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S.E.C. Registration Number

D O U B L E D R A G O N   C O R P O R A T I O N

A N D   S U B S I D I A R I E S

(F o r m e r l y   I n j a p   L a n d

C o r p o r a t i o n)

(Company's Full Name)

D D   M E R I D I A N   P A R K   A R E A   C O R .

M A C A P A G A L   A V E .   A N D   E D S A   E X T .

B L V D .   S A N   R A F A E L ,   P A S A Y   C I T Y

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

Rizza Marie Joy Sia	856-7111
Contact Person	Company Telephone Number

0 6	3 0	1 7 - Q	1 2	1 9
Month	*Day*	FORM TYPE	*Month*	*Day*
			Annual Meeting	

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

S T A M P S

Remarks = pls. use black ink for scanning purposes.

SEC No. <u>200930354</u>
File No. _________

<u>DOUBLEDRAGON CORPORATION</u>
(Company's Full Name)

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

<u>8856 7111</u>
(Telephone Number)

<u>December 31</u>
(Fiscal Year ending)

<u>Form 17-Q for the Second Quarter of 2026</u>
(Form Type)

<u>N/A</u>
Amendment Designation

<u>N/A</u>
Period Ended Date

<u>N/A</u>
(Secondary License Type and File Number)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **June 30, 2026**

2. Commission identification number **CS200930354** 3. BIR Tax Identification No. **287-191-423-000**

4. Exact name of issuer as specified in its charter: **DoubleDragon Corporation**

5. Province, country or other jurisdiction of incorporation or organization: **Republic of the Philippines**

6. Industry Classification Code: [ ] (SEC Use Only)

7. Address of issuer's principal office and Postal Code: **DD Meridian Park Bay Area corner Macapagal Avenue and EDSA Extension Boulevard Brgy 76 Zone 10 San Rafael Pasay City 1302**

8. Issuer's telephone number, including area code: **(632) 8856-7111**

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

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

Title of each Class	Number of shares of common stock outstanding and amount of debt outstanding
Common Shares	**2,538,310,669**
Preferred Shares	**100,000,000**
Total Debt (in Million of Pesos)	**93,916.09**

11. Are any or all of the securities listed on a Stock Exchange?
    Yes [x] No [ ]

    If yes, state the name of such Stock Exchange and the class/es of securities listed therein:
    Stock Exchange: **Philippine Stock Exchange**
    Securites Listed: **Common Shares and Preferred Shares**

12. Indicate by check mark whether the registrant:

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

    Yes [x] No [ ] N/A

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

    Yes [x] No [ ] N/A

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

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

a) Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the three months ended June 30, 2026 and June 30, 2025; Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the six months ended June 30, 2026 and June 30, 2025
b) Notes to the Unaudited Condensed Consolidated Interim Financial Statement
c) Unaudited Condensed Consolidated Interim Statements of Financial Position as of June 30, 2026 and December 31, 2025 (audited);
d) Unaudited Condensed Consolidated Interim Statements of Changes in Equity for the six months ended June 30, 2026 and June 30, 2025; and
e) Unaudited Condensed Consolidated Interim Statements of Cash Flows for the six months ended June 30, 2026 and June 30, 2025.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES

UNAUDITED CONDENSED
INTERIM FINANCIAL STATEMENTS
As of June 30, 2026 and December 31, 2025 and
For the Six Months Ended June 30, 2026 and 2025

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	(Unaudited) June 30, 2026	(Audited) December 31, 2025
ASSETS		
Current Assets		
Cash and cash equivalents	**P5,712,563,223**	P5,772,610,923
Receivables – net	**33,174,535,639**	28,655,194,604
Inventories	**11,595,930,603**	8,190,138,295
Due from related parties	**49,356,220**	49,356,220
Prepaid expenses and other current assets - net	**8,551,343,105**	7,481,510,902
Total Current Assets	**59,083,728,790**	50,148,810,944
Noncurrent Assets		
Receivables - net of current portion	**292,146,583**	267,754,681
Property and equipment - net	**8,437,990,452**	2,593,818,916
Goodwill and other intangible assets	**3,933,703,080**	1,089,651,970
Investment property	**170,293,367,690**	168,009,217,546
Right-of-use assets - net	**55,643,940**	69,248,791
Deferred tax assets	**1,153,955,992**	866,336,995
Other noncurrent assets	**2,784,767,188**	2,210,200,516
Total Noncurrent Assets	**186,951,574,925**	175,106,229,415
	P246,035,303,715	P225,255,040,359
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities	**P9,003,687,335**	P7,496,456,045
Short-term loans payable and current maturities of long-term notes payable, net of debt issue costs	**39,388,890,000**	32,167,840,000
Customers' deposits	**1,161,581,559**	1,123,176,960
Due to related parties	**565,311,080**	565,311,080
Dividends payable	**504,975,182**	552,371,106
Income tax payable	**25,941,483**	102,293,811
Total Current Liabilities	**50,650,386,639**	42,007,449,002
Noncurrent Liabilities		
Long-term notes payable - net of current maturities and debt issue costs	**18,331,330,934**	19,830,685,668
Bonds payable - net of bond issue costs	**51,394,740,955**	41,917,556,360
Deferred tax liabilities	**14,752,778,108**	15,308,944,501
Lease liabilities - noncurrent portion	**1,402,101,935**	1,154,497,432
Retirement benefits liability	**121,051,210**	67,379,183
Customers' deposits - net of current portion	**34,584,782**	34,543,157
Other noncurrent liabilities	**3,660,429,782**	3,326,369,262
Total Noncurrent Liabilities	**89,697,017,706**	81,639,975,563
Total Liabilities	**140,347,404,345**	123,647,424,565

Forward

	(Unaudited) June 30, 2026	(Audited) December 31, 2025
Equity Attributable to Equity Holders of the Parent Company		
Capital stock	**P10,256,638,267**	P10,237,310,060
Additional paid-in capital	**7,057,715,287**	5,540,589,852
Retained earnings	**38,318,222,829**	37,745,662,617
Treasury stock	**-**	(391,673,305)
Share in other components of equity of an associate - net of tax	**(8,879,093)**	(8,879,093)
Reserves	**(26,085,591)**	(10,500,111)
	55,597,611,699	53,112,510,020
Non-controlling Interests	**50,090,287,671**	48,495,105,774
Total Equity	**105,687,899,370**	101,607,615,794
	P246,035,303,715	P225,255,040,359

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

	(Unaudited) For the quarters ended June 30	
	2026	2025
INCOME		
Rent income	**P2,057,687,263**	P897,535,755
Real estate sales	**1,112,703,685**	685,743,938
Hotel revenues	**529,960,029**	211,729,811
Interest income	**13,859,350**	57,308,393
Unrealized gains from changes in fair values of investment property	**-**	-
Others – net	**177,543,501**	643,707,105
	3,891,753,828	2,496,025,002
COSTS AND EXPENSES		
Cost of real estate sales	**632,793,790**	398,402,893
Cost of hotel operations	**405,038,320**	158,363,052
Selling expenses	**172,206,949**	28,145,977
General and administrative expenses	**1,037,870,002**	540,653,596
Interest expense	**1,039,412,337**	821,180,036
Stock compensation expense	**492,258,673**	-
	3,779,580,071	1,946,745,554
INCOME BEFORE INCOME TAX	**112,173,757**	549,279,448
INCOME TAX EXPENSE (BENEFIT)	**(42,173,530)**	93,035,174
NET INCOME/COMPREHENSIVE INCOME	**154,347,287**	456,244,274
Net income attributable to:		
Equity holders of the Parent Company	**198,777,447**	422,124,500
Non-controlling interest	**(44,430,160)**	34,119,774
	P154,347,287	P456,244,274

