate sales is to be recognized over time because: (a) the Parent Company's performance does not create an asset with an alternative use and; (b) the Parent Company has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Parent Company's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Parent Company requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Parent Company. The Parent Company considers that the initial and continuing investments by the buyer of about 10% would demonstrate the buyer's commitment to pay.

The Parent Company has determined that the output method used in measuring the progress of the performance obligation (i.e., percentage of completion) faithfully depicts the Parent Company's performance in transferring control of real estate development to the customers.

Determining transaction price of sale of real estate

The Parent Company determines whether a contract contains a significant financing component on an individual real estate contract by considering (1) the difference, if any, between the amount of promised considerations and the cash selling price of the promised goods or services; and (2) the effect of the expected length of time between when the entity transfers the promised goods or service to the customer and when the customer pays for those goods or services and the prevailing effective interest rate (EIR). The Parent Company applied practical expedient by not adjusting the effect of financing component when the period when the entity transfers a promised good or service to a customer and when the customer pays for that good or service will be one year or less. For every individual real estate contracts, the Parent Company determines whether its transaction price on sale of real estate recognized over time include a significant financing component based on defined qualitative and quantitative metrics.

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

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

Control of entities in which the Parent Company holds only 50% or less than majority of voting rights

The Parent Company considers that it controls the following entities even though it owns 50% or less than majority of the voting rights. Control is achieved when the Parent Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect that return through its power over the investee.

BGWest Properties
For the BG entities, wherein Parent Company and the other shareholder each own 50% of the voting rights, Parent Company controls the investee through exercise of its exclusive project development and marketing agreement as well as the ability to decide on the financing, operating and strategic policies of the investees. This enabled ALI to conclude that it has control.

RLC, ALI-CII, AKL and LAIP
ALI has an existing management development and/or services agreement with RLC, ALI-CII, AKL and LAIP which gives ALI the exclusive control and decision over the relevant activities of RLC, ALI-CII, AKL and LAIP.

Contingencies

The Parent Company is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense of these matters and is based upon an analysis of potential results. The Parent Company currently does not believe that these proceedings will have a material effect on the Parent Company's financial statements (Note 28).

Sale of real estate receivables

The Parent Company has entered into arrangements with banks wherein it discounted its real estate receivables without recourse. The Parent Company believes that the sales transactions are not more than infrequent and that the receivables discounted is insignificant in value both individually and in aggregate. Accordingly, the Parent Company continues to present trade receivables at amortized cost as it remains to hold trade receivables with the objective of collecting contractual cash flows until maturity.

Definition of default and credit-impaired financial assets

The Parent Company defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria - for residential, commercial and office development receivables, the customer receives a notice of cancellation and does not continue the payments.

Qualitative criteria:

The customer meets unlikeliness to pay criteria, which indicates the customer is in significant financial difficulty. These are instances where:

a. The customer is experiencing financial difficulty or is insolvent
b. The customer is in breach of financial covenant(s)
c. An active market for those financial assets has disappeared because of financial difficulties
d. Concessions or deferrals have been granted by the Parent Company, for economic or contractual reasons relating to the customer's financial difficulty (e.g., Bayanihan Acts I and II considerations)
e. It is becoming probable that the customer will enter bankruptcy or other financial reorganization

The criteria above have been applied to the financial instruments held by the Parent Company and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) throughout the Parent Company's expected loss calculation.

Incorporation of forward-looking information:

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

To do this, the Parent Company considers a range of relevant forward-looking macro-economic assumptions for the determination of unbiased general industry adjustments and any related specific industry adjustments that support the calculation of ECLs. Based on the Parent Company's evaluation and assessment and after taking into consideration external actual and forecast information, the Parent Company formulates a 'base case' view of the future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome. External information includes economic data and forecasts published by governmental bodies, monetary authorities and selected private-sector and academic institutions.

The base case represents a most-likely outcome and is aligned with information used by the Parent Company for other purposes such as strategic planning and budgeting. The other scenarios represent more optimistic and more pessimistic outcomes. Periodically, the Parent Company carries out stress testing of more extreme shocks to calibrate its determination of these other representative scenarios.

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

Determination of lease term of contracts with renewal and termination options - Parent Company as a lessee

The Parent Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Parent Company has several lease contracts that include extension and termination options. The Parent Company applies judgment in evaluating whether the provisions to renew or terminate the lease is enforceable. For leases where the Parent Company has the unilateral option to renew or terminate, it then applies judgment on whether it is reasonably certain or not to exercise the option. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Parent Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customization to the leased asset).

Uncertainties in the determination of taxable profit

Judgements made in determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates applying paragraph 122 of PAS 1, Presentation of Financial Statements. Upon adoption of the Interpretation, the Parent Company has assessed whether it has any uncertain tax position. The Parent Company applies significant judgement in identifying uncertainties over its income tax treatments. The Parent Company determined, based on its assessment, in consultation with its tax counsel, that it is probable that its uncertain income tax treatments (including those for the subsidiaries) will be accepted by the taxation authorities.

Determination of embedded derivative in financial liabilities

The Parent Company determines whether there is an embedded derivative in its sustainability linked financial liabilities based on certain criteria such as:

- whether the contractual cash flows that could arise both before and after the contingent event is consistent with basic lending arrangement;
- whether the nature of the contingent event directly related to a change in basic lending risks and costs; and
- whether the cash flows would be significantly different from those of an identical instrument without the contingent feature in any contractually possible scenario.

31.2 Critical accounting estimates and assumptions

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

Revenue recognition on real estate projects

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

Following the pattern of real estate revenue recognition, the cost to sell and cost to obtain a contract (e.g., commission), is determined using the percentage of completion. To determine the cost of sales, the POC is applied to the standard cost which is regularly reviewed and adjusted to actual cost.

