

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATIONS CODE (SRC) AND SRC RULE 17.1

1. February 28 2025
Date of Report (Date of earliest event reported)
2. 152747
SEC Identification Number
3. 000-153-790-000
BIR Tax Identification Number
4. AYALA LAND, INC.
Exact Name of registrant as specified in its charter
5. MAKATI CITY, PHILIPPINES
Province, country or other jurisdiction of incorporation
6. [REDACTED] (SEC Use Only)
Industry Classification Code
7. 31F Tower One and Exchange Plaza, Ayala Triangle,
Ayala Avenue, Makati City
Address of principal office
- 1226
Postal code
8. (632) 7908-3111
Registrant's telephone number, including area code
9. Not Applicable
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class
(As of December 31, 2024)
Common
Voting Preferred*

Number of Shares of
Stock Outstanding
14,699,975,490
12,442,495,031

Amount of Debt Outstanding
(Registered)
P125,250,000,000.00

Indicate the item numbers reported herein :

Item 9. Other Events
Re: FY 2024 Consolidated and Parent Audited FS

AYALA LAND, INC.

Registrant



Date: **February 28, 2025**

MICHAEL BLASE V. AQUILIZAN
Department Manager, Investor Relations

*Unregistered

COVER SHEET

for

AUDITED FINANCIAL STATEMENTS

SEC Registration Number

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Company Name

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Principal Office (No./Street/Barangay/City/Town/Province)

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Form Type

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Department requiring the report

S	E	C	
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Secondary License Type, if applicable

N	/	A	
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COMPANY INFORMATION

Company's Email Address

investorrelations@ayalaland.com.ph

Company's Telephone Number(s)

7 908-3677

Mobile Number

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No. of Stockholders

12,960

Annual Meeting (Month/Day)

04/27

Fiscal Year (Month/Day)

12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person

Ma. Luisa D. Chiong

Email Address

chiong.malou@ayalaland.com.ph

**Telephone
Number(s)**

7 908-3681

Mobile Number

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.



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

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, 2024 and 2023, and their financial performance and their cash flows for the years then ended 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, 2024 and 2023;
- the consolidated statements of income for the years ended December 31, 2024 and 2023;
- the consolidated statements of comprehensive income for the years ended December 31, 2024 and 2023;
- the consolidated statements of changes in equity for the years ended December 31, 2024 and 2023;
- the consolidated statements of cash flows for the years ended December 31, 2024 and 2023; and
- the notes to the consolidated financial statements, comprising material accounting policy 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), together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and Code of Ethics.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas, 1226 Makati City, Philippines
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Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
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Other Matter

The financial statements of the Group for the year ended December 31, 2022 were audited by another firm of auditors whose report, dated February 21, 2023, expressed an unmodified opinion on those statements.

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.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
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Key Audit Matter	How our Audit Addressed the Key Audit Matter
Real estate revenue recognition based on PoC as a measure of progress <p>Refer to Note 35.2 to the consolidated financial statements for the discussion on critical accounting estimates and assumptions.</p> <p>The real estate revenue from residential development for the year ended December 31, 2024 amounts to P112.9 billion, which accounts for approximately 64% of the consolidated total revenue. It is therefore material to the consolidated financial statements.</p> <p>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.</p>	<p>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:</p> <ul style="list-style-type: none">• 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.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
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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. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report 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.

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.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
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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 consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
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- 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.

A handwritten signature in black ink, appearing to read "R. Danao", with a long, sweeping horizontal stroke extending to the right.

Roderick M. Danao
Partner

CPA Cert. No. 88453

P.T.R. No. 0011280, issued on January 3, 2025, Makati City

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, 2025

Makati City
February 19, 2025



Statements 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 and for the years ended December 31, 2024 and 2023, on which we have rendered the attached report dated February 19, 2025. 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.

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Roderick M. Danao

Partner

CPA Cert. No. 88453

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Makati City
February 19, 2025

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Statements 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 and for the years ended December 31, 2024 and 2023, and have issued our report thereon dated February 19, 2025. 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 and for the years ended December 31, 2024 and 2023 and no material exceptions were noted.

Isla Lipana & Co.

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Roderick M. Danao
Partner

CPA Cert. No. 88453

P.T.R. No. 0011280, issued on January 3, 2025, Makati City 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, 2025

Makati City
February 19, 2025

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Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Financial Position
As at December 31, 2024 and 2023
(All amounts in thousands of Philippine Peso)

	Notes	2024	2023
Assets			
Current assets			
Cash and cash equivalents	2	21,507,916	17,066,330
Short-term investments	3	72,029	333,610
Financial assets at fair value through profit or loss (FVTPL)	4	651,008	419,802
Accounts and notes receivable, net	5	108,062,933	105,530,428
Inventories	6	226,560,077	209,316,511
Other current assets, net	7	78,807,069	80,290,824
Total current assets		435,661,032	412,957,505
Non-current assets			
Accounts and notes receivables, net of current portion	5	80,249,296	58,453,299
Financial assets at fair value through other comprehensive income (FVOCI)	8	1,272,606	1,121,969
Investments in associates and joint ventures	9	30,777,755	31,212,698
Right-of-use assets, net	31	10,945,824	11,808,541
Investment properties, net	10	267,920,463	241,061,619
Property and equipment, net	11	38,886,923	41,261,219
Deferred tax assets, net	21	14,852,448	15,345,133
Other non-current assets	12	38,188,645	33,410,499
Total non-current assets		483,093,960	433,674,977
Total assets		918,754,992	846,632,482
<i>(forward)</i>			

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Financial Position
As at December 31, 2024 and 2023
(All amounts in thousands of Philippine Peso)

(continuation)

	Notes	2024	2023
Liabilities and Equity			
Current liabilities			
Short-term debts	14	20,671,000	16,905,106
Accounts and other payables	13	180,064,265	162,475,442
Income tax payable		523,526	586,605
Current portion of lease liabilities	31	1,843,218	1,108,553
Current portion of long-term debts	14	26,238,534	18,969,421
Deposits and other current liabilities	15	19,782,420	34,131,984
Total current liabilities		249,122,963	234,177,111
Non-current liabilities			
Long-term debts, net of current portion	14	235,246,428	222,379,734
Pension liabilities	24	3,147,264	2,769,457
Lease liabilities, net of current portion	31	16,934,795	17,414,070
Deferred tax liabilities, net	21	10,467,663	7,324,267
Deposits and other non-current liabilities	16	45,340,064	42,638,781
Total non-current liabilities		311,136,214	292,526,309
Total liabilities		560,259,177	526,703,420
Equity	17		
Equity attributable to equity holders of Ayala Land, Inc.			
Paid-in capital		98,624,014	98,115,042
Equity reserves		7,184,556	(2,589,586)
Treasury stock		(30,127,752)	(22,776,361)
Accumulated other comprehensive loss		(523,878)	(1,269,969)
Retained earnings		224,238,823	202,381,286
		299,395,763	273,860,412
Non-controlling interests		59,100,052	46,068,650
Total equity		358,495,815	319,929,062
Total liabilities and equity		918,754,992	846,632,482

The notes on pages 1 to 113 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Income
For the years ended December 31, 2024 and 2023
(With comparative figures for the year ended December 31, 2022)
(All amounts in thousands of Philippine Peso, except earnings per share)