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

	Unaudited For the Six Months Ended June 30	
	2026	2025
INCOME		
Rent income	**P3,047,970,626**	P1,861,580,211
Real estate sales	**1,703,038,996**	1,103,096,171
Hotel revenues	**774,349,643**	432,960,538
Interest income	**28,157,230**	107,093,570
Unrealized gains from changes in fair values of investment property	**-**	1,925,985,705
Others – net	**2,996,258,415**	1,519,158,349
	8,549,774,910	6,949,874,544
COSTS AND EXPENSES		
Cost of real estate sales	**988,522,949**	646,315,129
Cost of hotel operations	**566,233,831**	316,708,089
Selling expenses	**274,090,846**	108,738,330
General and administrative expenses	**1,777,111,030**	1,371,133,327
Interest expense	**1,817,658,870**	1,435,606,312
Stock compensation expense	**931,692,404**	-
	6,355,309,930	3,878,501,187
INCOME BEFORE INCOME TAX	**2,194,464,980**	3,071,373,357
INCOME TAX EXPENSE	**478,399,276**	704,793,342
NET INCOME/COMPREHENSIVE INCOME	**1,716,065,704**	2,366,580,015
Net income attributable to:		
Equity holders of the Parent Company	**1,056,810,212**	1,537,409,797
Non-controlling interest	**659,255,492**	829,170,218
	P1,716,065,704	P2,366,580,015
Basic Earnings Per Share	**P0.2435**	P0.4491
Diluted Earnings Per Share	**P0.2435**	P0.4491

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

	2026		2025	
	Number of Shares	**Amount**	Number of Shares	Amount
CAPITAL STOCK				
Authorized				
Common Shares - P0.10 par value - February 10, 2014; P1 par value - April 10, 2013; P100 par value - 2012	**5,000,000,000**	**P500,000,000**	5,000,000,000	P500,000,000
Preferred Shares - P100 par value - April 14, 2016	**200,000,000**	**20,000,000,000**	200,000,000	20,000,000,000
Issued and outstanding				
Balance at beginning of period - common shares	**2,373,100,600**	**237,310,060**	2,373,100,600	237,310,060
Stock issuance - common shares	**193,282,069**	**19,328,207**	-	-
Balance at June 30 - common shares	**2,566,382,669**	**256,638,267**	2,373,100,600	237,310,060
Balance at June 30 - preferred shares	**100,000,000**	**10,000,000,000**	100,000,000	10,000,000,000
Balance at June 30		**10,256,638,267**		10,237,310,060
ADDITIONAL PAID-IN CAPITAL		**7,057,715,287**		5,540,589,852
RETAINED EARNINGS				
Balance at beginning of year		**37,736,783,524**		39,126,592,610
Net income for the period		**1,056,810,212**		1,537,409,797
Dividends declared		**(484,250,000)**		(484,250,000)
Change in interest in a subsidiary		**-**		(228,730,181)
Balance at June 30		**38,309,343,736**		39,951,022,226
RESERVES		**(26,085,591)**		(70,969,682)
LESS: TREASURY SHARES				
Common shares	**-**	**-**	(28,072,000)	(391,673,305)
NON-CONTROLLING INTEREST				
Balance at beginning of year		**48,495,105,774**		45,644,213,016
Net income for the period		**659,255,492**		829,170,218
Dividends declared		**(581,900,954)**		(465,789,888)
Change in interest in a subsidiary		**1,054,699,684**		247,162,510
Capital Stock		**5,278,481**		-
Additional paid in capital		**19,269,462**		-
Effect of acquisition		**438,579,732**		-
Balance at June 30		**50,090,287,671**		46,254,755,856
		P105,687,899,370		101,521,035,007

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
CONDENSED INTERIM STATEMENTS OF CASH FLOWS

	Unaudited Six Months Ended June 30	
	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	**P2,194,464,980**	P3,071,373,357
Adjustments for:		
Interest expense	**1,817,658,870**	1,435,606,312
Depreciation and amortization	**90,631,695**	51,168,646
Interest income	**(28,157,230)**	(107,093,570)
Impairment loss on receivables	**20,999,248**	5,871,571
Stock compensation expense	**931,692,404**	-
Unrealized gain from change in fair values of investment properties	**-**	(1,925,985,705)
Operating income before working capital changes	**5,027,289,967**	2,530,940,611
Decrease (Increase) in:		
Receivables	**(4,461,022,472)**	(912,737,040)
Inventories	**(817,406,749)**	(432,433,270)
Prepaid expenses and other current assets	**(419,763,548)**	(201,404,650)
Increase (Decrease) in:		
Accounts payable and other current liabilities	**(1,435,225,113)**	(1,671,181,232)
Customers' deposits	**3,861,442**	(395,552,375)
Due to related parties	**-**	16,133,507
Cash absorbed by operations	**(2,102,266,473)**	(1,066,234,449)
Interest received	**3,193,253**	99,008,656
Interest paid	**(3,975,953,471)**	(3,380,370,048)
Income tax paid	**(14,035,246)**	-
Net cash provided by (used in) operating activities	**(6,089,061,937)**	(4,347,595,841)
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Investment property	**(330,715,788)**	(1,297,432,387)
Property and equipment	**(151,065,947)**	(28,979,240)
Consideration transferred, net of cash received	**57,665,886**	-
Increase in other noncurrent assets	**(183,865,118)**	(229,990,581)
Net cash used in investing activities	**(607,980,967)**	(1,556,402,208)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Availment of notes, net of debt issue costs	**2,820,000,000**	1,211,800,000
Issuance of bonds, net of bond issue costs	**9,390,848,607**	11,398,312,852
Payments of:		
Notes and loans	**(4,733,395,080)**	(1,966,312,000)
Bonds	**-**	(2,535,000,000)
Dividends	**(1,113,546,878)**	(955,278,781)
Payments of lease liabilities	**(56,244,620)**	-
Increase (Decrease) in other noncurrent liabilities	**329,333,175**	(361,736,525)
Net cash provided by financing activities	**6,636,995,204**	6,791,785,546
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(60,047,700)**	887,787,497
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**5,772,610,923**	6,952,209,014
CASH AND CASH EQUIVALENTS AT END OF YEAR	**P5,712,563,223**	P7,839,996,511

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

1. Reporting Entity

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

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

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

2. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with Philippine Accounting Standards (PAS) 34, Interim Financial Reporting. Selected explanatory notes are included to explain events and transactions that are significant to the understanding of the changes in financial position and performance of the Group since the last annual consolidated financial statements as at and for the year ended December 31, 2025. The condensed consolidated interim financial statements do not include all the information required for a complete set of financial statements in accordance with Philippine Financial Reporting Standards (PFRS), and should be read in conjunction with the audited consolidated financial statements of DoubleDragon Corporation and Subsidiaries (collectively referred to as the "Group") as at and for the year ended December 31, 2025. The audited consolidated financial statements are available upon request from the Group's registered office at DD Meridian Park Bay Area, Corner Macapagal Avenue and EDSA Extension Boulevard, Brgy. 76 Zone 10, San Rafael, Pasay City, Metro Manila.

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

The condensed consolidated financial statements include the accounts of the Parent Company and the following subsidiaries (collectively referred to as the “Group”):

	Percentage of Ownership	
Subsidiaries	**June 30, 2026**	2025
DoubleDragon Sales Corp. (DDSC)	**100**	100
DoubleDragon Property Management Corp. (DDPMC)	**100**	100
Iloilo-Guimaras Ferry Terminal Corp. (IGFTC)	**100**	100
DDPC Worldwide Pte. Ltd. (DWPL)	**100**	100
DD Commercial Corp. (DDCC)	**100**	100
DD Global Investments Ltd. (DDGIL)	**100**	100
Merryart Consumer Corp. (MMCC)	**99**	-
Hotel101 Global Holdings Corp. (HBNB)	**79**	79
DDMP REIT Fund Managers, Inc. (DRFMI)	**70**	70
DDMP REIT Property Managers, Inc. (DRPMI)	**70**	70
DD HappyHomes Residential Centers Inc. (DDHH)	**70**	70
Green Coast Development PH Corp. (GCDPC)	**70**	70
DD Tower, Inc. (DDTI)	**70**	70
DD Serviced Residences, Inc. (DDMPSRI)	**70**	70
CityMall Commercial Centers Inc. (CMCCI)	**66**	66
CentralHub Industrial Centers Inc. (CHICI)	**61**	61
Hotel of Asia, Inc. (HOA)	**60**	60
DD Meridian Tower Corp. (DDMT)	**51**	51
Piccadilly Circus Landing Inc. (PCLI)	**50**	50
DDMP REIT, INC. (DDMPR)	**47**	47

On June 24, 2026, the Company acquired 98.61% of MerryMart Consumer Corp. (MMCC). As a result of the acquisition, the interim consolidated financial statements of the Company include the assets and liabilities of MMCC as of acquisition date. The acquisition is in line with the transition of DoubleDragon into an investment holding company. MerryMart Group is expected to add long-term strategic value to the existing investment portfolio of the DoubleDragon Group with its chain of provincial community malls, its string of office buildings, warehouse complexes, and hotels mainly through its asset-light Hotel101 business that currently expands in the Philippines and globally.