Estimation of significant financing component

The Parent Company's estimation of transaction price allocated to financing component makes use of estimates and assumptions that may affect the estimated amount of financing component. The financing component calculation prepared by management, which covers the calculation on whether the financing component of the Parent Company's contract with customers is significant, is based on various inputs such as transaction price, cash discount, payment scheme, payment amortization table, discount rate, percentage of completion to the contract provision and projected percentage of completion schedule.

Effective January 1, 2024, the Parent Company adopted the PIC Q&A No. 2018-12. The Parent Company followed the allowed modified retrospective approach allowing it to adjust the beginning balance of equity in 2024. The adjustment on the 2024 beginning balance of Retained earnings is an increase of P151.09 million. As at December 31, 2025 and 2024, the Parent Company assessed that the overall impact of the requirement of PIC Q&A No. 2018 12 pertaining to significant financing component is not material to the financial statements of the Parent Company.

Evaluation of net realizable value of real estate inventories

The Parent Company adjusts the cost of its real estate inventories to net realizable value based on its assessment of the recoverability of the inventories. NRV for completed real estate inventories is assessed with reference to market conditions and prices existing at the reporting date and is determined by the Parent Company in the light of recent market transactions. NRV in respect of real estate inventories under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and less estimated costs to sell. In evaluating NRV, recent market conditions and current market prices have been considered. See Note 5 for the related balances.

Share-based payments

The expected life of the options is based on the expected exercise behavior of the stock option holders and is not necessarily indicative of the exercise patterns that may occur. The volatility is based on the average historical price volatility which may be different from the expected volatility of the shares of stock of the Parent Company (Note 23).

Estimating pension liabilities and other retirement benefits

The determination of the Parent Company's obligation and cost for pension and other retirement benefits is dependent on selection of certain assumptions used by actuaries in calculating such amounts. These include the determination of the discount rates, future salary increases, mortality rates and future pension increases. Significant assumptions are disclosed in Note 21 and include among others, discount rate and salary increase rate.

In determining the appropriate discount rate, management considers the interest rates of government bonds that are denominated in the currency in which the benefits will be paid, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation.

The mortality rate is based on 1994 Parent Company Annuity Mortality Table and is modified accordingly with estimates of mortality improvements. Future salary increases and pension increases are based on expected future inflation rates.

While the Parent Company believes that the assumptions are reasonable and appropriate, significant differences in actual experience or significant changes in assumptions could materially affect retirement obligations (Note 21).

Fair value of financial instruments

When the fair values of financial assets and financial liabilities recorded or disclosed in the statement of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. These estimates may include considerations of liquidity, volatility and correlation. Certain financial assets and liabilities were initially recorded at their fair values by using the discounted cash flow methodology (Note 24).

Provision for expected credit losses of trade receivables

The Parent Company uses a provision matrix to calculate ECLs for trade receivables other than residential, commercial and office development receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

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

The Parent Company estimates expected credit losses on its residential, commercial, and office development receivables using a vintage analysis approach. Under this method, trade receivables are grouped based on the period in which they originated, and historical loss patterns for similar groups are reviewed to determine cumulative loss rates. These historical trends, including observed defaults at various points in the contract life, are used to assess the probability of default for each pool of receivables. This approach allows the Parent Company to incorporate the expected loss experience over the life of the receivables in measuring expected credit losses

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Parent Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

The information about the ECLs on the Parent Company's trade receivables is disclosed in Notes 4 and 24.

Estimating the incremental borrowing rate for leases

The Parent Company uses its incremental borrowing rate (IBR) to measure lease liabilities because the interest rate implicit in the lease is not readily determinable. The IBR is the rate of interest that the Parent Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Parent Company 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Parent Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

As at December 31, 2025, the Parent Company's lease liabilities amounted to P5,963.9 million (2024 - P327.3 million) (Note 27).

Finance lease commitments - Parent Company as lessor

The Parent Company has entered into a lease agreement on the parcel of land and building pertaining to MECC. The Parent Company has determined, based on evaluation of the terms and arrangement, particularly on the economic life, that the Parent Company has transferred substantially all the significant risks and rewards of ownership of this property to the lessee and accounts for the agreement as finance lease (Note 27).

Evaluation of impairment of non-financial assets

The Parent Company assesses whether there are any indicators of impairment for all nonfinancial assets (i.e., investment in subsidiaries, associates and joint ventures, property and equipment, investment properties, right-of-use assets and other current assets) at each financial reporting date. These nonfinancial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable.

An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset is the higher of its fair value less cost to sell and value in use. Recoverable amounts are estimated for individual assets or, if it is not possible, for the CGU to which the asset belongs, while value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

For investment in subsidiaries, associates and joint ventures, the Parent Company calculates the amount of impairment as the difference between the recoverable amount and the carrying value of the investee company and recognizes the difference in the parent company statement of income.

No impairment loss was recognized in 2025 and 2024.

Useful lives of property and equipment and investment properties

The useful life of each item of the Parent Company's property and equipment is estimated based on the period over which the asset is expected to be available for use. Such estimate is based on collective assessment of industry practice, internal technical evaluation and experience with similar assets. The estimated useful life of each asset is reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the asset. It is possible, however, that future results of operations could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above. A reduction in the estimated useful life of any property and equipment would increase the recorded operating expenses and decrease non-current assets. In 2025 and 2024, there were no changes in the estimated useful lives of property and equipment.

Determination of fair values of investment properties

The determination of fair values of the Parent Company's properties are defined in Note 24.1.4 "Fair Value Information". It defined the various approaches used by the Company to estimate the fair value based on the nature and factors affecting each type of properties.