	Notes	2024	2023	2022
Income				
Real estate revenue	18	176,532,787	145,501,249	123,051,312
Equity in net earnings of associates and joint ventures	9	2,030,302	1,575,295	1,429,795
		178,563,089	147,076,544	124,481,107
Interest and investment income	19	844,187	689,548	387,083
Other income	19	1,330,251	1,091,317	1,687,624
		2,174,438	1,780,865	2,074,707
		180,737,527	148,857,409	126,555,814
Costs and expenses	20			
Cost of real estate sales		110,207,577	87,138,671	75,628,711
General and administrative expenses		9,216,233	8,910,449	7,264,339
Interest and other financing charges		15,851,111	13,498,847	11,446,669
Other expenses		2,692,447	2,849,234	3,996,044
		137,967,368	112,397,201	98,335,763
Income before income tax		42,770,159	36,460,208	28,220,051
Income tax expense	21			
Current tax expense		5,856,277	7,407,869	6,943,074
Deferred tax expense (benefit)		2,677,649	48,761	(1,247,276)
		8,533,926	7,456,630	5,695,798
Net income for the year		34,236,233	29,003,578	22,524,253
Net income attributable to:				
Equity holders of Ayala Land, Inc.	25	28,232,553	24,507,581	18,617,234
Non-controlling interest		6,003,680	4,495,997	3,907,019
		34,236,233	29,003,578	22,524,253
Earnings Per Share				
Net income attributable to equity holders of Ayala Land, Inc.				
Basic and diluted	25	1.90	1.63	1.26

The notes on pages 1 to 113 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Comprehensive Income
For the years ended December 31, 2024 and 2023
(With comparative figures for the year ended December 31, 2022)
(All amounts in thousands of Philippine Peso)

	Notes	2024	2023	2022
Net income for the year		34,236,233	29,003,578	22,524,253
Other comprehensive income (loss)				
<i>Item that will be subsequently reclassified to profit or loss:</i>				
Cumulative translation adjustment		744,460	(529,265)	229,224
<i>Items that will not be subsequently reclassified to profit or loss:</i>				
Changes in fair value reserve of financial assets at FVOCI	17			
Remeasurement (loss) gain on defined benefit plan, net of tax	8	57,054	205,077	(16,905)
	24	(229,250)	(588,612)	140,221
		572,264	(912,800)	352,540
Total comprehensive income for the year		34,808,497	28,090,778	22,876,793
Total comprehensive income attributable to:				
Equity holders of Ayala Land, Inc.		28,978,644	23,570,587	18,936,821
Non-controlling interests		5,829,853	4,520,191	3,939,972
		34,808,497	28,090,778	22,876,793

The notes on pages 1 to 113 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Changes in Equity For the years ended December 31, 2024 and 2023 (With comparative figures for the year ended December 31, 2022) (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 loss (Note 17)	Retained Earnings (Note 17)	Total	Non- Controlling Interests	Total Equity
Balances at January 1, 2022	79,897,468	1,289,611	(16,894,380)	(652,562)	168,980,632	232,620,769	37,881,552	270,502,321
Comprehensive income								
Net income for the year	-	-	-	-	18,617,234	18,617,234	3,907,019	22,524,253
Other comprehensive income	-	-	-	319,587	-	319,587	32,953	352,540
Total comprehensive income for the year	-	-	-	319,587	18,617,234	18,936,821	3,939,972	22,876,793
Transactions with owners								
Share-based compensation	78,860	-	-	-	-	78,860	-	78,860
Issuance of shares	274,372	-	-	-	-	274,372	-	274,372
Stock issuance for properties	4,187,541	-	-	-	-	4,187,541	-	4,187,541
Acquisition of treasury shares	-	-	(2,186,334)	-	-	(2,186,334)	-	(2,186,334)
Acquisition of non-controlling interest	13,198,623	(7,796,456)	-	-	-	5,402,167	-	5,402,167
Net change in non-controlling interest	-	-	-	-	-	-	(1,755,347)	(1,755,347)
Cash dividends declared	-	-	-	-	(4,062,008)	(4,062,008)	(1,653,840)	(5,715,848)
Total transactions with owners	17,739,396	(7,796,456)	(2,186,334)	-	(4,062,008)	3,694,598	(3,409,187)	285,411
Balances at December 31, 2022	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 36.3)	-	-	-	-	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

The notes on pages 1 to 113 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Cash Flows For the years ended December 31, 2024 and 2023 (With comparative figures for the year ended December 31, 2022) (All amounts in thousands of Philippine Peso)

	Notes	2024	2023	2022
Cash flows from operating activities				
Income before income tax		42,770,159	36,460,208	28,220,051
Adjustments for:				
Interest and other financing charges	20	15,851,111	13,498,847	11,446,669
Depreciation and amortization	20	10,275,064	9,505,083	9,688,718
Dividends received from investees	9	624,899	915,983	589,221
Provision for impairment losses	20	214,850	595,646	253,738
Cost of share-based compensation		107,468	149,456	78,860
Unrealized (gain) loss on financial assets at fair value through profit or loss	4	(20,508)	(108,589)	333,413
Equity in net earnings of associates and joint ventures	9	(2,030,302)	(1,575,295)	(1,429,795)
Interest income	19	(844,187)	(6,049,074)	(7,082,013)
Operating income before working capital changes		66,948,554	53,392,265	42,098,862
Changes in operating assets and liabilities:				
(Increase) decrease in:				
Accounts and notes receivable - trade		(2,390,003)	(5,054,003)	(2,046,107)
Inventories		(11,922,789)	(18,291,371)	(15,136,166)
Other current assets	7	1,726,664	(15,576,013)	509,713
Increase (decrease) in:				
Accounts and other payables		9,060,470	17,129,876	14,018,427
Deposits and other current liabilities	15	(14,349,564)	2,922,441	(3,542,142)
Pension liabilities	24	148,557	309,659	(92,328)
Cash generated from operations		49,221,889	34,832,854	35,810,259
Interest received		896,220	6,016,868	6,638,191
Interest paid		(13,945,572)	(11,793,508)	(9,495,457)
Income tax paid		(4,960,924)	(7,695,965)	(6,604,639)
Net cash from operating activities		31,211,613	21,360,249	26,348,354
Cash flows from investing activities				
Proceeds from:				
Sale/redemption of short-term investments		300,165	327,150	-
Sale/redemption of financial assets at FVTPL		1,524,888	3,568,193	4,065,795
Sale of investments in FVOCI	8	-	42,894	16,371
Disposal of property and equipment	11	1,641,492	1,598,122	1,390,786
Disposal of investment properties	10	866,933	1,080,985	764,475
Disposal of investments in associates and jointly controlled entities		61,574	52,935	-
Additions to:				
Short-term investments	3	-	(3,617)	-
Financial assets at FVTPL	4	(1,735,586)	(3,604,552)	(4,179,683)
Financial assets at FVOCI	8	(2,534)	(2,124)	-
Investments in associates and joint ventures	9	(366,495)	(1,920,000)	(2,705,023)
Investment properties	10	(29,526,256)	(19,634,549)	(15,587,700)
Property and equipment	11	(4,823,210)	(1,819,873)	(4,424,285)
Net (increase) decrease in:				
Accounts and notes receivables - non-trade	5	(20,438,586)	(9,427,421)	(5,210,278)
Other non-current assets	12	(2,185,551)	(444,331)	2,944,192
Net cash used in investing activities		(54,683,166)	(30,186,188)	(22,925,350)

(forward)

Ayala Land, Inc. and Subsidiaries

Consolidated Statements of Cash Flows For the years ended December 31, 2024 and 2023 (With comparative figures for the year ended December 31, 2022) (All amounts in thousands of Philippine Peso)