3. Summary of Significant Accounting Policies

Except as described below, the accounting policies applied by the Company in these condensed interim financial statements are the same as those applied by the Company in its financial statements as of and for the year ended December 31, 2025.

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

- Amendments to the Classification and Measurement of Financial Instruments (Amendments to PFRS 9, Financial Instruments and PFRS 7, Financial Instruments: Disclosures).
- Annual Improvements to PFRS Accounting Standards - Volume 11.
- PFRS 18, Presentation and Disclosure in Financial Statements, replaces PAS 1.
- PFRS 17*, Insurance Contracts* replaces the interim standard*,* PFRS 4*, Insurance Contracts.*

The Company continues to assess the impact of the above new and amendments to standards effective subsequent to 2025. Under prevailing circumstances, the adoption of the foregoing new and amended PFRSs is not expected to have any material effect on the financial statements of the Company.

4. Use of Judgments and Estimates

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

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those the applied to the consolidated financial statements as at and for the year ended December 31, 2025.

5. Segment Information

Operating Segments

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

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

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

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

The Group has three significant reportable segments for 2026 and 2025, namely the real estate development, leasing, and hospitality. Leasing segment is presented into three sub-segments, which composed of retail, office and industrial. The Group has two geographical material reportable segment, namely Domestic for its operations in the Philippines and Overseas for operations outside the Philippines.

Segment Assets and Liabilities

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

Inter-segment Transactions

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

Major Customer

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

Operating Segments

Analyses of financial information by business segment follow:

June 30, 2026

	Domestic								
	Real Estate Development	**Retail Leasing**	**Office Leasing**	**Industrial Leasing**	**Hospitality**	**Others**	**Overseas Hospitality**	**Eliminations**	**Consolidated**
Revenue									
External revenues	P10,702,096	P4,323,482,611	P1,102,799,063	P178,944,392	P975,894,405	P484,807,547	P1,473,144,796	P -	P8,549,774,910
Unrealized gains from changes in fair values of investment property	-	-	-	-	-	-	-	-	-
Inter-segment	-	537,072,110	95,862,580	-	24,951,364	5,167,445,780	-	(5,825,331,834)	-
	P10,702,096	P4,860,554,721	P1,198,661,643	P178,944,392	P1,000,845,769	P5,652,253,327	P1,473,144,796	(P5,825,331,834)	P8,549,774,910
Costs and Other Operating Expenses									
Costs and other operating expenses excluding depreciation and amortization and interest expense	P14,235,447	P1,274,030,522	P223,831,606	P137,121,777	P574,025,390	P952,653,017	P2,598,940,112	(P849,419,232)	P4,925,418,641
Depreciation and amortization	9,491,272	6,243,676	1,734,962	-	12,977,522	23,298,522	28,375,338	8,510,403	90,631,695
Interest expense	13,967,441	2,064,423,128	48,531,824	680,306	44,943,487	1,560,319,361	210,375,747	(2,125,582,424)	1,817,658,870
	P37,694,160	P3,344,697,326	P274,098,392	P137,802,083	P631,946,399	P2,536,270,900	P2,837,691,197	(P2,966,491,253)	P6,833,709,206
Segment Results	(P26,992,064)	P1,515,857,395	P924,563,251	P41,142,309	P368,899,370	P3,115,982,427	(P1,364,546,401)	(P2,858,840,581)	P1,716,065,704
Total Comprehensive Income Attributable to									
Equity holders of the Parent	P -	P -	P -	P -	P -	P -	P -	P -	P1,056,810,212
Non-controlling interests	-	-	-	-	-	-	-	-	659,255,492
	P -	P -	P -	P -	P -	P -	P -	P -	P1,716,065,704
Segment Assets	P16,163,672,190	P111,299,737,142	P77,868,812,296	P9,447,972,668	P15,743,470,030	P139,127,153,112	P9,774,030,851	(P133,389,544,574)	P246,035,303,715
Segment Liabilities	P16,205,341,196	P124,018,427,906	P13,312,852,223	P1,191,096,938	P11,267,811,969	P73,848,004,819	P8,862,077,287	(P108,358,207,993)	P140,347,404,345
Other Information									
Capital expenditures	P18,312,484	P258,495,095	P23,908,443	P20,955,732	P160,109,981	P -	P -	P -	P481,781,735

December 31, 2025

	Domestic								
	Real Estate Development	Retail Leasing	Office Leasing	Industrial Leasing	Hospitality	Others	Overseas Hospitality	Eliminations	Consolidated
Revenue									
External revenues	P6,485,520,375	P4,152,581,868	P1,943,886,834	P190,174,126	P1,814,023,382	P767,779,616	P4,336,809,224	P -	P19,690,775,425
Unrealized gains from changes in fair values of investment property	-	1,113,090,006	2,983,356,629	276,265,752	3,845,651,231	-	-	-	8,218,363,618
Inter-segment	-	324,048,983	205,330,068	-	31,081,648	10,431,800,362	-	(10,992,261,061)	-
	P6,485,520,375	P5,589,720,857	P5,132,573,531	P466,439,878	P5,690,756,261	P11,199,579,978	P4,336,809,224	(P10,992,261,061)	P27,909,139,043
Costs and Other Operating Expenses									
Costs and operating expenses excluding depreciation and amortization and interest expense	P8,163,242,304	P2,441,728,412	P690,877,127	P326,129,544	P3,524,057,189	P1,681,744,466	P5,456,460,548	P193,084,069	P22,477,323,660
Depreciation and amortization	114,807,889	11,501,758	2,753,413	-	40,108,771	65,775,861	44,477,819	(51,312,569)	228,112,942
Interest expense	23,261,118	113,037,911	93,749,340	2,007,313	159,367,857	7,218,819,096	418,811,493	(4,703,774,140)	3,325,279,988
	P8,301,311,311	P2,566,268,081	P787,379,880	P328,136,857	P3,723,533,817	P8,966,339,423	P5,919,749,860	P(4,562,002,640)	P26,030,716,590
Segment Results	(P1,815,790,936)	P3,023,452,776	P4,345,193,651	P138,303,021	P1,967,222,444	P2,233,240,555	(P1,582,940,636)	(P6,430,258,421)	P1,878,422,453
Net Income Attributable to									
Equity holders of the Parent	-	-	-	-	-	-	-	-	(P412,429,992)
Non-controlling interests	-	-	-	-	-	-	-	-	2,290,852,445
	P -	P -	P -	P -	P -	P -	P -	P -	P1,878,422,453
Segment Assets	P15,634,723,029	P113,705,850,547	P67,656,977,226	P10,078,173,923	P14,418,144,093	P117,504,162,647	P8,826,487,059	(P122,569,478,165)	P225,255,040,359
Segment Liabilities	P15,591,718,465	P118,435,140,985	P8,913,288,927	P1,495,938,613	P4,524,866,935	P65,988,568,323	P7,817,750,264	P(99,119,847,947)	P123,647,424,565
Other Information									
Capital expenditures	P16,649,262	P175,948,313	P67,694,846	P163,668,466	P274,618,627	P1,225,293,679	P43,921,114	P -	P1,967,794,307

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

6. Cash and Cash Equivalents

This account consists of:

	June 30, 2026	December 31, 2025
Cash on hand	**P132,326,445**	P223,359,327
Cash in banks	**5,578,870,471**	4,963,409,428
Short-term placements	**1,366,307**	585,842,168
	P5,712,563,223	P5,772,610,923

Cash in banks earn annual interest at the respective bank deposit rates. Short-term placements are made for varying periods of up to three months depending on the immediate cash requirements of the Group, and earn annual interest at the respective short-term placement rates. Total interest income from cash in banks and short-term placements amounted to P3.19 million and P41.97 million for the six months ended June 30, 2026 and 2025, respectively.