32 Summary of material accounting policies

32.1 Basis of preparation

Statement of compliance

The separate financial statements of the Parent Company have been prepared in accordance with PFRS Accounting Standards. PFRS Accounting Standards comprise the following authoritative literature:

- PFRS Accounting Standards
- PAS Standards; and
- interpretations of the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and adopted by the SEC.

The Parent Company also prepared and issued consolidated financial statements for the same period as the parent company financial statements presented in compliance with PFRS Accounting Standards. These may be obtained the registered office address of the Parent Company or at the SEC.

Basis of measurement

The financial statements have been prepared using the historical cost basis, except for financial assets at FVTPL and financial assets at FVOCI that have been measured at fair value.

The preparation of financial statements in conformity with PFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Parent Company's accounting policies. Changes in assumptions may have a significant impact on the financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate and that the financial statements therefore fairly present the financial position and results of the Parent Company. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 31.

Functional and presentation currency

The financial statements of the Parent Company are presented in Philippine Peso (Php or P).

32.2 Adoption of new and amended accounting standards and interpretations

(a) Amendments to existing standards adopted by the Parent Company effective January 1, 2025

The following amendments to existing standards have been adopted by the Parent Company effective January 1, 2025:

- Lack of Exchangeability - Amendments to PAS 21;

  On 15 August 2023, the IASB amended IAS 21 to add requirements to help entities to determine whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not. Prior to these amendments, IAS 21 set out the exchange rate to use when exchangeability is temporarily lacking, but not what to do when lack of exchangeability is not temporary.

  The adoption of the above amendment did not result in a material impact to the financial statements of the Parent Company.

There are no other new standards, interpretations and amendments to existing standards effective January 1, 2025 that are considered to be relevant or have a material impact on the Parent Company's financial statements.

(b) Amendments to existing standards not yet effective and not early adopted by the Parent Company

The following amendments to existing standards are not mandatory for December 31, 2025 reporting period and have not been early adopted by the Parent Company:

- Amendments to the Classification and Measurement of Financial Instruments - Amendments to PFRS 9 and PFRS 7 *(Effective beginning on or after January 1, 2026)*

  On May 30, 2024, the IASB issued targeted amendments to PFRS 9 and PFRS 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments:
  - clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
  - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
  - add new disclosures for certain instruments with contractual terms that can change cashflows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and

- update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The adoption of the above amendments is not expected to have a material impact on the financial statements of the Parent Company except on the timing of derecognition of financial liability through electronic fund transfers and checks.

- PFRS 18 Presentation and Disclosure in Financial Statements *(Effective beginning on or after January 1, 2027)*

PFRS 18 will replace PAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Parent Company's financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- Although the adoption of PFRS 18 will have no impact on the Parent Company's net profit, the Parent Company expects that grouping items of income and expenses in the statement of profit or loss into the new categories will impact how operating profit is calculated and reported. From the high-level impact assessment that the Parent Company has performed, the following items might potentially impact operating profit; and
- Foreign exchange differences currently aggregated in the line item 'other income and other gains/(losses) - net' in operating profit might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation. In addition, since goodwill will be required to be separately presented in the statement of financial position, the Parent Company will disaggregate goodwill and other intangible assets and present them separately in the statement of financial position.

The Parent Company does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:

- management-defined performance measures;
- a break-down of the nature of expenses for line items presented by function in the operating category of the statement of profit or loss - this break-down is only required for certain nature expenses; and
- for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of profit or loss between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Parent Company will apply the new standard from its mandatory effective date of January 1, 2027.

Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 will be restated in accordance with PFRS 18.

There are no other new standards, interpretations and amendments to existing standards not yet effective as at December 31, 2025 reporting period that are considered to be relevant or have a material impact on the Parent Company's financial statements.

32.3 Current versus non-current classification

The Parent Company presents assets and liabilities in parent company statement of financial position based on current and non-current classification:

An asset is current when it is:

a. expected to be realized or intended to be sold or consumed in normal operating cycle;
b. held primarily for the purpose of trading;
c. expected to be realized within twelve (12) months after reporting date; or
d. cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting date.

All other assets are classified as non-current.

A liability is current when:

a. it is expected to be settled in the normal operating cycle;
b. it is held primarily for the purpose of trading;
c. it is due to be settled within 12 months after reporting date; or
d. there is no unconditional right to defer the settlement of the liability for at least 12 months after reporting date.

The Parent Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities, respectively.

32.4 Fair value measurement

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

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

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

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Parent Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

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

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

External valuers are involved for valuation of significant assets, such as investment properties. Involvement of external valuers is decided upon annually by corporate finance after discussion with and approval by the Parent Company's Audit Committee. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

The Parent Company, in conjunction with the external valuers, also compares each of the changes in the fair value of each asset with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Parent Company has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy as explained above.

32.5 Cash and cash equivalents

Term deposits are presented as cash equivalents if they have a maturity of three months or less and are readily convertible to known amount of cash and which are subject to insignificant changes in value.

32.6 Financial instruments

Date of recognition

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. The Parent Company recognizes a financial asset or a financial liability in the statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date. Derivatives are recognized on a trade date basis. Financial liabilities are recognized when cash is received by the Parent Company.

***(a)* Financial assets**

i. Initial recognition, classification and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. All financial instruments are initially recognized at fair value plus or less, except for financial instruments at FVTPL, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability, respectively. Trade receivables, except for contracts with customers in residential, commercial and office development receivables, are measured at the transaction price determined under PFRS 15. Refer to the accounting policies on *Revenue from contracts with customers*.