(continuation)

	Notes	2024	2023	2022
Cash flows from financing activities				
Proceeds from:				
Short and long-term debts		213,460,230	125,434,426	162,816,824
Capital stock subscriptions	17	401,504	328,722	274,373
Payments of short and long-term debts		(189,663,795)	(103,062,150)	(149,899,033)
Payments of principal portion of lease liabilities	31	(508,931)	(2,065,425)	(1,316,469)
Increase (decrease) in deposits and other non-current liabilities		2,374,313	(4,451,799)	(12,584,594)
Increase in non-controlling interest		10,846,567	6,114,435	1,675,369
Increase in equity reserves	17	9,774,142	3,917,259	2,004,323
Acquisition of treasury shares	17	(7,351,391)	(3,695,647)	(2,186,334)
Dividends paid to non-controlling interests		(4,111,171)	(2,953,998)	(1,653,840)
Dividends paid to equity holders of Ayala Land, Inc.	17	(7,391,801)	(5,679,961)	(4,667,960)
Net cash from (used in) financing activities		27,829,667	13,885,862	(5,537,341)
Net increase (decrease) in cash and cash equivalents		4,358,114	5,059,923	(2,114,337)
CASH AND CASH EQUIVALENTS				
At January 1		17,066,330	11,885,329	13,971,437
Effect of exchange rate changes on cash and cash equivalents		83,472	121,078	28,229
At December 31	2	21,507,916	17,066,330	11,885,329
Non-cash investing and financing activities	33			

The notes on pages 1 to 113 are an integral part of these financial statements.

Ayala Land, Inc. and Subsidiaries

Notes to the Consolidated Financial Statements

As at and for the years ended December 31, 2024 and 2023

(With comparative figures and notes for the year ended December 31, 2022)

(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 with corporate life of fifty years. Its immediate Parent Company is Ayala Corporation (AC). AC is a publicly listed company which is 47.57%-owned by Mermac, Inc. and the rest by the public as at December 31, 2024. 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:

	2024	2023
	Group effective ownership	
Property Development:		
AyalaLand Premier, Inc.	100%	100%
Ayala Hotels, Inc. (AHI)	100	100
Southportal Properties, Inc. (Southportal)	100	100
Verde Golf Development Corp.	100	100
Ayalaland-Tagle Properties, Inc.	55	55
AKL Properties, Inc.	50	50
BGWest Properties, Inc. (BGW/BG West) (c)	50	50
BGNorth Properties, Inc. (BGN/BG North) (c)	-	50
BGSouth Properties, Inc. (BGS/BG South) (c)	-	50
Roxas Land Corporation (RLC)	50	50
Alveo Land Corporation (Alveo)	100	100
Portico Land Corp. (Portico) (d)	100	60
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. (g)	100	-
Allysonia International Ltd.	100	100
Altaraza Prime Realty Corporation	100	100
Amorsedia Development Corporation (ADC)	100	100
Balitiger Inc. (g)	100	-

(forward)

	2024	2023
	Group effective ownership	
Buendia Landholdings, Inc.	100	100
Cebalrai Development Corp. (g)	100	-
Cebu District Property Enterprise, Inc (CDPEI) (i)	100	50
Crans Montana Holdings, Inc.	100	100
Crimson Field Enterprises, Inc.	100	100
Froston Inc. (g)	100	-
Gomaisa Development Corp. (g)	100	-
HLC Development Corporation	100	100
Javantiger, Inc.	100	100
OLC Development Corporation	100	100
Praecipua Development Corp. (g)	100	-
Prima Gaedi Development Corp	100	100
Red Creek Properties, Inc.	100	100
Redheap Holdings Inc.	100	100
Rookwood Properties, Inc.	100	100
Southcreston Holdings Inc. (g)	100	-
Wedgemore Property Inc	100	100
Vesta Property Holdings, Inc. (VPHI)	88	88
Aurora Properties Incorporated	81	81
Torcello Holdings, Inc. (g)	80	-
Kleysha Development Corp. (g)	80	-
Accendo Commercial Corp. (Accendo)	67	67
Arabica Midland Holdings, Inc. (g)	60	-
Ceci Realty, Inc. (Ceci)	60	60
Lagdigan Land Corp. (Lagdigan)	60	60
Erinome Holdings, Inc. (g)	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
CMPI Holdings, Inc. (e)	-	60
Corporate Business:		
AyalaLand Offices, Inc. (ALO)	100	100
ALO Prime Realty Corporation	100	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
Glensworth Development, Inc. (Glensworth)	100	100
Hillsford Property Corporation (Hillsford)	100	100
Makati Cornerstone Leasing Corp. (MCLC)	100	100
Sunnyfield E-Office Corporation (Sunnyfield)	100	100
UP North Property Holdings, Inc.	100	100
AREIT, Inc. (formerly One Dela Rosa Property Development, Inc.) (b)	55	66
Shopping Centers:		
Ayalaland Malls Inc. (formerly ALI Commercial Center, Inc.) (ALMI)	100	100
Arvo Commercial Corporation (Arvo)	100	100
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

(forward)

	2024	2023
	Group effective ownership	
Cavite Commercial Town Center, Inc. (CCTCI)	100	100
CBP Theatre Management Inc.	100	100
Cebu Leisure Company, Inc.	100	100
Five Star Cinema, Inc.	100	100
Kitrino Koudini Holdings Inc.	100	100
North Ventures Commercial Corporation	100	100
NorthBeacon Commercial Corporation (NBCC)	100	100
Primavera Towncentre, Inc. (PTI)	100	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)	100	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)	50	50
ALI-CII Development Corporation (ALI-CII)	50	50
Leisure and Allied Industries Philippines, Inc. (LAIP)	50	50
South Innovative Theater Management (SITMI)	50	50
A-Flow Land I Corp.	43	43
North Eastern Commercial Corp. (NECC) (a)	-	100
Luck Hock Venture Holdins, Inc. (e)	-	71
Orion I Holdings Philippines, Inc. (e)	-	71
TPI Holdings Corporation (e)	-	71
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.	100	100
Arca South Hotel Ventures, Inc.	100	100
Asiatown Hotel Ventures, Inc.	100	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
Chirica Resorts Corp.	100	100
Circuit Makati Hotel Ventures, Inc.	100	100
Ecoholdings Company, Inc. (ECI)	100	100
Econorth Resorts Ventures, Inc.	100	100
Ecosouth Hotel Ventures, Inc.	100	100

(forward)

	2024	2023
	Group effective ownership	
Enjay Hotels, Inc. (Enjay)	100	100
Greenhaven Property Venture, Inc. (GPVI)	100	100
Integrated Eco-Resort Inc.	100	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)	100	100
Pangulasian Island Resort Corporation	100	100
Regent Horizons Conservation Company, Inc.	100	100
Seda College, Inc. (formerly One Makati Residential Ventures, Inc.)	100	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
Kingfisher Capital Resources Corp. (e)	-	60
Construction:		
Makati Development Corporation (MDC)	100	100
MDC Build Plus, Inc.	100	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 (f)	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
Aprisa Business Process Solutions, Inc. (Aprisa)	100	100
Ayalaland Medical Facilities Leasing, Inc.	100	100
Arca South Integrated Terminal, Inc. (ASITI)	100	100
Anvaya Cove Golf and Sports Club, Inc. (Anvaya Cove Golf)	74	76
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 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
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 Limited (British Virgin Island Company)	100	100

(forward)

	2024	2023
	Group effective ownership	
Philippine Integrated Energy Solutions, Inc. (PhilEnergy)	100	100
Swift Aerodrome Services, Inc. (SASI)	100	100
Whiteknight Holdings, Inc.	100	100
Avaland Berhad (formerly Modular Construction Technology (MCT) Bhd.) (Malaysia) and subsidiaries	66	66
Airswift Transport, Inc. (formerly Island Transvoyager, Inc.) (Airswift) (h)	-	100

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, BGNorth, BGSouth, RLC, ALI-CII, LAIP, AGDC and AKL, a newly consolidated entity. Accordingly, the accounts of ACC, BGWest, BGNorth, BGSouth, RLC, ALI-CII, LAIP, AGDC and AKL are consolidated to the accounts of the Parent Company (Note 36).