7. Receivables

This account consists of:

	June 30 2026	December 31, 2025
Installment contracts receivable	**P9,463,091,239**	P9,535,766,179
Rent receivable	**24,411,621,257**	19,964,891,015
Receivables from:		
Leasehold rights' buyers	**355,050,959**	355,050,959
Contractors	**158,908,399**	158,908,399
Hotel operations	**147,068,957**	172,884,444
Condominium corporation and unit owners	**97,487,203**	96,040,676
Tenants	**50,308,233**	51,747,338
Advances to employees	**37,519,197**	36,684,710
Others	**320,561,693**	279,531,668
	35,041,617,137	31,651,505,388
Less allowance for impairment loss	**1,867,081,498**	1,996,310,784
	P33,174,535,639	P28,655,194,604

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

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

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

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

8. Prepaid expenses and other current assets - net

This account consists of:

	June 30, 2026	December 31, 2025
Input VAT – net	**P3,304,687,655**	P2,877,218,149
Advances to contractors and suppliers	**2,267,900,867**	1,958,655,394
Prepaid expenses:		
Taxes	**909,166,360**	993,741,371
Commission	**150,303,548**	165,523,433
Insurance	**56,317,041**	78,034,826
Others	**541,392,411**	209,328,493
Creditable withholding taxes	**1,122,741,980**	1,057,144,467
Refundable deposits	**14,850,474**	11,694,219
Other current assets	**171,890,298**	130,170,550
	P8,551,343,105	P7,481,510,902

9. Goodwill and Intangible Assets

This account consists of:

	June 30, 2026	December 31, 2025
Brand name	**P3,464,290,000**	P664,300,000
Goodwill	**350,377,742**	350,377,742
Franchise rights	**10,575,517**	16,293,164
Concession right	**20,962,999**	21,623,143
Computer software licenses – net	**66,900,775**	13,828,156
Others	**20,596,047**	23,229,765
	P3,933,703,080	P1,089,651,970

The recoverable amount of the cash-generating unit was determined to be higher than its carrying amount as at June 30, 2026 and December 31, 2025. Hence, management assessed that there is no impairment loss in the value of goodwill for the six months ended June 30, 2026 and 2025.

10. Investment Property

This account consists of:

	June 30, 2026	December 31, 2025
Land	**P33,129,760,462**	P33,096,760,462
Building	**119,562,326,979**	119,246,561,292
Right-of-use assets – land	**1,309,412,370**	1,310,798,479
Construction in progress	**16,291,867,879**	14,355,097,313
	P170,293,367,690	P168,009,217,546

The following table provides the fair value hierarchy of the Group's investment property as at June 30, 2026 and December 31, 2025:

		Level 2	
	Date of Valuation	**June 30, 2026**	December 31, 2025
Land	Various	**P33,129,760,462**	P33,096,760,462
Commercial	Various	**66,421,519,228**	64,170,369,084
Corporate/office	Various	**70,742,088,000**	70,742,088,000
		P170,293,367,690	P168,009,217,546

The Group recognized unrealized gains from changes in fair values of investment property amounting to nil and P1.93 billion for the six months ended June 30, 2026 and 2025, respectively.

11. Short-term and Long-term Debts

Notes Payable
Details of the account are as follows:

	June 30, 2026	December 31, 2025
Balance at beginning of the year	**P46,971,534,400**	P51,065,022,000
Notes transferred, net of issue costs	**7,600,602,040**	-
Availments	**2,820,000,000**	10,843,072,041
Payments*	**(4,733,395,080)**	(14,936,559,641)
	52,658,741,360	46,971,534,400
Less short-term notes and current portion of long-term notes	**34,088,890,000**	26,867,840,000
Noncurrent portion	**18,569,851,360**	20,103,694,400
Less unamortized debt issue costs	**238,520,426**	273,008,732
	P18,331,330,934	P19,830,685,668

** including foreign exchange impact*

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

The Group is in compliance with the covenants of the debt agreements as at June 30, 2026 and December 31, 2025.

<u>Bonds Payable</u>
Details of the account are as follows:

	June 30, 2026	December 31, 2025
Balance at beginning and end of year	**P47,890,000,000**	P29,915,000,000
Availments	**9,500,000,000**	20,510,000,000
Payments	**-**	(2,535,000,000)
	57,390,000,000	47,890,000,000
Less: current portion	**5,300,000,000**	5,300,000,000
Noncurrent portion	**52,090,000,000**	42,590,000,000
Less unamortized debt issue costs	**695,259,045**	672,443,640
	P51,394,740,955	P41,917,556,360

12. Other noncurrent liabilities

This account consists of:

	June 30, 2026	December 31, 2025
Deferred output VAT - net	**P3,129,176,067**	P2,901,648,463
Security deposits - net of current	**231,763,041**	160,554,316
Retention payable - net of current	**197,361,948**	162,560,556
Unearned rent income	**102,128,726**	101,605,927
	P3,660,429,782	P3,326,369,262

13. Income Taxes

Income tax expense (benefit) consists of:

	For the six months ended June 30	
	2026	2025
Current	**P151,799,695**	P164,056,202
Deferred	**326,599,581**	540,737,140
	P478,399,276	P704,793,342

14. Basic and Diluted Earnings Per Share

Basic and diluted earnings per share for the three months ended June 30, 2026 and 2025 are computed as follows:

	For the six months ended June 30	
	2026	2025
Net income attributable to equity holders of the Parent Company	**P1,056,810,212**	P1,537,409,797
Dividends on preferred shares for the period	**(484,250,000)**	(484,250,000)
Net income attributable to common shareholders of the Parent Company (a)	**P572,560,212**	P1,053,159,797
Weighted average number of common shares outstanding (b)	**2,351,471,336**	2,345,028,600
Dilutive shares arising from stock options	**-**	-
Adjusted weighted average number of common shares for diluted EPS (c)	**2,351,471,336**	2,345,028,600
Basic earnings per common share attributable to equity holders of the Parent Company (a/b)	**P0.2435**	P0.4491
Diluted earnings per common share attributable to equity holders of the Parent Company (a/c)	**P0.2435**	P0.4491

15. Equity

The authorized capital stock of the Parent Company consists of:

	June 30, 2026	December 31, 2025
Authorized Capital Stock		
Common - P0.10 par value	**P500,000,000**	P500,000,000
Preferred - P100 par value	**20,000,000,000**	20,000,000,000
Number of Shares Authorized for Issued		
Common	**5,000,000,000**	5,000,000,000
Preferred	**200,000,000**	200,000,000

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

	June 30, 2026	December 31, 2025
Common		
Subscribed shares at beginning of the period	**2,373,100,600**	2,373,100,600
Stock issuance - common shares	**193,282,069**	-
Treasury shares	**-**	(28,072,000)
Outstanding shares at the end of the period	**2,566,382,669**	2,345,028,600
Preferred		
Balance at beginning and end of the period	**100,000,000**	100,000,000

Retained Earnings

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

Type of Dividend	Share Class	Date of Declaration	Dividend Per Share	Total
Regular Cash Dividend	Preferred	June 17, 2026	P2.42125	P242.13 million
Regular Cash Dividend	Preferred	March 13, 2026	2.42125	242.13 million
Regular Cash Dividend	Preferred	December 15, 2025	2.42125	242.13 million
Regular Cash Dividend	Preferred	September 17, 2025	2.42125	242.13 million
Regular Cash Dividend	Preferred	June 18, 2025	2.42125	242.13 million
Regular Cash Dividend	Preferred	March 12, 2025	2.42125	242.13 million

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

Subsidiary	Share Class	Date of Declaration	Dividend Per Share	Total
DDMPR	Common	June 24, 2026	0.024253	432,37 million
CMMBI	Common	May 28, 2026	3.7793	25.20 million
CMNDI	Common	May 28, 2026	0.0261	9.84 million
DDMPR	Common	May 5, 2026	0.024222	431,81 million
CMTMI	Common	April 30, 2026	0.03454	21.07 million
CMDCI	Common	April 30, 2026	0.05273	28.12 million
CMGBI	Common	April 30, 2026	0.0522	17.84 million
CMDZI	Common	April 30, 2026	0.03644	19.43 million
DDMPR	Common	December 19, 2025	0.0240	428.63 million
DDMPR	Common	September 30, 2025	0.0237	422.55 million
CMDZI	Common	May 31, 2025	0.3572	19.05 million
CMDCI	Common	March 31, 2025	0.0616	32.84 million
CMMBI	Common	March 31, 2025	3.5511	23.67 million
CMGBI	Common	March 31, 2025	0.0573	19.58 million
CMNDI	Common	March 31, 2025	0.0439	16.55 million
DDMPR	Common	May 16, 2025	0.023054	410.99 million
DDMPR	Common	April 15, 2025	0.023054	402.33 million

16. Financial Risk and Capital Management Objectives and Policies

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

- Credit Risk
- Liquidity Risk
- Interest Rate Risk

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

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

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

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

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

Credit Risk

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

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

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

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

	June 30, 2026	December 31, 2025
Cash and cash equivalents*	**P5,580,236,778**	P5,549,075,320
Receivables**	**33,316,453,688**	29,545,879,640
Due from related parties	**49,356,220**	49,356,220
Refundable deposits***	**221,047,980**	211,977,210
	P39,167,094,666	P35,356,288,390