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

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

The classification requirements for financial assets are described below:

a. Financial assets at amortized cost (debt instruments);
b. Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments);
c. Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments); or
d. Financial assets at fair value through profit or loss

ii. Subsequent measurement

(a) Financial assets at amortized cost

This category is the most relevant to the Parent Company. The Parent Company measures financial assets at amortized cost if both of the following conditions are met:

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

The Parent Company's financial assets at amortized cost includes cash and cash equivalents, short-term investments and accounts and notes receivables.

The Parent Company accounts for regular way amortized cost financial instruments using trade date accounting. The carrying value of these financial assets at initial recognition includes any directly attributable transactions costs. If the initial fair value is lower than the cash amount advanced, the difference is deferred and recognized over the life of the financial assets through the recognition of interest income.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Interest income and impairment losses or reversals are recognized in the statement of income. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

When financial assets at amortized cost are disposed, these are assessed whether the Parent Company is consistent with its objective of collecting contractual cash flows until maturity. In the event that disposals have been concluded as infrequent and insignificant, the financial assets continue to be accounted at amortized cost (Note 4).

(b) Financial assets at FVOCI (debt instruments)

The Parent Company measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Parent Company's debt financial assets at FVOCI includes investment in bonds classified as financial assets at FVOCI.

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the statement of income and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

(c) Financial assets designated at FVOCI (equity instruments)

The equity securities for which fair value movements are shown in other comprehensive income are investments where the Parent Company holds the financial assets other than to generate a capital return. Gains or losses on derecognition of these equity securities are not transferred to profit or loss. Otherwise, equity securities are measured at fair value through profit or loss (except for dividend income which is recognized in profit or loss).

The Parent Company's equity financial assets at FVOCI includes investments in quoted and unquoted equity instruments.

(d) Financial assets at FVTPL

Financial instruments, other than those held for trading, are classified in this category if they meet one or more of the criteria set out below and are so designated irrevocably at inception:

- the use of the designation removes or significantly reduces an accounting mismatch;
- a group of financial assets and liabilities or a group of financial liabilities is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; and
- the financial liability contains one or more non-closely related embedded derivatives.

Designated financial assets are recognized when the Parent Company enter into contracts with counterparties, which is generally on trade date, and are normally derecognized when the rights to the cash flows expire or are transferred. Designated financial liabilities are recognized when the Parent Company enters into contracts with counterparties, which is generally on settlement date, and are normally derecognized when extinguished. Subsequent changes in fair values are recognized in profit or loss.

The Parent Company's financial assets at FVTPL includes investments in UITF.

iii. Impairment of financial assets

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

For trade receivables, the Parent Company applies a simplified approach in calculating ECLs. Therefore, the Parent Company recognizes allowance for impairment loss based on lifetime ECL at each reporting date. The Parent Company has established a provision matrix for trade receivables and a vintage analysis for residential, commercial and office development receivables that is based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

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

For cash and cash equivalents and short-term investments, the Parent Company applies the low-credit-risk simplification. These are considered to carry low credit risk. Accordingly, the Parent Company measures expected credit losses on a 12-month basis.

The Parent Company considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of ‘investment grade’.

The key inputs in the model include the Parent Company’s definition of default and historical data of three years for the origination, maturity date and default date. The Parent Company considers trade receivables in default when contractual payments are 90 days past due, except for certain circumstances when the reason for being past due is due to reconciliation with customers of payment records which are administrative in nature which may extend the definition of default to 90 days and beyond. However, in certain cases, the Parent Company may also consider a financial asset to be in default when internal or external information indicates that the Parent Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Parent Company.

iv. Determining the stage for impairment

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

The Parent Company considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

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

v. Derecognition

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

a. either (a) the Parent Company has transferred substantially all the risks and rewards of the asset; or (b) the Parent Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset; or
b. collected in the ordinary course of business; or
c. the rights to receive cash flows from the asset have expired, or
d. the Parent Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement.

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

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

vi. Modification of financial assets

The Parent Company derecognizes a financial asset when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new asset, with the difference between its carrying amount and the fair value of the new asset recognized as a derecognition gain or loss in profit or loss, to the extent that an impairment loss has not already been recorded.

When the contractual cash flows of a financial asset are renegotiated or otherwise modified and the renegotiation or modification does not result in the derecognition of that financial asset, the Parent Company recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cash flows discounted at the original EIR (or credit-adjusted EIR for purchased or originated credit-impaired financial assets) and recognizes a modification gain or loss in the statement of income.

***(b)* Financial liabilities**

i. Initial recognition, classification and measurement

Financial liabilities are classified into financial liabilities at FVTPL and other financial liabilities. The category depends on the purpose for which the liabilities were incurred and whether they are quoted in an active market. Management determines the category of its financial liabilities at initial recognition and, where allowed and appropriate, re-evaluates such designation at every reporting date.

All financial liabilities are recognized initially at fair value and, in the case of those measured at amortized costs, net of directly attributable transaction costs. Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fees and other fees.

The Parent Company's financial liabilities include accounts and other payables (except for taxes payable), short-term and long-term debts, deposits and other liabilities, and lease liabilities.

The Parent Company has no financial liabilities at FVTPL.

ii. Subsequent measurement

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

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

This category generally applies to short-term and long-term debt.

iii. Derecognition

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

iv. *Offsetting*

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

There are no offsetting of financial instruments as at December 31, 2025 and 2024.

32.7 Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and NRV. NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and estimated costs to sell.

Cost of inventories represents accumulated costs of the various real estate projects. Cost includes those directly attributable to the construction of the projects and includes:

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

Inventories that are leased out at market rates to earn revenues to partly cover for expenses on the condition that the intent to sell in the ordinary course of business has not changed are accounted and presented as inventory. The rent income from inventories that are leased out is included in other income in the statement of comprehensive income.