The following were the changes in the group structure during 2024:

- a. 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.

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. On September 20, 2024, ALI sold 75,000,000 common shares of AREIT at a transaction price of P36.20/share, equivalent to P2.72 billion. On December 9, 2024, ALI sold 75,000,000 common shares of AREIT at a transaction price of P37.00/share, equivalent to P2.78 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.

On September 26, 2024, the Securities and Exchange Commission's (SEC) approved the property-for share swap with Ayala Land, Inc. (ALI), Greenhaven Property Ventures, Inc. (Greenhaven), Cebu Insular Hotel Co., Inc. (Cebu Insular), and Buendia Christiana Holdings Corp. (BCHC), involving the issuance of 841,259,412 AREIT primary common shares to ALI, Greenhaven, Cebu Insular, and BCHC, in exchange for four (4) commercial buildings located in Ayala Center Makati and Ayala Center Cebu, and a 276-hectare parcel of industrial land located in Zambales, with an aggregate value of P28.6 billion. In line with this, the parties have executed an Amendment to the Deed of Exchange for AREIT to recognize the income from the new assets effective July 1, 2024.

As a result, the Group's holding in AREIT was reduced from 66% to 55%.

- b. On January 31, 2024, the SEC approved the merger of BGWest Properties, Inc. (BGW), BGNorth Properties, Inc. (BGN) and BGSouth Properties, Inc. (BGS) with BGW as the surviving entity. As a result, the effective holdings of the group on BGW remains at 50% broken down into ownership of 27% by Avida, 11% by Alveo, and 12% by ALI.
- c. On March 14, 2024 Alveo Land Corp. acquired 1,370,400 common shares and 6,589,600 preferred shares of Portico Land Corp from the remaining investor for a purchase price of P534.30 million. The acquisition is accounted as involving entities under common control. As a result, Portico became a wholly owned subsidiary.

d. The following subsidiaries were dissolved in 2024.

- On April 17, 2024, CMPI Holdings Inc. was dissolved following the approval of SEC of the shortening of its corporate life.
- Kingfisher Capital Resources Corp., a subsidiary of Ten Knots Development Corp, has been dissolved effective June 28, 2024.
- The following subsidiaries of AyalaLand Logistics Holdings Corp. (ALLHC) were dissolved in August 2024:
 - Orion I Holdings Philippines, Inc., a wholly owned subsidiary of ALLHC
 - Luck Hock Venture Holdings, Inc., a wholly owned subsidiary of Orion Land Inc. which is 100% owned by ALLHC
 - TPI Holdings Corporation, a wholly owned subsidiary of Tutuban Properties Inc. which is 100% owned by ALLHC

e. MDTK Corporation was incorporated on April 25, 2024. The company is 67% owned by Makati Development Corp. (MDC), a wholly owned subsidiary of ALI.

f. Ayalaland Estates, Inc. (ALEI) acquired equity interest in the following companies for a total consideration of P9.80 million.

Company Name	Acquisition Date	No. of Common Shares	Equity Interest	Amount
Cebalrai Development Corp.	09/27/2024	100,000	100%	1,000,000
Southcrest Holdings Inc.	09/18/2024	100,000	100%	1,000,000
Alchiba Development Corp.	10/28/2024	100,000	100%	1,000,000
Balitiger Inc.	10/25/2024	100,000	100%	1,000,000
Froston Inc.	10/22/2024	100,000	100%	1,000,000
Gomaisa Development Corp.	10/25/2024	100,000	100%	1,000,000
Kleysha Development Corp.	10/22/2024	80,000	80%	800,000
Praecipua Development Corp	10/22/2024	100,000	100%	1,000,000
Arabica Midland Holdings, Inc.	12/17/2024	60,000	60%	600,000
Torcello Holdings, Inc.	12/18/2024	80,000	80%	800,000
Erinome Holdings, Inc.	12/19/2024	60,000	60%	600,000
				9,800,000

g. ALI Capital Corp., a wholly owned subsidiary of ALI, sold its 100% ownership in AirSWIFT Transport Inc. to Cebu Air Inc. (Cebu Pacific) for a total share price of P120.0 million resulted into a recovery of accumulated losses amounting to P914.3 million.

h. 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 P1.81 billion. As a result, CDPEI, which was accounted from investment in associates and joint ventures became a wholly owned subsidiary of ALI. (Note 9)

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 19, 2025.

2 Cash and cash equivalents

The account as at December 31 consists of:

	2024	2023
Cash on hand	43,963	38,699
Cash in banks	10,390,395	10,615,507
Cash equivalents	11,073,558	6,412,124
	21,507,916	17,066,330

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, 2024 and 2023.

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:

	2024	2023
Investment in Unit Investment Trust Funds (UITFs)	471,010	228,674
Investment in ARCH Capital Fund	179,998	191,128
	651,008	419,802

The Group's investment in UITFs consists 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.

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

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 UITF as at December 31 is shown below:

	Notes	2024	2023
At January 1		228,674	84,793
Additions		1,735,586	3,604,552
Redemptions		(1,524,888)	(3,470,828)
Unrealized gains included in Other income	19	31,638	27,292
Reclassification to escrow account included under Other current assets	7	-	(17,135)
At December 31		471,010	228,674

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

	2024	2023
At January 1	191,128	207,196
Net redemptions	-	(97,365)
Unrealized (loss) gain included in Other income	(11,130)	81,297
At December 31	179,998	191,128

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	2024	2023
Trade receivables from:			
Residential, commercial and office development		135,178,205	112,185,536
Corporate business		6,734,608	3,775,841
Construction contracts		5,472,311	4,039,336
Shopping centers		3,993,312	5,033,715
Management fees		176,144	187,566
Others		4,515,347	4,503,181
Advances to other companies		17,383,575	18,359,495
Accrued receivables		10,933,858	11,096,749
Receivables from related parties	23	5,874,676	6,537,813
Receivables from employees		1,064,716	1,048,211
		191,326,752	166,767,443
Allowance for impairment losses		(3,014,523)	(2,783,716)
		188,312,229	163,983,727
Less: Non-current portion		(80,249,296)	(58,453,299)
Current portion of accounts and notes receivable		108,062,933	105,530,428

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 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. The advances 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 NTDC 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. As at December 31, 2024, receivables including interest from MRTDC shareholders amounted to P238.8 million (2023 - P309.5 million). On December 17, 2014, NTDC and MRTDC shareholders executed a "funding and repayment agreement" wherein the latter agrees to repay NTDC, 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). 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.

- 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 2024, the Group entered into agreements with BPI Asset Management and Trust Corporation for the assignment of interest-bearing employee receivables amounting to P52.6 million (2023 - P45.0 million). The transactions were without recourse and did not result in any gain or loss (Note 23).