**Excluding "Cash on hand" account.*
*** This includes both current and noncurrent portions of the account.*
**** This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.*

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

June 30, 2026	**Financial Assets at Amortized Cost**			
	12-month ECL	**Lifetime ECL - not credit impaired**	**Lifetime ECL - credit impaired**	**Total**
Cash and cash equivalents (excluding cash on hand)	**P5,580,236,778**	**P -**	**P -**	**P5,580,236,778**
Receivables*	**699,273,991**	**32,617,179,697**	**1,867,081,498**	**35,183,535,186**
Due from related parties	**49,356,220**	**-**	**-**	**49,356,220**
Refundable deposits* **	**217,140,407**	**-**	**-**	**217,140,407**
	P6,549,914,969	**P32,617,179,697**	**P1,867,081,498**	**P41,034,176,164**

December 31, 2025	Financial Assets at Amortized Cost			
	12-month ECL	Lifetime ECL - not credit impaired	Lifetime ECL - credit impaired	Total
Cash and cash equivalents (excluding cash on hand)	P5,549,075,320	P -	P -	P5,549,075,320
Receivables*	698,429,041	28,224,517,203	1,996,310,784	30,919,257,028
Due from related parties	49,356,220	-	-	49,356,220
Refundable deposits**	211,977,210	-	-	211,977,210
	P6,508,837,791	P28,224,517,203	P1,996,310,784	P36,729,668,819

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

The following is the aging analysis per class of financial assets as at June 30, 2026 and December 31, 2025:

June 30, 2026	**Neither Past Due nor Impaired**	**Past Due but not Impaired**				
		1 to 90 Days	**91 to 360 Days**	**More than 360 Days**	**Impaired**	**Total**
Cash and cash equivalents	**P5,580,236,778**	**P -**	**P -**	**P -**	**P -**	**P5,580,236,778**
Receivables*	**6,915,510,048**	**20,027,875,038**	**3,179,117,637**	**2,901,804,382**	**1,867,081,498**	**34,891,388,603**
Due from related parties	**49,356,220**	**-**	**-**	**-**	**-**	**49,356,220**
Refundable deposits**	**221,047,980**	**-**	**-**	**-**	**-**	**221,047,980**
	P12,766,151,026	**P20,027,875,038**	**P3,179,117,637**	**P2,901,804,382**	**P1,867,081,498**	**P40,742,029,581**

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

December 31, 2025	Neither Past Due nor Impaired	Past Due but not Impaired				
		1 to 90 Days	91 to 360 Days	More than 360 Days	Impaired	Total
Cash and cash equivalents	P5,549,075,320	P -	P -	P -	P -	P5,549,075,320
Receivables*	7,378,354,869	16,779,051,886	2,890,783,559	1,915,445,511	1,955,624,244	30,919,260,069
Due from related parties	49,356,220	-	-	-	-	49,356,220
Refundable deposits**	211,977,210	-	-	-	-	211,977,210
	P13,188,763,619	P16,779,051,886	P2,890,783,559	P1,915,445,511	P1,955,624,244	P36,729,668,819

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

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

	June 30, 2026			
	High Grade	**Medium Grade**	**Low Grade**	**Total**
Cash and cash equivalents*	**P5,580,236,778**	**P -**	**P -**	**P5,580,236,778**
Receivables**	**14,292,632,849**	**18,160,793,540**	**863,027,299**	**33,316,453,688**
Due from related parties	**49,356,220**	**-**	**-**	**49,356,220**
Refundable deposits***	**221,047,980**	**-**	**-**	**221,047,980**
	P20,143,273,827	**P18,160,793,540**	**P863,027,299**	**P39,167,094,666**

**Excluding "Cash on hand" account.*
***This includes both current and noncurrent portions of the account.*
****This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.*

	December 31, 2025			
	High Grade	Medium Grade	Low Grade	Total
Cash and cash equivalents*	P5,549,075,320	P -	P -	P5,549,075,320
Receivables**	13,242,484,193	14,782,741,102	897,723,990	28,922,949,285
Due from related parties	49,356,220	-	-	49,356,220
Refundable deposits****	211,977,210			211,977,210
	P19,052,892,943	P14,782,741,102	P897,723,990	P34,733,358,035

**Excluding "Cash on hand" account.*
***This includes both current and noncurrent portions of the account.*
****This is presented as part of "Prepaid expenses and other current assets - net" and "Other noncurrent assets" accounts.*

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

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

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

Liquidity Risk

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

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

	As at June 30, 2026				
	Carrying Amount	**Contractual Cash Flow**	**1 Year or Less**	**1 Year - 5 Years**	**More than 5 Years**
Financial Liabilities					
Accounts payable and other current liabilities*	**P8,115,826,839**	**P8,115,826,839**	**P8,115,826,839**	**P -**	**P -**
Due to related parties	**565,311,080**	**565,311,080**	**565,311,080**	**-**	**-**
Dividends payable	**504,975,182**	**504,975,182**	**504,975,182**	**-**	**-**
Notes payable**	**52,420,220,934**	**56,833,686,132**	**35,976,953,191**	**20,856,732,941**	**-**
Bonds payable	**56,694,740,955**	**64,093,010,356**	**3,760,527,429**	**60,332,482,926**	**-**
Other noncurrent liabilities*	**1,020,908,961**	**1,088,342,642**	**408,901,287**	**605,774,597**	**73,666,758**
Lease liabilities	**1,302,699,930**	**2,451,682,266**	**100,858,480**	**605,069,891**	**1,745,753,895**

** Excluding statutory obligations and unearned rent income account.*
*** This includes both current and noncurrent portions of the account.*

	As at December 31, 2025				
	Carrying Amount	Contractual Cash Flow	1 Year or Less	1 Year – 5 Years	More than 5 Years
Financial Liabilities					
Accounts payable and other current liabilities*	P7,128,497,591	P7,128,497,591	P7,128,497,591	P -	P -
Due to related parties	565,311,080	565,311,080	565,311,080	-	-
Dividends payable	552,371,106	552,371,106	552,371,106	-	-
Notes payable**	46,698,525,668	51,982,959,131	29,120,978,970	22,861,980,161	-
Bonds payable	47,217,556,360	64,436,045,355	3,760,527,429	60,675,517,926	-
Other noncurrent liabilities*	803,960,594	659,738,954	287,845,397	158,629,821	213,263,736
Lease liabilities	1,266,859,668	2,602,969,986	100,858,480	612,251,891	1,889,859,615

** Excluding statutory obligations and unearned rent income account.*
*** This includes both current and noncurrent portions of the account.*

Interest Rate Risk

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

Fair Values

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

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

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

Receivables

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

Refundable Deposits/Lease Liabilities/Security Deposits

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

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

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

Capital Management

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

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

The BOD seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Group defines capital as equity, which includes capital stock, additional paid-in capital and retained earnings. There were no changes in the Group's approach to capital management as at June 30, 2026 and December 31, 2025. The Group is not subject to externally-imposed capital requirements.