Inventories are derecognized when they are sold or there are no future benefits to the Parent Company. The carrying amount of those properties held for sale is recognized as an expense, reported as cost and expenses in the period in which the related revenue is recognized.

The Parent Company applies the approach presented in Philippine Interpretations Committee Questions and Answers (PIC Q&A) No. 2020-05 and accounts for repossession as a modification of the contract and reverses the previously recognized revenues and related cost of real estate sales recognized.

32.8 Construction materials, parts and supplies

Construction materials used in the Parent Company’s development activities are carried at the lower of cost or net realizable value (NRV). Cost is determined using the moving average method. NRV is assessed based on the estimated selling price of the related real estate inventory in the ordinary course of business, less the estimated costs of completion and the costs necessary to sell. The evaluation of NRV considers the expected recoverability of these materials when incorporated into the Parent Company’s ongoing and future development projects.

An allowance for inventory losses is provided for slow-moving, obsolete and defective materials, parts and supplies based on management’s physical inspection and evaluation. When inventories are sold, the cost and related allowance is removed from the account and the difference is charged against operations.

32.9 Investments in subsidiaries, associates and joint ventures

The Parent Company's investments in its subsidiaries, associates and joint ventures are accounted for under the cost method and are carried at cost less accumulated provisions for impairment losses, if any. A subsidiary is an entity over which the Parent Company has control. The Parent Company controls an entity when it is exposed, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. An associate is an entity in which the Parent Company has a significant influence and which is neither a subsidiary nor a joint venture.

A joint arrangement is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control, and a joint venture is a joint arrangement that involves the establishment of a separate entity in which each venturer has an interest.

The Parent Company recognizes income from the investment only to the extent that the Parent Company receives distributions from accumulated profits of the investee arising after the date of acquisition. Distributions received in excess of such profits are regarded as recovery of investment and are recognized as a reduction of the cost of the investment.

The Parent Company reduces the carrying value of its investment based on average acquisition cost per share (historical cost) when the Parent Company disposes the investment or the investee reacquires its own equity instruments from the Parent Company.

The Parent Company accounts for combinations of entities or businesses under common control using the "Pooling-of-Interest" method.

32.10 Investment properties

Investment properties comprise completed property and property under construction or under re-development that are held to earn rentals or capital appreciation or both and that are not occupied by the Parent Company. It also includes land intended as investment property or with unintended future use.

The Parent Company uses the cost model in measuring investment properties since this represents the historical value of the properties subsequent to initial recognition. Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in residual value. Land is carried at cost less any impairment in value.

Expenditures incurred after the investment property has been put in operation, such as repairs and maintenance costs, are normally charged against income in the period in which the costs are incurred.

Assets that are under construction are carried at cost (including borrowing costs) and transferred to the related investment property account when the construction and related activities to prepare the property for its intended use are complete, and the property is ready for occupation or under the condition as intended by the Parent Company.

Depreciation of investment properties are computed using the straight-line method over the estimated useful lives of the assets. The estimated useful lives and the depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of investment properties.

The estimated useful lives of investment properties which comprised of buildings, range from 20-40 years.

Investment properties are derecognized when either they have been disposed of, or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the statement of income in the year of retirement or disposal.

A transfer is made to investment property when there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. A transfer is made from investment property when and only when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. A transfer between investment property, owner-occupied property and inventory does not change the carrying amount of the property transferred nor does it change the cost of that property for measurement or disclosure purposes.

As at December 31, 2025 and 2024, the Parent Company engages independent valuation specialist to assess the fair value. The Parent Company's investment properties consist of land and building pertaining to land properties, retail (malls) and office properties. These are valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property and income approach by reference to the value of income, cash flow or cost saving generated by the asset.

32.11 Property and equipment

Property and equipment, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value.

Land is carried at cost less any impairment in value.

Depreciation and amortization of property and equipment commences once the property and equipment are available for use and are computed on a straight-line basis over the estimated useful lives of the property and equipment as follows:

	Years
Buildings and improvements	20-40
Furniture, fixtures and equipment	3-10
Transportation equipment	3-5

The assets' residual values, estimated useful lives and depreciation and amortization method are reviewed periodically to ensure that the amounts, periods and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

When property and equipment items are retired or otherwise disposed of, the cost and the related accumulated depreciation and amortization and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations.

32.12 Impairment of non-financial assets

The Parent Company assesses at each reporting date whether there is an indication that an asset may be impaired (investments in subsidiaries, associates and joint ventures, investment properties, property and equipment and right-of-use assets). If any such indication exists, or when annual impairment testing for an asset is required, the Parent Company makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Parent Company's of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses of continuing operations are recognized in the parent company statement of income in those expense categories consistent with the function of the impaired asset.

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

The Parent Company determines at each reporting date whether there is any objective evidence that the investment in subsidiaries, associates or joint ventures is impaired. If this is the case, the Parent Company calculates the amount of impairment as being the difference between the recoverable amount and the carrying value of the investee company and recognizes the difference in the parent company statement of income.

32.13 Pension cost

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

The present value of the defined benefit obligation is determined by using risk-free interest rates of long-term government bonds that have terms to maturity approximating the terms of the related pension liabilities or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

32.14 Share-based payments

The Parent Company has equity-settled, share-based compensation plans with its employees.

PFRS 2 Options

For options granted after November 7, 2002 that have not vested on or before January 1, 2005, the cost of equity-settled transactions with employees is measured by reference to the fair value at the date on which they are granted. The fair value is determined using the Black-Scholes model, further details of which are given in Note 23.