The movement in the allowance for impairment losses follow:

	Trade						Advances to other companies	Total
	Residential and office development	Shopping centers	Construction contracts	Corporate business	Management fees	Others		
At January 1, 2023	64,092	1,217,417	155,697	670,113	16,630	225,446	190,008	2,539,403
Provision during the year (Note 20)	46,803	65,210	-	262,887	-	103,434	-	478,334
Recoveries	-	(27,324)	(68,695)	-	(5,889)	(47,391)	-	(149,299)
Accounts written-off	(2,386)	-	-	-	(3,606)	(78,730)	-	(84,722)
At December 31, 2023	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

In 2024, recoveries of previously impaired accounts amounting to P13.6 million is recognized within other income in the consolidated statement of income (2023 - P149.30 million).

In 2024, 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:

	2024	2023
Proceeds from sale of receivables	13,076,317	13,303,623
Carrying amount	(14,782,227)	(15,110,443)
Loss on sale	(1,705,910)	(1,806,820)

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

6 Inventories

The account as at December 31 consists of:

	2024	2023
Real estate - at cost		
Residential and commercial lots	117,722,517	102,006,925
Residential and condominium units	106,878,200	104,852,762
Offices - at cost	1,959,360	2,456,824
	226,560,077	209,316,511

Movements in inventories follow:

	Notes	Residential and commercial lots	Residential and Condominium units	Offices	Total
At January 1, 2023		80,333,348	98,094,649	1,920,477	180,348,474
Land acquired during the year		1,199,505	2,463,675	-	3,663,180
Construction and development costs incurred		34,152,455	26,025,306	1,022,282	61,200,043
Cost of real estate sold	20	(23,080,092)	(21,730,868)	(485,935)	(45,296,895)
Transfers from investment properties	10	9,401,709	-	-	9,401,709
At December 31, 2023		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) from 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

As at December 31, 2024 and 2023, 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:

	2024	2023
Advances to contractors and suppliers	24,460,575	27,585,010
Prepayments	22,328,361	20,824,812
Creditable withholding taxes	15,526,236	12,220,825
Input value-added tax (VAT)	9,969,889	13,537,622
Materials, parts and supplies	1,650,821	1,505,046
Others, net	4,871,187	4,617,509
	78,807,069	80,290,824

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.

Prepayments mainly consist of prepaid commissions, marketing fees, advertising and promotions, taxes and licenses, rentals and insurance. In 2024, the cost to obtain contracts which includes prepaid commissions and advances to brokers amounted to P2,364.6 million (2023 - P3,443.8 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.

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	2024	2023
Shares of stock:			
Quoted		686,334	759,308
Unquoted		1,212,444	1,043,281
		1,898,778	1,802,589
Net unrealized fair value loss	17	(626,172)	(680,620)
		1,272,606	1,121,969

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:

	2024	2023
At January 1	1,121,969	1,033,481
Additions	2,534	2,124
Disposal	-	(36,394)
Fair value changes during the year	57,054	205,077
Foreign exchange gain (loss) during the year	91,049	(82,319)
At December	1,272,606	1,121,969

There was no disposal of equity securities in 2024 (2023 - P42.9 million, recorded a gain of P6.5 million).

9 Investment in associates and joint ventures

The account as at December 31 consists of:

	Note	2024	2023
Investment in stocks - cost			
At January 1		24,435,142	25,651,600
Additions		366,648	1,920,000
Disposals		(55,500)	(52,935)
Reclassification to investment in subsidiary due to acquisition of control	1	(1,810,000)	(3,083,523)
At December 31		22,936,290	24,435,142
Accumulated equity in net earnings			
At January 1		6,449,193	5,921,822
Equity in net earnings		2,030,302	1,575,295
Dividends received		(624,899)	(915,983)
Disposals		(6,227)	-
Reclassification to investment in subsidiary due to acquisition of control	1	117,473	(131,941)
Impairment		(152,166)	-
Others		27,789	328,363
At December 31		7,841,465	6,777,556
Net carrying value		30,777,755	31,212,698

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	
	2024	2023	2024	2023
Joint ventures:				
ALI-ETON Property Development Corporation (ALI ETON)	50%	50%	10,024,903	9,652,505
Emerging City Holdings, Inc. (ECHI)	50%	50%	4,420,137	4,190,077
Berkshires Holdings, Inc. (BHI)	50%	50%	2,151,267	2,052,670
Cebu District Property Enterprise, Inc. (CDPEI)*	100%	50%	-	1,704,003
Alveo-Federal Land Communities, Inc.	50%	50%	557,015	539,381
AyaGold Retailers, Inc. (AyaGold)	50%	50%	135,433	135,552
SIAL Specialty Retailers, Inc. (SIAL Specialty)	50%	50%	26,462	26,462
A-FLOW Properties I Corp	36%	36%	527,094	177,001
BYMCW, Inc.	-	30%	-	59,100
			17,842,311	18,536,751
Associates:				
Ortigas Land Corporation (OLC)	21%	21%	10,814,620	10,143,892
Bonifacio Land Corp. (BLC)	10%	10%	1,602,036	1,527,981
Rize-Ayalaland (Kingsway) GP, Inc. (Rize-Ayalaland)	49%	49%	473,542	804,166
Tianjin Eco-City Ayala Land Development Co., Ltd. (Tianjin Eco-City)	40%	40%	-	149,477
Lagoon Development Corporation (LDC)	30%	30%	45,246	50,431
			12,935,444	12,675,947
			30,777,755	31,212,698

*The Group reclassified the amount from investment in joint venture to investment in subsidiaries in 2024 (Note 1).

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:

	2024	2023
Current assets	32,528,276	32,554,643
Non-current assets	35,260,570	28,827,055
Current liabilities	(22,512,719)	(23,147,183)
Non-current liabilities	(25,894,993)	(21,253,275)
Equity	19,381,134	16,981,240
Proportion of Group's ownership	21.0%	21.0%

	2024	2023
Group's share in identifiable net assets	4,070,038	3,566,060
Carrying amount of the investment	(10,814,620)	(10,143,892)
Fair value adjustments	(6,744,582)	(6,577,832)
Negative goodwill	(148,046)	(148,046)
Dividends received	99,856	77,592

	2024	2023
Revenue	14,802,433	12,769,959
Cost and expenses	(10,938,871)	(9,529,626)
Net income (continuing operations)	3,863,562	3,240,333
Parent Company's share in net income for the year	811,348	680,470
Total comprehensive income	3,834,466	2,553,524
Parent Company's share in total comprehensive income for the year	805,238	536,240

BLC

The Group has a 10% 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:

	2024	2023
Current assets	14,693,660	12,196,122
Non-current assets	34,390,233	34,509,206
Current liabilities	(2,838,176)	(2,976,354)
Non-current liabilities	(10,135,298)	(9,187,034)
Equity	36,110,419	34,541,940
Less: Non-controlling interest of BLC	(16,230,852)	(15,513,945)
Equity attributable to the equity holders of BLC	19,879,567	19,027,995
Proportion of Group's ownership	10.1%	10.1%
Group's share in identifiable net assets	2,007,836	1,921,828
Carrying amount of the investment	(1,602,036)	(1,527,981)
Fair value adjustments	405,800	393,847
Negative goodwill	405,800	393,847
Dividends received	125,043	84,877
	2024	2023
Revenue	9,264,350	6,969,474
Cost and expenses	(5,076,460)	(3,587,994)
Net income (continuing operations)	4,187,890	3,381,480
Less: Net income attributable to non-controlling interest of BLC	(1,831,378)	(1,593,209)
Net income attributable to the equity holders of BLC	2,356,512	1,788,271
Group's share in net income for the year	238,008	180,615
Total comprehensive income attributable to the equity holders of BLC	2,356,512	1,788,271
Group's share in total comprehensive income for the year	238,008	180,615