DOUBLEDRAGON CORPORATION AND SUBSIDIARIES
UNAUDITED LOANS AND RECEIVABLES
AS OF JUNE 30, 2026

	Total	Neither past due nor impaired	Past due but not impaired			
			1 - 90 days	91 - 180 days	181 - 360 days	> 360 days
Loans and receivables	**33,466,682,222**	**6,915,510,048**	**18,753,233,980**	**1,950,251,453**	**1,078,800,862**	**4,768,885,879**

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

	2026	2025	**2026**	2025
	For the six months ended	For the six months ended	**For the quarter ended**	For the quarter ended
INCOME				
Rent income	**3,047,970,626**	1,861,580,211	**2,057,687,263**	897,535,755
Real estate sales	**1,703,038,996**	1,103,096,171	**1,112,703,685**	685,743,938
Hotel revenues	**774,349,643**	432,960,538	**529,960,029**	211,729,811
Unrealized gains from changes in fair values of investment property	**-**	1,925,985,705	**-**	-
Interest income	**28,157,230**	107,093,570	**13,859,350**	57,308,393
Others	**2,996,258,415**	1,519,158,349	**177,543,501**	643,707,105
	8,549,774,910	6,949,874,544	**3,891,753,828**	2,496,025,002
COST AND EXPENSES				
Cost of real estate sales	**988,522,949**	646,315,129	**632,793,790**	398,402,893
Cost of hotel operations	**566,233,831**	316,708,089	**405,038,320**	158,363,052
General and administrative expenses	**1,777,111,030**	1,371,133,327	**1,037,870,002**	540,653,596
Selling and marketing expenses	**274,090,846**	108,738,330	**172,206,949**	28,145,977
Interest expense	**1,817,658,870**	1,435,606,312	**1,039,412,337**	821,180,036
Stock compensation expense	**931,692,404**	-	**492,258,673**	-
	6,355,309,930	3,878,501,187	**3,779,580,071**	1,946,745,554
INCOME BEFORE INCOME TAX	**2,194,464,980**	3,071,373,357	**112,173,757**	549,279,448
INCOME TAX EXPENSE	**478,399,276**	704,793,342	**(42,173,530)**	93,035,174
NET INCOME	**1,716,065,704**	2,366,580,015	**154,347,287**	456,244,274

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

June 30, 2026 versus June 30, 2025 Results of Operations

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

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2026	Vertical Analysis 2025
INCOME						
Rent income	3,047,970,626	1,861,580,211	1,186,390,415	63.7%	35.6%	26.8%
Real estate sales	1,703,038,996	1,103,096,171	599,942,825	54.4%	19.9%	15.9%
Hotel revenues	774,349,643	432,960,538	341,389,105	78.8%	9.1%	6.2%
Unrealized gains from changes in fair values of investment property	-	1,925,985,705	(1,925,985,705)	-100.0%	0.0%	27.7%
Interest income	28,157,230	107,093,570	(78,936,340)	-73.7%	0.3%	1.5%
Others	2,996,258,415	1,519,158,349	1,477,100,066	97.2%	35.0%	21.9%
	8,549,774,910	**6,949,874,544**	**1,599,900,366**	**23.0%**	**100.0%**	**100.0%**
COST AND EXPENSES						
Cost of real estate sales	988,522,949	646,315,129	342,207,820	52.9%	11.6%	9.3%
Cost of hotel operations	566,233,831	316,708,089	249,525,742	78.8%	6.6%	4.6%
General and administrative expenses	1,777,111,030	1,371,133,327	405,977,703	29.6%	20.8%	19.7%
Selling and marketing expenses	274,090,846	108,738,330	165,352,516	152.1%	3.2%	1.6%
Interest expense	1,817,658,870	1,435,606,312	382,052,558	26.6%	21.3%	20.7%
Stock compensation expense	931,692,404	-	931,692,404	0.0%	10.9%	0.0%
	6,355,309,930	**3,878,501,187**	**2,476,808,743**	**63.9%**	**74.3%**	**55.8%**
INCOME BEFORE INCOME TAX	**2,194,464,980**	**3,071,373,357**	**(876,908,377)**	**-28.6%**	**25.7%**	**44.2%**
INCOME TAX EXPENSE	**478,399,276**	**704,793,342**	**(226,394,066)**	**-32.1%**	**5.6%**	**10.1%**
NET INCOME	**1,716,065,704**	**2,366,580,015**	**(650,514,311)**	**-27.5%**	**20.1%**	**34.1%**
Attributable to:						
Equity holders of the Parent Company	1,056,810,212	1,537,409,797	(480,599,585)	-31.3%	12.4%	22.1%
Non-controlling interest	659,255,492	829,170,218	(169,914,726)	-20.5%	7.7%	11.9%
	1,716,065,704	**2,366,580,015**	**(650,514,311)**	**-27.5%**	**20.1%**	**34.1%**

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

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2026	2025
INCOME						
Rent income	2,057,687,263	897,535,755	1,160,151,508	129.3%	52.9%	36.0%
Real estate sales	1,112,703,685	685,743,938	426,959,747	62.3%	28.6%	27.5%
Hotel revenues	529,960,029	211,729,811	318,230,218	150.3%	13.6%	8.5%
Interest income	13,859,350	57,308,393	(43,449,043)	-75.8%	0.4%	2.3%
Others	177,543,501	643,707,105	(466,163,604)	-72.4%	4.6%	25.8%
	3,891,753,828	**2,496,025,002**	**1,395,728,826**	**55.9%**	**100.0%**	**100.0%**
COST AND EXPENSES						
Cost of real estate sales	632,793,790	398,402,893	234,390,897	58.8%	16.3%	16.0%
Cost of hotel operations	405,038,320	158,363,052	246,675,268	155.8%	10.4%	6.3%
General and administrative expenses	1,037,870,002	540,653,596	497,216,406	92.0%	26.7%	21.7%
Selling and marketing expenses	172,206,949	28,145,977	144,060,972	511.8%	4.4%	1.1%
Interest expense	1,039,412,337	821,180,036	218,232,301	26.6%	26.7%	32.9%
Stock compensation expense	492,258,673	-	492,258,673	-	12.6%	0.0%
	3,779,580,071	**1,946,745,554**	**1,832,834,517**	**94.1%**	**97.1%**	**78.0%**
INCOME BEFORE INCOME TAX	**112,173,757**	**549,279,448**	**(437,105,691)**	**-79.6%**	**2.9%**	**22.0%**
INCOME TAX EXPENSE (BENEFIT)	**(42,173,530)**	**93,035,174**	**(135,208,704)**	**-145.3%**	**-1.1%**	**3.7%**
NET INCOME	**154,347,287**	**456,244,274**	**(301,896,987)**	**-66.2%**	**4.0%**	**18.3%**
Attributable to:						
Equity holders of the Parent Company	198,777,447	422,124,500	(223,347,053)	-52.9%	5.1%	16.9%
Non-controlling interest	(44,430,160)	34,119,774	(78,549,934)	-230.2%	-1.1%	1.4%
	154,347,287	**456,244,274**	**(301,896,987)**	**-66.2%**	**4.0%**	**18.3%**

DoubleDragon’s Consolidated Revenues for the first six months of 2026 reaches P8.55 Billion, 23.0% higher than the same period last year.

DoubleDragon’s core revenues continue to accelerate strongly, and as expected being part of its growth trajectory, the Company continue its transition away from fair value gains and towards recurring and core operating revenues as the investment and leasing properties gets completed and starts to generate recurring revenues

DoubleDragon’s core net income increased to 161.89% in the first 6 months of 2026 vs same period last year to P2.41 Billion.

Revenues

DoubleDragon Corporation (“DoubleDragon” or “The Company”) reports Consolidated Revenue figures for the first six months of 2026 at ₱8.5 billion. The increase in Consolidated Revenue is mainly due to the increase in the Company’s Consolidated Core Revenue.

DoubleDragon’s rental revenues increased by ₱1,186.4 million or 63.7% to ₱3.0 billion during the first six months of 2026 compared to ₱1.9 billion during the same period last year, the increase is due to increase in occupancy and rental rates.

Real estate sales amounting to ₱1.7 billion, an increase of ₱599.9 million or 54.4%, for the six months ended June 30, 2026 compared to the same period in 2025, increase is due to additional sales from Hotel101 projects.

Hotel Revenues of ₱774.3 million also contributed 9.1% of the consolidated revenues for the first six months of 2026, an increase of 78.8% from ₱433.0 million posted in the same period in 2025, due to increase in occupancy rate and the opening of Hotel101-Madrid in March 2026.

There are no significant investment property completions for the period resulting to no unrealized gains from changes in fair values of investment property.

The Company's interest income for the first six months of 2026 is reported at ₱28.2 million, compared to ₱107.1 million in 2025, a decrease of ₱78.9 million or 73.7% mainly from the decrease in interest income from time deposits.

Furthermore, a ₱1.5 billion increase, or 97.2%, in Other Income from ₱1.5 billion to ₱3.0 billion accounted due to the increase in interest and penalties and other charges to tenants for the six months ended June 30, 2026.

Cost and Expenses

Cost of real estate sales amounting to ₱988.5 million, an increased by ₱342.2 million, 52.9% for the six months ended June 30, 2026 compared to the same period in 2025, the increase is in line with the increase in real estate sales.

Cost of hotel operations amounting to ₱566.2 million increased by ₱249.5 million, 78.8%, for the six months ended June 30, 2026. The increase is due to higher hotel revenues and rent expense mainly due to the opening of Hotel101-Madrid.

General and administrative expenses amounted to ₱1.8 billion reported in the six months ended June 30, 2026 increased by ₱406.0 million, or 29.6%, from the same period in 2025 due to the increase in salaries and wages, utilities and processing fees.