The cost of equity-settled transactions is recognized, together with a corresponding increase in equity, over the period in which the performance conditions are fulfilled, ending on the date on which the relevant employees become fully entitled to the award (vesting date). The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Parent Company's best estimate of the number of equity instrument that will ultimately vest. The income or expense for a period represents the movement in cumulative expense recognized as at the beginning and end of that period.

No expense is recognized for awards that do not ultimately vest, except for awards where vesting is conditional upon a market condition, which are treated as vesting irrespective of whether or not the market condition is satisfied, provided that all other performance conditions are satisfied.

Where the terms of an equity-settled award are modified, as a minimum, an expense is recognized. In addition, an expense is recognized for any increase in the value of the transaction as a result of the modification, as measured at the date of modification. Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognized for the award is recognized immediately. However, if a new award is substituted for the cancelled award, and designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

Pre-PFRS 2 Options

For options granted before November 7, 2002 that has vested before January 1, 2005, the intrinsic value of stock options determined as at grant date is recognized as expense over the vesting period.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share (Note 22).

Employee Stock Ownership Plan

The Parent Company has an employee stock ownership plan (ESOWN) which allows the grantees to purchase the Parent Company's shares. The Parent Company recognizes stock compensation expense over the holding period. The Parent Company treats its ESOWN plan as option exercisable within a given period. These are accounted for similar to the PFRS 2 options. Dividends paid on the awards that have vested are deducted from equity and those paid on awards that are unvested are charged to profit or loss. For the unsubscribed shares where the employees still have the option to subscribe in the future, these are accounted for as options.

32.15 Equity

When the Parent Company issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued.

Changes in a parent's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (i.e., transactions with owners in their capacity as owners). In such circumstances, the carrying amounts of the controlling and non-controlling interests shall be adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non- controlling interests are adjusted and the fair value of the consideration paid shall be recognized directly in equity and included under "Equity reserves" account in the equity section of the statement of financial position (Note 16).

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

32.16 Revenue from contract with customers

The Parent Company primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Parent Company expects to be entitled in exchange for those goods or services. Except for the provisioning of water, electricity, air-conditioning and common use service area in its mall retail spaces, wherein it is acting as agent, the Parent Company has generally concluded that it is the principal in its revenue arrangements.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 31.

Residential development revenue (part of real estate sales in the statement of income)

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

In measuring the progress of its performance obligation over time, the Parent Company uses the output method. The Parent Company recognizes revenue and the related trade receivables on the basis of direct measurements of the value to customers of the goods or services transferred to date, relative to the remaining goods or services promised under the contract. Progress is measured using survey of performance completed to date. This is based on the monthly project accomplishment report prepared by the third party surveyor as approved by the construction manager which integrates the surveys of performance to date of the construction activities for both sub-contracted and those that are fulfilled by the developer itself.

Any excess of progress of work over the right to an amount of consideration that is unconditional, recognized as trade receivables under residential, commercial and office development receivables account. Any excess of collections over the total of recognized trade receivables is included in the customers' deposit account in the liabilities section of the parent company statement of financial position.

The Parent Company determines whether a contract contains a significant financing component on an individual real estate contract by considering (1) the difference, if any, between the amount of promised considerations and the cash selling price of the promised goods or services; and (2) the effect of the expected length of time between when the entity transfers the promised goods or service to the customer and when the customer pays for those goods or services and the prevailing effective interest rate (EIR). The Parent Company applied practical expedient by not adjusting the effect of financing component when the period when the entity transfers a promised good or service to a customer and when the customer pays for that good or service will be one year or less. For every individual real estate contracts, the Parent Company determines whether its transaction price on sale of real estate recognized over time include a significant financing component based on defined qualitative and quantitative metrics.

The calculation of financing component in a transaction price is based on various inputs such as transaction price, cash discount, payment scheme, payment amortization table, discount rate, percentage of completion to the contract provision and projected percentage of completion schedule.

Rental income (part of real estate sales in the statement of income)

Rental income under non-cancellable and cancellable leases on investment properties is recognized in the statement of income on a straight-line basis over the lease term and the terms of the lease, respectively, and/or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. No rental income is recognized when the Parent Company waives its right to collect rent and other charges. This is recognized as a rent concession and reported as a variable payment.

The contract for the commercial spaces leased out by the Parent Company to its tenants includes the right to charge for the electricity usage, water usage, air-conditioning charges and Common use service area (CUSA) charges such as maintenance, janitorial and security services.

For the electricity and water usage, the Parent Company determined that it is acting as an agent because the promise of the Parent Company to the tenants is to arrange for the electricity and water supply to be provided by a utility company. The utility and service companies, and not the Parent Company, are primarily responsible for the provisioning of the utilities while the Parent Company administers the leased spaces and coordinates with the utility and service companies to ensure that tenants have access to these utilities.

For the provision of CUSA and air-conditioning of the Buildings, the Parent Company acts as a principal because it retains the right to direct the service provider of air-conditioning, maintenance, janitorial and security to the leased premises. The right to the services mentioned never transfers to the tenant and the Parent Company has the discretion on how to price the CUSA and air-conditioning charges.

Interest income is recognized as it accrues using the effective interest method.

Investment income is recognized when the Parent Company's right to receive the payment is established.

32.17 Cost recognition

The Parent Company recognizes pre-launch costs relating to satisfied performance obligations. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses. These costs are allocated to the saleable area, with the portion allocable to the sold area being recognized as costs of sales while the portion allocable to the unsold area being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance which are determined based on standard cost method. The standard cost method is revisited regularly and adjusted to approximate actual cost. Contract cost also includes warranties, provisions and post construction work. Upon full completion of the project, all project costs are recognized based on actual costs incurred.