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

	2024	2023
Carrying amount	518,787	1,004,074
Share in net income from continuing operations	(32,546)	26,739
Share in total comprehensive income	(32,546)	26,739
Dividends received	-	53,323

The financial information of the joint ventures with material interest:

ALI Eton

	2024	2023
Current assets	26,718,451	22,043,118
Non-current assets	4,305,942	4,289,259
Current liabilities	(10,249,747)	(6,426,059)
Non-current liabilities	(814,444)	(371,951)
Equity	19,960,202	19,534,367
Proportion of Group's ownership	50.0%	50.0%
Group's share in identifiable net assets	9,980,101	9,767,184
Carrying amount of the investment	(10,024,903)	(9,652,505)
Fair value adjustments	(44,802)	114,679
Dividends received	-	-

	2024	2023
Revenue	4,488,688	3,617,321
Cost and expenses	(3,862,224)	(3,077,696)
Net income (continuing operations)	626,464	539,625
Group's share in net income for the year	313,232	269,813
Total comprehensive income	626,464	539,625
Group's share in total comprehensive income for the year	313,232	269,813

ECHI

	2024	2023
Current assets	14,763,273	12,240,523
Non-current assets	34,390,233	34,509,206
Current liabilities	(3,310,160)	(3,305,063)
Non-current liabilities	(10,135,298)	(9,187,034)
Equity	35,708,048	34,257,632
Less: Non-controlling interest of ECHI	(25,396,687)	(25,219,280)
Equity attributable to the equity holders of ECHI	10,311,361	9,038,352
Proportion of Group's ownership	50.0%	50.0%
Group's share in identifiable net assets	5,155,681	4,519,176
Carrying amount of the investment	(4,420,137)	(4,190,077)
Fair value adjustments	735,544	329,099
Dividends received	280,000	220,000

	2024	2023
Revenue	9,079,175	6,971,791
Cost and expenses	(5,205,348)	(3,595,568)
Net income (continuing operations)	3,873,827	3,376,223
Less: Net income attributable to non-controlling interest of ECHI	(2,819,570)	(2,455,573)
Net income attributable to the equity holders of ECHI	1,054,257	920,650
Group's share in net income for the year	527,129	460,325
Total comprehensive income attributable to the equity holders of ECHI	1,055,597	922,112
Group's share in total comprehensive income for the year	527,799	461,056

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

	2024	2023
Carrying amount	3,397,271	4,694,169
Share in net income from continuing operations	210,708	132,130
Share in total comprehensive income	210,708	132,130
Dividends received	120,000	447,535

**The financial information of CDPEI is only presented in full year 2023 and for the 10-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 (Note 1).*

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

Investments in BLC, ECHI, and BHI

As at December 31, 2024 and 2023, the Group's effective interest in BLC is 45.1%. 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.

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. This resulted in an increase in Group's effective interest in BLC to 45.4% and unchanged thereafter.

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.

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.

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 2024, ALLHC made additional infusions to A-Flow amounting to P366.65 million.

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 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.

In 2023, the Parent Company and LT Group, Inc. made additional equity infusions to ALI-Eton to fund the development requirements of Parklinks amounting to P1,920 million. There was no equity infusion made in 2024.

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 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"). 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 P31.0 million.

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 one of the largest specialty retail companies 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, 2024, the company is in the process of liquidation which has to be completed within the three-year cutoff period.

Investment in AKL Properties Inc.

The Parent Company's investments in AKL is a 50:50 venture between Ayala Land, Inc. and Royal Asia Land, Inc. (RALI), and is organized primarily for future mixed-use development in South Luzon area.

In 2023, the Parent Company, through its 50.0% effective ownership and by virtue of Development Management Agreement, exercises control over the operations and management of AKL. Accordingly, the assets, liabilities, equity, and result of its operations are consolidated into the Group. The Group reclassified the amount from investment in joint venture to investment in subsidiaries beginning 2023.

10 Investment properties, net

The account as at December 31 consists of:

	Notes	Land	Buildings	Construction-in-progress	Total
Cost					
At January 1, 2023		69,198,105	155,499,303	67,258,139	291,955,547
Additions		6,698,242	5,851,111	3,220,622	15,769,975
Disposals		(738,648)	(831,255)	-	(1,569,903)
Transfers	6, 11	(15,217,749)	8,734,644	(6,328,729)	(12,811,834)
At December 31, 2023		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
Accumulated depreciation					
At January 1, 2023		-	45,921,444	-	45,921,444
Depreciation	20	-	5,669,598	-	5,669,598
Disposals		-	(488,916)	-	(488,916)
Transfers	11	-	671,444	-	671,444
At December 31, 2023		-	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
Accumulated impairment losses					
December 31, 2023		160,378	348,218	-	508,596
December 31, 2024		160,378	348,218	-	508,596
Net book value					
December 31, 2023		59,779,572	117,132,015	64,150,032	241,061,619
December 31, 2024		78,863,102	120,441,240	68,616,121	267,920,463

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 pertain 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 2024, interest capitalized amounted to P614.8 million (2023 - P683.1 million). The capitalization rates are 3.09% to 6.22% (2023 - P4.5% to 6.0%) (Note 14).

The aggregate fair value of the Group's investment properties as at December 31, 2024 amounted to P694,884.8 million (2023 - P658,425.3 million) and is considered to be level 3 fair value.

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 short-term and long-term debts are secured by real estate mortgages covering both land and building. As at December 31, 2024, net book value of these investment properties amounted to P3,796.1 million (2023 - P3,154.5) (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:

	Note	(Amounts in millions)		
		2024	2023	2022
Rental income from investment properties	18	35,863	32,896	27,197
Direct operating expenses		11,918	10,119	8,885

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, 2023		14,248,088	14,099,735	10,102,612	3,642,124	25,342,896	67,435,455
Additions		856,253	1,519,063	1,212,661	871,384	1,232,393	5,691,754
Disposals		(264,780)	(512,673)	(274,539)	(16,845)	(1,539,616)	(2,608,453)
Transfers	10	3,223,868	-	175,296	10,961	-	3,410,125
At December 31, 2023		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		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
Accumulated depreciation and amortization							
At January 1, 2023		8,392,816	10,932,813	5,265,276	1,847,419	4,843,292	31,281,616
Depreciation and amortization		736,456	750,001	559,352	275,238	746,775	3,067,822
Disposals	20	(115,576)	(436,643)	(311,367)	(14,115)	(132,631)	(1,010,332)
Transfers		(713,741)	(12,054)	56,350	(1,999)	-	(671,444)
At December 31, 2023		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		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
Net book value							
December 31, 2023		9,763,474	3,872,008	5,646,419	2,401,081	19,578,237	41,261,219
December 31, 2024		11,982,005	4,068,806	5,437,727	1,363,163	16,035,222	38,886,923

As at December 31, 2024, assets under constructions amounting to P11,690.65 million (2023 - P9,391.20 million) are included in the buildings and improvements and hotel property. In 2024, the Group capitalized borrowing costs for property and equipment under construction amounted to P67.9 million (2023 - nil). The capitalization rates are 3.09% to 6.22% (Note 14).

As at December 31, 2024, 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 hotel buildings in the course of construction amounted to P1,215.4 million (2023 - P923.4 million).