Selling and marketing expenses of ₱274.1 million, an increase of ₱165.4 million, or 152.1%, from ₱108.7 million from the same period last year is a result of increase in marketing events and roadshows and commission expenses.

The Interest expense at ₱1.8 billion for the six months ended June 30, 2026 – an increase of ₱ 382.1 million or 26.6% increase from ₱1.4 billion in the same period last year due to increase in interest paid for the period.

Stock compensation expense is reported at ₱931.7 million for the six months ended June 30, 2026, this is related to the executive shares issued by HBNB in 2025.

Income before income tax

The Company's consolidated income before income tax for the six months ended June 30, 2026 is at ₱2.2 billion, a decrease of ₱876.9 million or -28.6%, from its consolidated income before income tax of ₱3.1 billion recorded for the same period in 2025. The decrease was primarily driven by higher general and administrative expenses and the recognition of stock compensation expense which is related to the HBNB shares issued to employees of the Group subject to vesting period.

Income tax expense

The Company's income tax expense for the first six months is at ₱478.4 million, a decrease of ₱226.4 million, or -32.1%, from its income tax expense of ₱704.8 million recorded for the same period in 2025. Decrease is due to the lower deferred tax expense for the period.

Net Income

The Company's consolidated net income of ₱1.7 billion for the first six months ended June 30, 2026 a decrease of ₱650.5 million (-27.5%) from ₱2.4 billion posted for the same period in the previous year mainly because there's no unrealized gain from changes in fair value of investment properties for the period. Notably, the Company's consolidated core income has increased to ₱2.4 billion from ₱922.1 million mainly due to the increase in rent income and real estate sales for the period.

June 30, 2026 versus December 31, 2025 Interim Statements of Financial Position

DOUBLEDRAGON CORP. AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT PERIOD ENDED JUNE 30, 2026 & DECEMBER 31, 2025

	June 30, 2026	December 31, 2025	Horizontal Analysis		Vertical Analysis	
	(Unaudited)	(Audited)	Increase (Decrease)		2026	2025
ASSETS						
Current Assets						
Cash and Cash Equivalents	5,712,563,223	5,772,610,923	(60,047,700)	-1.0%	2.3%	2.6%
Receivables - net	33,174,535,639	28,655,194,604	4,519,341,035	15.8%	13.5%	12.7%
Inventories	11,595,930,603	8,190,138,295	3,405,792,308	41.6%	4.7%	3.6%
Due from related parties	49,356,220	49,356,220	-	0.0%	0.0%	0.0%
Prepaid expenses and other current assets-net	8,551,343,105	7,481,510,902	1,069,832,203	14.3%	3.5%	3.3%
Total Current Assets	**59,083,728,790**	**50,148,810,944**	**8,934,917,846**	**17.8%**	**24.0%**	**22.3%**
Non Current Assets						
Receivables - net of current portion	292,146,583	267,754,681	24,391,902	9.1%	0.1%	0.1%
Property and equipment - net	8,437,990,452	2,593,818,916	5,844,171,536	225.3%	3.4%	1.2%
Goodwill and intangible assets	3,933,703,080	1,089,651,970	2,844,051,110	261.0%	1.6%	0.5%
Investment property	170,293,367,690	168,009,217,546	2,284,150,144	1.4%	69.2%	74.6%
Right-of-use Assets - net	55,643,940	69,248,791	(13,604,851)	-19.6%	0.0%	0.0%
Deferred tax assets	1,153,955,992	866,336,995	287,618,997	33.2%	0.5%	0.4%
Other noncurrent assets	2,784,767,188	2,210,200,516	574,566,672	26.0%	1.1%	1.0%
Total Noncurrent Assets	**186,951,574,925**	**175,106,229,415**	**11,845,345,510**	**6.8%**	**76.0%**	**77.7%**
Total Assets	**246,035,303,715**	**225,255,040,359**	**20,780,263,356**	**9.2%**	**100.0%**	**100.0%**
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts Payable and other current liabilities	9,029,628,818	7,598,749,856	1,430,878,962	18.8%	3.7%	3.4%
Short term loans payable and current maturities of long-term notes payable, net of debt issue costs	39,388,890,000	32,167,840,000	7,221,050,000	22.4%	16.0%	14.3%
Due to related parties	565,311,080	565,311,080	-	0.0%	0.2%	0.3%
Customer's deposits	1,161,581,559	1,123,176,960	38,404,599	3.4%	0.5%	0.5%
Dividends payable	504,975,182	552,371,106	(47,395,924)	-8.6%	0.2%	0.2%
Total Current Liabilities	**50,650,386,639**	**42,007,449,002**	**8,642,937,637**	**20.6%**	**20.6%**	**18.6%**
Noncurrent Liabilities						
Long term notes payable - net of current maturities and debt issue costs	18,331,330,934	19,830,685,668	(1,499,354,734)	-7.6%	7.5%	8.8%
Bonds payable - net of bond issue cost	51,394,740,955	41,917,556,360	9,477,184,595	22.6%	20.9%	18.6%
Lease Liabilities	1,402,101,935	1,154,497,432	247,604,503	21.4%	0.6%	0.5%
Deferred tax liabilities	14,752,778,108	15,308,944,501	(556,166,393)	-3.6%	6.0%	6.8%
Retirement benefits liabilty	121,051,210	67,379,183	53,672,027	79.7%	0.0%	0.0%
Customers' deposits - net of current portion	34,584,782	34,543,157	41,625	0.1%	0.0%	0.0%
Other noncurrent liabilities	3,660,429,782	3,326,369,262	334,060,520	10.0%	1.5%	1.5%
Total Noncurrent Liabilities	**89,697,017,706**	**81,639,975,563**	**8,057,042,143**	**9.9%**	**36.5%**	**36.2%**
Total Liabilities	**140,347,404,345**	**123,647,424,565**	**16,699,979,780**	**13.5%**	**57.0%**	**54.9%**

Equity						
Equity Attributable to Equity Holders of the Parent Company						
Capital stock	256,638,267	237,310,060	19,328,207	8.1%	0.1%	0.1%
Preferred shares	10,000,000,000	10,000,000,000	-	0.0%	4.1%	4.4%
Additional paid-in capital	7,057,715,287	5,540,589,852	1,517,125,435	27.4%	2.9%	2.5%
Retained earnings	38,318,222,829	37,745,662,617	572,560,212	1.5%	15.6%	16.8%
Treasury stock	-	(391,673,305)	391,673,305	-100.0%	0.0%	-0.2%
Share in other components of equity of an associate - net of tax	(8,879,093)	(8,879,093)	-	0.0%	0.0%	0.0%
Reserves	(26,085,591)	(10,500,111)	(15,585,480)	148.4%	0.0%	0.0%
	55,597,611,699	53,112,510,020	2,485,101,679	4.7%	22.6%	23.6%
Non-controlling interests	50,090,287,671	48,495,105,774	1,595,181,897	3.3%	20.4%	21.5%
Total Equity	**105,687,899,370**	**101,607,615,794**	**4,080,283,576**	**4.0%**	**43.0%**	**45.1%**
Total Liabilities and Equity	**246,035,303,715**	**225,255,040,359**	**20,780,263,356**	**9.2%**	**100.0%**	**100.0%**

As of June 30, 2026, Total Assets stands at P246 Billion vs P225.3 Billion as of December 31, 2025. Total Equity reached P105.7 Billion as of June 30, 2026, increasing by P4.1 Billion from year-end 2025. Debt-to-equity remains very healthy at 1.03x, far lower than the 2.33x debt ceiling.

On June 24, 2026, the Company acquired 98.61% of MerryMart Consumer Corp (MMCC). As a result of the acquisition, the interim consolidated financial statements of the Company includes the assets and liabilities of MMCC as of acquisition date. The acquisition is in line with the transition of DoubleDragon into an investment holding company. MerryMart Group is expected to add longterm strategic value to the existing investment portfolio of the DoubleDragon Group with its chain of provincial community malls, its string of office buildings, warehouse complexes, and hotels mainly through its asset-light Hotel101 business that currently expands in the Philippines and globally.

<u>Current Assets</u>

Cash amounting to ₱5.7 billion as of June 30, 2026, a decrease of ₱60.0 million or -1.0% from ₱5.8 billion as of December 31, 2025.