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

Marketing fees, management fees from administration and property management are recognized as expense when services are incurred.

Construction costs (part of cost of real estate sales in the statement of income)

Cost of real estate sold are determined using output method based on POC consistent with the manner of revenue recognition. Contract costs, which is determined using the standard cost method, include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, warranties, post constructions works and final contract settlements which may result in revisions to estimated costs (e.g., standard cost to actual cost) and gross margins are recognized in the year in which the changes are determined.

Customers' deposit

Customers' deposit is a contract liability which is the obligation to transfer goods or services to a customer for which the Parent Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Parent Company transfers goods or services to the customer, a customers' deposit is recognized when the payment is made or the payment is due (whichever is earlier). Customers' deposit are recognized as revenue when the control of the goods or services are transferred to the customers by the Parent Company which is essentially fulfillment of its performance obligation under the contract.

Customers' deposit also include payments received by the Parent Company from the customers for which revenue recognition has not yet commenced.

32.18 Costs to obtain contract

The incremental costs of obtaining a contract with a customer are recognized as an asset if the Parent Company expects to recover them. The Parent Company has determined that commissions paid to brokers and marketing agents on the sale of pre-completed real estate units are deferred when recovery is reasonably expected and are charged to expense in the period in which the related revenue is recognized as earned. Commission expense is included in the “Real estate costs and expenses” account in the statement of income.

Costs incurred prior to obtaining contract with customer are not capitalized but are expensed as incurred.

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

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

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

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

Where the relevant costs or specific performance obligations are demonstrating marginal profitability or other indicators of impairment, judgement is required in ascertaining whether or not the future economic benefits from these contracts are sufficient to recover these assets. In performing this impairment assessment, management is required to make an assessment of the costs to complete the contract. The ability to accurately forecast such costs involves estimates around cost savings to be achieved over time, anticipated profitability of the contract, as well as future performance against any contract-specific performance indicators that could trigger variable consideration, or service credits. Where a contract is anticipated to make a loss, these judgements are also relevant in determining whether or not an onerous contract provision is required and how this is to be measured.

32.19 Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets (included in “Investment properties” and “Property and equipment” accounts in the statement of financial position). All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

The interest capitalized is calculated using the Parent Company’s weighted average cost of borrowings after adjusting for borrowings associated with specific developments. Where borrowings are associated with specific developments, the amounts capitalized is the gross interest incurred on those borrowings less any investment income arising on their temporary investment.

The Parent Company capitalizes borrowing costs relating to its investment properties and property and equipment under construction. The interest is capitalized from the commencement of the development work until the date of practical completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted.

32.20 Leases

The Parent Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Parent Company as lessee

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

Right-of-use assets

The Parent Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received and estimate of cost to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets. The Parent Company's right-of-use assets include lease of land which is depreciated based on the term of the lease ranging from 5 to 47 years.

If ownership of the leased asset transfers to the Parent Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment. Refer to the accounting policies in Impairment of nonfinancial assets section.

Lease liabilities

At the commencement date of the lease, the Parent Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Parent Company and payments of penalties for terminating the lease, if the lease term reflects the Parent Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Parent Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made.

In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases

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

Parent Company as lessor

Leases where the Parent Company does not transfer substantially all the risk and benefits of ownership of the assets are classified as operating leases. Initial direct costs incurred in negotiating operating leases are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as the rental income. Contingent rents are recognized as revenue in the period in which they are earned.

The determination of whether an arrangement is, or contains a lease, is based on the substance of the arrangement, and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset. A reassessment is made after inception of the lease only if one of the following applies:

a. There is a change in contractual terms, other than a renewal or extension of the arrangement;
b. A renewal option is exercised or extension granted, unless the term of the renewal or extension was initially included in the lease term;
c. There is a change in the determination of whether fulfilment is dependent on a specified asset; or
d. There is substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for scenarios (a), (c) or (d) above, and at the date of renewal or extension period for scenario (b).

Parent Company as a lessor

Leases in which the Parent Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

32.21 Current tax

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

32.22 Deferred tax

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

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences, carryforward benefits of unused tax credits from excess of MCIT over the regular corporate income tax and unused NOLCO, to the extent that it is probable that taxable income will be available against which the deductible temporary differences and carryforward benefits of unused tax credits and NOLCO can be utilized.

Deferred tax liabilities are not provided on nontaxable temporary differences associated with investments in domestic associates and interests in joint ventures.

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

32.23 Base Erosion and Profit Shifting (BEPS) Pillar 2

Pillar Two legislation has been implemented in certain jurisdictions. Legislation applicable to the Parent Company is effective on January 1, 2024. Given this, the Parent Company has assessed the applicable tax legislation in all the countries in which the Parent Company operates to determine whether or not a Pillar Two 'top-up' tax liability needs to be recognized.

The relevant set of rules also provides for a transition period in which the in-scope multinational groups may avoid undergoing the complex effective tax rate calculation required by the new piece of legislation. In particular, the Pillar Two legislation provides for a transitional safe harbor ("TSH") that applies for the first three fiscal years following the entry into force of the relevant regulation; the TSH relies on simplified calculations (mainly based on data extracted from the qualified Country-by-Country Reporting under BEPS Action 13 and three kinds of alternative tests. Where at least one of the TSH tests is met for a jurisdiction in which the Parent Company operates, the top-up tax due for such jurisdiction will be deemed to be zero.

A test is met for a jurisdiction where:

- Revenue and profit before tax are below, respectively, €10 million and €1 million (the de minimis test);
- The Effective Tax Rate (ETR) equals or exceeds an agreed rate (the ETR test of 15%); or
- The profit before tax does not exceed an amount calculated as a percentage of tangible assets and payroll expense (the routine profits test).