In 2024, the total contractual commitments arising from awarded contracts for the acquisition, development and construction of property and equipment amounted to P2,212.7 million (2023 - P1,242.1 million).

12 Other non-current assets

The account as at December 31 consists of:

	Note	2024	2023
Prepayments		22,446,159	16,744,120
Advances to contractors and suppliers		8,640,107	8,508,364
Leasehold rights		3,048,807	3,226,493
Deposits - others		2,220,404	2,839,321
Deferred input VAT		1,132,445	1,240,951
Net pension assets	24	158,054	352,313
Development rights		37,678	37,678
Others		504,991	461,259
		38,188,645	33,410,499

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 upon project launch. This also includes the non-current portion of cost to obtain contracts which includes prepaid commissions and advances to brokers, which amounted to P974.5 million in 2024 (2023 - P856.82 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 P2,554.8 million as at December 31, 2024 (2023 - P2,711.8 million) (Note 31).
- 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 P33.4 million as at December 31, 2024 (2023 - P40.1 million).
- 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 P451.2 million as at December 31, 2024 (2023 - P471.2 million).

Movements in leasehold rights follow:

	2024	2023
At January 1	3,226,493	3,293,473
Additions	9,167	-
Amortizations	(186,853)	(66,980)
At December 31	3,048,807	3,226,493

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.

Development rights pertain to the saleable and non-saleable development rights acquired by the Parent Company. The non-saleable portion is allocated to the gross floor area of a structure in a particular lot that can be developed in the future. The amortization of development rights is capitalized as additional cost of the structure once the development commences.

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	2024	2023
Accounts payable		131,593,280	112,906,119
Taxes payable		24,166,328	22,798,500
Liability for purchased land		4,963,944	7,508,478
Accrued salaries and employee benefits		4,388,340	4,575,640
Retentions payable		4,097,484	4,109,606
Interest payable		2,559,132	2,204,982
Accrued utilities		1,805,480	1,870,260
Accrued advertising and promotions		997,008	927,854
Accrued professional and management fees		815,660	1,381,895
Payable to related parties	23	758,025	714,068
Accrued repairs and maintenance		206,114	454,402
Dividends payable		103,089	63,222
Accrued rentals		96,189	9,959
Other accrued expenses		3,514,192	2,950,457
		180,064,265	162,475,442

Accounts payable and accrued expenses 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, 2024, short-term debts amounting to P20,671.0 million (2023 - P16,905.1 million) represent both Peso and foreign currency-denominated bank loans. Philippine Peso-denominated short-term bank loans have a weighted average cost of 6.22% per annum in 2024 (2023 - 6.00%).

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		Features
					2024	2023	
Bonds							
Parent Company							
2013	2033	20	6.00%	2,000,000	1,989,334	1,988,434	Unsecured ; fixed; interest payable semi-annually
2016	2026	10	4.85%	8,000,000	7,987,266	7,978,689	Unsecured ; fixed; interest payable semi-annually
2016	2025	9	4.75%	7,000,000	6,992,501	6,984,430	Unsecured ; fixed; interest payable semi-annually
2017	2027	10	5.26%	7,000,000	6,990,112	6,986,235	Unsecured ; fixed; interest payable semi-annually
2019	2024	5	4.76%	3,000,000	-	2,993,838	Unsecured ; fixed; interest payable quarterly
2019	2026	7	6.37%	8,000,000	7,977,618	7,962,227	Unsecured ; fixed; interest payable quarterly
2019	2027	8	4.99%	1,000,000	983,758	976,665	Unsecured ; fixed; interest payable quarterly
2020	2025	5	3.86%	6,250,000	6,237,893	6,222,200	Unsecured ; fixed; interest payable quarterly
2021	2025	4	3.63%	10,000,000	9,989,594	9,959,900	Unsecured ; fixed; interest payable quarterly
2021	2031	10	4.08%	3,000,000	2,983,627	2,981,600	Unsecured ; fixed; interest payable quarterly
2022	2024	2	4.40%	12,000,000	-	11,964,602	Unsecured ; fixed; interest payable quarterly
2022	2028	6	5.81%	12,000,000	11,945,937	11,931,740	Unsecured ; fixed; interest payable quarterly
2022	2027	5	6.21%	7,000,000	6,957,383	6,942,199	Unsecured ; fixed; interest payable quarterly
2022	2029	7	6.80%	14,000,000	13,890,083	13,870,013	Unsecured ; fixed; interest payable quarterly
2023	2028	5	6.03%	10,075,000	9,983,971	9,961,324	Unsecured ; fixed; interest payable quarterly
2023	2033	10	6.29%	4,925,000	4,870,924	4,866,279	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.99%	6,000,000	5,925,274	-	Unsecured ; fixed; interest payable quarterly
2024	2034	10	6.13%	8,000,000	7,901,778	-	Unsecured ; fixed; interest payable quarterly
Subsidiary							
2024	2029	5	4.50%	3,840,000	3,883,463	-	Unsecured ; fixed; interest payable semi-annually
					117,490,516	114,570,375	
Loans							
Parent Company							
2017-	2027 -	6 - 10	3.75% -	99,697,475	96,303,799	82,750,548	Unsecured except for P306.0 million principal loan amount secured with investment property; Fixed interest rates; Floating BVAL + margin
2024	2034	years	6.40%				
Subsidiaries							
2016 -	2025 -	3 - 10	2.40% -	50,359,620	47,690,647	44,028,232	Unsecured except for P15.51 billion principal loan amount secured with various collaterals; Fixed interest rates; Floating BVAL + margin
2024	2032	years	7.26%				
					261,484,962	241,349,155	
Current portion of long-term debts					26,238,534	18,969,421	
Long-term debts, net of current portion					235,246,428	222,379,734	

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

	2024	2023
At January 1	1,328,536	1,350,890
Addition	306,569	371,208
Amortization (included within interest expense and other financing charges)	(275,709)	(393,562)
At December 31	1,359,396	1,328,536

On July 18, 2024, the ALI raised P20.5 billion in debt capital through its Sustainability-Linked Financing (SLF) Program. The funding package includes a P6.0 billion Sustainability-Linked Bond (SL - Bond) and P14.5 billion Sustainability-Linked Loan (SL-Loan) (included in the long-term loans) from the International Finance Corporation (IFC). Subsequently, on October 23, 2024, ALI listed an P8 billion 10-year SL-Bond on the Philippine Dealing & Exchange Corp. (PDEX), issued under the existing ₱50.00 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. Based on reasonably possible change in interest rates resulting from potential unmet sustainability metrics, total contractual interests may increase by 4.13% to 4.88%.

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 loans maturing beyond a year 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, 2024 and 2023.

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, 2024 and 2023 (Note 27.2).

15 Deposits and other current liabilities

This account as at December 31 consists of:

	2024	2023
Current portion of customers' deposits	14,906,785	29,988,271
Security deposits	3,696,065	3,065,471
Others	1,179,570	1,078,242
	19,782,420	34,131,984

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 2024, the amount of revenue recognized from amounts included in customers' deposits at the beginning of the year amounted to P21,492.2 million (2023 - P20,873.4 million and 2022 - P16,779.9 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:

	2024	2023
Deposits	17,037,170	14,745,702
Customers' deposits, net of current portion	10,060,199	9,289,576
Retentions payable	5,773,894	4,905,747
Contractors' payable	5,637,478	4,629,579
Liability for purchased land	5,044,725	7,043,929
Deferred output VAT	559,285	768,641
Subscriptions payable	507,550	507,550
Other liabilities	719,763	748,057
	45,340,064	42,638,781

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.