Receivables amounting to ₱33.2 billion as of June 30, 2026, an increase of ₱4.5 billion (15.8%) from ₱28.7 billion as of December 31, 2025 due to increase in rent receivable and receivable from Hotel101 buyers.

Inventories amounting to ₱11.6 billion as of June 30, 2026 increased by ₱3.4 billion (41.6%) from ₱8.2 billion on December 31, 2025 mainly from the additional development properties for Hotel101 projects and merchandise inventories from MM acquisition.

Prepaid expenses and other current assets-net is reported at ₱8.6 billion as of June 30, 2026, an increase of ₱1,069.8 million, or 14.3% increase compared to ₱7.5 billion as of December 31, 2025. The increase is mainly due to the increase in advances to contractors and suppliers, prepaid expenses and creditable withholding taxes.

<u>Noncurrent Assets</u>

Receivables net of current portion amounting to ₱292.1 million as of June 30, 2026, an increase of ₱24.4 million (9.1%) from ₱267.8 million as of December 31, 2025 due to increase in rent receivable.

Property and equipment – net amounting to ₱8.5 billion as of June 30, 2026 increased by ₱5.8 billion (225.3%) from ₱2.6 billion as of December 31, 2025 due to the additions for the period including additions from MM acquisition.

Goodwill and intangible assets is reported at ₱3.9 billion as of June 30, 2026 increased by ₱2.8 billion (261.0%) from ₱1.1 billion as of December 31, 2025. The increase is due to additions from MM acquisition.

Investment property amounting to ₱170.3 billion as of June 30, 2026 increased by ₱2.3 billion (1.4%) from ₱168.0 billion as of December 31, 2025.

Right-of-use assets - net amounting to ₱55.6 million as of June 30, 2026 decreased by ₱13.6 million (-19.6%) from ₱69.2 million as of December 31, 2025 due to depreciation for the period.

Deferred tax assets amounting to ₱1.2 billion as of June 30, 2026 increased by ₱287.6 million, or 33.2% from ₱866.3 million as of December 31, 2025, the increase is mainly due to the deferred tax assets from MM.

Other noncurrent assets is reported at ₱2.8 billion for the six months ended June 30, 2026 compared to ₱2.2 billion as of December 31, 2025, an increase of ₱574.6 million (26.0%) mainly due to additional investment in associate and refundable deposits.

<u>Current Liabilities</u>

Accounts payable and other liabilities amounting to ₱9.0 billion as of June 30, 2026, an increase of ₱1.4 billion, or 18.8%, from ₱7.6 billion as of December 31, 2025, mainly due to increase in trade payables and payables of MM.

Short term loans payable and current maturities of long-term notes payable, net of debt issue costs amounting to ₱39.4 billion as of June 30, 2026, an increase of ₱7.2 billion, or 22.4%, from ₱32.2 billion as of December 31, 2025.

Due to related party is reported at ₱565.3 million for the six months ended June 30, 2026.

Customers' deposits amounting to ₱1.2 billion as of June 30, 2026 increased by ₱38.4 million (3.4%) from ₱1.1 billion as of December 31, 2025 due to the increase in deposits from unit buyers of Hotel101 projects.

Dividends payable amounted to ₱505.0 million as of June 30, 2026, a decrease of ₱47.4 million (-8.6%) from ₱552.4 million as of December 31, 2025. Decrease is due payment of dividends during the period.

<u>Noncurrent Liabilities</u>

Long term notes payable - net of current maturities and debt issue costs is at ₱18.3 billion as of June 30, 2026 a decrease of ₱1.5 billion or -7.6% compared to ₱19.8 billion as of December 31, 2025 due to settlement of notes for the period.

Bonds payable - net of bond issue cost amounted to ₱51.4 billion as of June 30, 2026, an increase of ₱9.5 billion or 22.6%, from ₱41.9 billion on December 31, 2025 due to bond issuances during the period.

Lease liabilities- net of current portion amounted to ₱1.4 billion as of June 30, 2026, an increase of ₱247.6 million, or 21.4%, from ₱1.2 billion as of December 31, 2025.

Deferred tax liabilities decreased by ₱556.2 million (-3.6%) to ₱14.8 billion from ₱15.3 billion as of December 31, 2025.

Retirement benefits liability is reported at ₱121.1 million for the six months ended June 30, 2026, an increase of ₱53.7 million as compared to ₱67.4 million as of December 31, 2025 mainly due to the additional retirement benefits liability for MM.

Customers' deposit – net of current portion is at ₱34.6 million as of June 30, 2026.

Other noncurrent liabilities amounting to ₱3.7 billion as of June 30, 2026, an increase of ₱334.1 million, or 10.0% from ₱3.3 billion as of December 31, 2025, the change is mainly due to the increase in noncurrent portion of retention payable.

Equity

Equity amounting to ₱105.7 billion as of June 30, 2026, an increase of ₱4.1 billion from ₱101.6 billion as of December 31, 2025.

Capital stock amounting to ₱256.6 million as of June 30, 2026, an increase of 8.1%, or ₱19.3 million from ₱237.3 million as of December 31, 2025 due to additional issuance of shares in relation to MM acquisition.

As of June 30, 2026, the Company's additional paid in capital recorded at ₱7.1 billion, an increase of ₱1.5 billion, 27.4%, compared to ₱5.5 billion as of December 31, 2025 mainly due to additional issuance of shares during the period.

Retained earnings increased by ₱563.7 million, 1.5% from ₱37.7 billion as of December 31, 2025 to ₱38.3 billion as of June 30, 2026 mainly attributed to higher net income reported by the Company for the period.

The Company's treasury shares of ₱391.7 million as of December 31, 2025 were reissued during the period in relation to the acquisition of MM.

The Company's reserves increased by ₱15.6 million, 148.4% from ₱10.5 million as of December 31, 2025 compared to ₱26.1 million as of June 30, 2026 mainly due to movement in foreign exchange translation reserve.

Key Performance Indicators of the Company

	Unaudited June 30, 2026	Audited December 31, 2025
Current Ratio	1.17	1.19
Asset to Equity	2.33	2.22
Debt to Equity Ratios		
On Gross Basis	1.03x	0.92x
On Net Basis	0.98x	0.87x
Acid Test Ratio	0.77	0.82

	Unaudited for the period ending June 30, 2026	Unaudited for the period ending June 30, 2025
Return on Equity	1.94%	2.85%
Net Income to Revenue	12.36%	22.12%
Revenue Growth	23.02%	58.29%
Income Growth	-31.26%	53.90%
Core Income Growth	161.89%	-44.00%
Solvency Ratio	0.01	0.02

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

1. Current Ratio
$$\frac{\text{Current Assets}}{\text{Current Liabilities}}$$

2. Asset to Equity Ratio
$$\frac{\text{Total Assets}}{\text{Total Stockholders' Equity}}$$

3. Debt to Equity Ratio (Gross Basis)
$$\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt}}{\text{Total Equity}}$$

4. Debt to Equity Ratio (Net Basis)
$$\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt less Cash and Cash Equivalent}}{\text{Total Equity}}$$

5. Acid Test Ratio
$$\frac{\text{Cash + Accounts Receivable + Marketable Securities}}{\text{Current Liabilities}}$$

6. Return on Equity
$$\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Average Equity Attributable to the Owners of the Parent}}$$

7. Net Income to Revenue
$$\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Total Revenue}}$$

8. Revenue Growth
$$\frac{\text{Total Revenue (Current Period) - Total Revenue (Prior Period)}}{\text{Total Revenue (Prior Period)}}$$

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

10. Core Income Growth
$$\frac{\text{(Net Income – Unrealized gains from change in fair values of investment property (net of tax) + Stock compensation expense (Current Period)) – (Net Income – Unrealized gains from change in fair values of investment property (net of tax) + Stock compensation expense (Prior Period))}}{\text{Net Income – Unrealized gains from change in fair values of investment property (net of tax) + Stock compensation expense (Prior Period)}}$$

11. Solvency Ratio $\dfrac{\text{Net Income + Depreciation and Amortization}}{\text{Total Liabilities}}$

Other Disclosures

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

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

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

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

DD Group also has no unconsolidated subsidiaries.

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

PART II--OTHER INFORMATION

N/A

SIGNATURES

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

Issuer	DOUBLEDRAGON CORPORATION
Signature and Title	**Joselito L. Barrera, Jr.** Chief Information Officer/ Head, Legal Department
Date	August 19, 2026

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

Signature and Title	**Gerda Grace C. Galloniga** Head, Accounting
Date	August 19, 2026