Based on the management assessment performed, the Parent Company, as an entity within the Philippines, passed the TSH test/s, thus, these jurisdictions are not subject to the detailed Pillar Two calculations and the top-up taxes are deemed to be zero.

32.24 Foreign currency transactions

Each entity in the Parent Company determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

The exchange differences arising on the translation are taken directly to a separate component of equity under "Cumulative translation adjustments" account. Upon disposal of a foreign subsidiary, the deferred cumulative amount recognized in other comprehensive income relating to that particular foreign operation is recognized in the statement of income.

Investments in foreign associates are translated to Philippine Peso using the closing exchange rate prevailing at reporting date. The Parent Company's share in the results of operations of the foreign investee is translated using the exchange rate at the dates of the transactions or, where practicable, the rate that approximates the exchange rates at the dates of the transactions, such as the average rate for the period. Any resulting exchange difference is recognized as a separate component of equity.

32.25 Earnings per share (EPS)

Basic EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year adjusted for any subsequent stock dividends declared. Diluted EPS is computed by dividing net income for the year attributable to common equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the year plus the weighted average number of common shares that would be issued on conversion of all the dilutive potential common shares into common shares. Calculation of dilutive EPS considers the potential ordinary shares of subsidiaries, associates and joint ventures that have dilutive effect on the basic EPS of the Parent Company. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential common shares that would have an antidilutive effect on earnings per share.

32.26 Contingencies

Contingent liabilities are not recognized in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable.

32.27 Events after the reporting period

Post year-end events that provide additional information about the Parent Company's position at the reporting date (adjusting events) are reflected in the Parent Company financial statements. Post year-end events that are not adjusting events are disclosed in the Parent Company financial statements when material.

32.28 Comparative information

Certain reclassifications have been made in the prior year's statement of cash flows to confirm to the current year's presentation. These did not affect the cash flows from operating, investing and financing activities that were previously reported.

33 Supplemental information required by the Bureau of Internal Revenue (BIR)

In compliance with the requirements set forth by Revenue Regulations 15-2010 hereunder are the information on taxes, duties and license fees paid or accrued during the taxable year.

Value Added Tax (VAT)

The Parent Company is a VAT-registered company with VAT output tax declaration as follows:

	Net sales/receipts	Output VAT paid
Taxable sales:		
Sale of goods	22,529,037,398	2,703,484,488
Leasing income	6,837,437,523	820,492,503
Sales to government	-	-
Others	7,275,818,561	873,098,227
Exempted sales	81,750,051	-
Zero-rated sales	1,013,975,689	-
	37,738,019,222	4,397,075,218

The sale of goods is recorded under Land and residential sales account while leasing income is recorded under Rental income. The amount of VAT Input taxes claimed are broken down as follows:

	Amount
Balance at beginning of year (net input VAT position)	
Input tax carried over from 2024	105,243,621
Input tax carried over from merged companies	1,256,042,998
Current year's purchases:	
Capital goods subject to amortization	68,219,837
Goods other than capital goods	1,350,638,172
Capital goods not subject to amortization	-
Services lodged under other accounts	3,892,104,840
Services rendered by non-residents	-
Total available input VAT	6,672,249,468
Less: Input tax on purchase of capital goods exceeding P1 million for the succeeding period	577,264
Input tax attributable to VAT exempt sales	20,841,788
Total allowable input VAT	6,650,830,416
VAT payments for the year	147,639,603
Output VAT during the year	(4,397,075,218)
Balance at the end of the year	2,401,394,801

Documentary Stamp Tax (DST)

The DST paid or accrued on the following transactions are:

Transaction	Amount	DST
Interest expense and other financing charges		
DST on loans	48,626,257,156	364,696,929
DST on Intercompany loan	3,238,707,537	24,290,307
DST on leases and other hiring agreements	19,668,882,728	40,298,656
DST on original issue of shares of stock	981,399,544	9,813,995
General and administrative expenses		
DST on leases and other hiring agreements	5,735,352	127,386
DST on original issue of all debt instrument	248,890,000	1,866,675
Capitalized DST		
DST on promissory note	12,870,000,000	96,525,000
Others		
DST on leases and other hiring agreements	9,167,248,716	18,624,091
DST on transfer of real property	227,776,240	17,228,489
Balance at the end of the year	95,034,897,273	573,471,528

The following are the taxes, licenses and permit fees in 2025:

	Direct operating expenses	General and administrative expenses	Total
Local			
Real property tax	493,232,572	1,633,214	494,865,786
License and permit fees	412,226,741	22,533,867	434,760,608
Inspection fees	2,333,399	71,040	2,404,439
Motor vehicle registration fees		638,952	638,952
Professional tax		36,189	36,189
Community tax		10,500	10,500
Transfer tax	1,262,000	29,424,863	30,686,863
Others	31,166,867	8,189,871	39,356,738
	940,221,579	62,538,496	1,002,760,075
National			
Fringe benefits tax	-	64,456,705	64,456,705
Documentary stamp tax*	18,472,705	1,994,061	20,466,766
	958,694,284	128,989,262	1,087,683,546

**Included in the Documentary Stamp Taxes above*

Withholding Taxes

Details of withholding taxes in 2025 are as follows:

	Amount
Final withholding taxes	1,550,780,202
Expanded withholding taxes	1,196,054,908
Withholding taxes on compensation and benefits	449,925,068
Withholding VAT and other percentage taxes	25,228,083
Balance at end of year	3,221,988,261

Tax assessments and cases

The Parent Company has no deficiency tax assessments whether protested or not. The Parent Company has not been involved in any tax cases under preliminary investigation, litigation, and/or prosecution in courts or bodies outside the BIR.