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.

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.

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.

The Group's subscription payable pertains mainly to ALLHC's investment in Cyber Bay.

- On April 25, 1995, Central Bay, a wholly owned subsidiary of Cyber Bay, entered into a Joint Venture Agreement with the Philippine Reclamation Authority (PRA; formerly Public Estates Authority) for the complete and entire reclamation and horizontal development of a portion of the Manila-Cavite Coastal Road and Reclamation Project (the Project) consisting of three partially reclaimed and substantially eroded islands (the Three Islands) along Emilio Aguinaldo Boulevard in Parañaque and Las Piñas, Metro Manila with a combined total area of 157.8 hectares, another area of 242.2 hectares contiguous to the Three Islands and, at Central Bay's option as approved by the PRA, an additional 350 hectares more or less to regularize the configuration of the reclaimed area.
- On March 30, 1999, the PRA and Central Bay executed an Amended Joint Venture Agreement (AJVA) to enhance the Philippine Government's share and benefits from the Project which was approved by the Office of the President of the Philippines on May 28, 1999.
- On July 9, 2002, the Supreme Court (SC) (in the case entitled "Francisco Chavez vs. Amari Coastal Bay and Reclamation Corp.") issued a ruling declaring the AJVA null and void. Accordingly, PRA and Central Bay were permanently enjoined from implementing the AJVA.
- On July 26, 2002, Central Bay filed a Motion for Reconsideration (MR) of said SC decision. On May 6, 2003, the SC En Banc denied with finality Central Bay's MR. On May 15, 2003, Central Bay filed a Motion for Leave to Admit Second MR. In an En Banc Resolution of the SC dated July 8, 2003, the SC resolved to admit the Second MR of Central Bay.
- On November 11, 2003, the SC rendered a 7-7 split decision on Central Bay's Second MR. Because of the new issues raised in the SC's latest resolution that were never tried or heard in the case, Central Bay was constrained to file on December 5, 2003 a Motion for Re-deliberation of the SC's latest resolution which motion was denied with finality by the SC.
- With the nullification of the AJVA, Central Bay has suspended all project operations. On August 10, 2007, in view of the failure by the PRA to comply with its obligations and representations under the AJVA, Cyber Bay and Central Bay have filed their claims for reimbursement of Project expenses in the amount of P10,200.0 million with the PRA. Cyber Bay and Central Bay provided the PRA with the summary and details of their claims on September 5, 2007. On July 15, 2008, Cyber Bay sent a follow-up letter to the PRA. The PRA, in its letter dated July 18, 2008, informed Cyber Bay that its claim is still being evaluated by the PRA.

- A series of petitions and motion for reconsideration were filed by Central Bay. In a Decision dated April 5, 2022, the Supreme Court declared the Compromise Agreement between Central Bay Reclamation and Development Corporation (Central Bay) and the Philippine Reclamation Authority void ab initio for being contrary to the 1987 Constitution, Executive Order No. 292, Administrative Code of 1987, and the Government Auditing Code of the Philippines. Further, the Supreme Court disallowed Central Bay's money claims except for the amount of Seven Hundred Fourteen Million Nine Hundred Thirty-Seven Thousand Seven Hundred Ninety and 29/100 Pesos (Php714,937,790.29) representing advance payment for the reclamation and project development. Central Bay then filed a Motion for Reconsideration dated December 15, 2022.
- In a Resolution dated February 7, 2023, the Supreme Court denied with finality Central Bay's Motion for Reconsideration dated December 15, 2022, and affirmed the Commission on Audit's (COA) Decision dated 23 May 2019 in COA CP Case No. 2010-350. In the Notice, it stated that Entry of Judgment will be made immediately.
- As at December 31, 2024 and 2023, the Group has unpaid subscription in Cyber Bay amounting to P481.7 million.

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:

	Capital stock (including subscribed stock)	Additional paid in capital	Subscriptions receivables	Total paid-in capital
Balances at January 1, 2022	16,687,844	65,494,263	(2,284,639)	79,897,468
Share-based compensation	-	78,860	-	78,860
Stock options exercised	14,172	451,829	(466,001)	-
Collection of subscription receivable	-	-	274,372	274,372
Stock issuance for properties	75,046	4,112,495	-	4,187,541
Acquisition of non-controlling interest	236,534	12,962,089	-	13,198,623
Balances at December 31, 2022	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

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

	2024				Total capital stock (at par)
	Number of Shares*		Amount*		Amount
	Preferred	Common	Preferred	Common	
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
2022					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	15,580,699	1,306,649	15,580,699	16,887,348
Subscribed	-	126,248	-	126,248	126,248
	13,066,495	15,706,947	1,306,649	15,706,947	17,013,596

*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:

- Redemption and retirement of the 13.0 billion outstanding preferred shares with par value of P0.10.
- 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.
- 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:

- 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
- 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, 2024, the Parent Company's authorized and outstanding preferred shares amounted to P1,244 million (2023 - P1,244 million and 2022 - 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		
	2024	2023	2022	2024	2023	2022
	(in thousands)			(in thousands)		
Issued capital stock						
At beginning of year	15,595,195	15,580,699	15,257,294	15,595,195	15,580,699	15,257,294
Issued shares	16,235	14,496	323,405	16,235	14,496	323,405
At end of year	15,611,430	15,595,195	15,580,699	15,611,430	15,595,195	15,580,699
Subscribed capital stock						
At beginning of year	126,331	126,248	123,901	126,331	126,248	123,901
Issued shares	(16,236)	(14,496)	(11,825)	(16,236)	(14,496)	(11,825)
Additional subscriptions	9,895	14,579	14,172	9,895	14,579	14,172
At end of year	119,990	126,331	126,248	119,990	126,331	126,248
	15,731,420	15,721,526	15,706,947	15,731,420	15,721,526	15,706,947
Less: Treasury shares at par	(1,031,445)	(779,350)	(642,284)	(1,031,445)	(779,350)	(642,284)
Issued and outstanding	14,699,975	14,942,176	15,064,663	14,699,975	14,942,176	15,064,663

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:

	2024	2023	2022
Number of holders of securities****	12,960	13,115	13,181

*****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, 2024, the Parent Company has 12,960 existing shareholders (2023 - 13,115 existing shareholders, and 2022 - 13,181 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

The increase in equity reserve from 2024 transactions amounted to P9,774.1 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.

The increase in equity reserve from 2023 transactions amounted to P3,917.0 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.

The decrease in equity reserve from 2022 transactions amounted to P7,796.5 million is resulting from the following transactions:

- On January 20, 2022, the Board of Directors of ALI approved a property-for-share swap with AC and Mermac, Inc. (Mermac). Under the transaction, AC will subscribe to 309,597,711 primary common shares for assets valued at P17,275.55 million, and Mermac will subscribe to 1,982,289 primary common shares for assets worth P110.61 million, totaling 311,580,000 primary common shares at a value of P55.80 per share, as validated by a third-party fairness opinion. The primary common shares issued by ALI to AC and Mermac came from the unissued shares in the 1-Billion Common Shares Carve Out approved by ALI shareholders in 2014. The said shares are not subject to pre-emptive rights and do not require stockholders' approval under the Seventh Article of the Articles of Incorporation of ALI. On April 27, 2022, ALI sold 87,370,000 shares of AREIT at a transaction price of P39.70 per share, equivalent to P3.47 billion (exclusive of fees and taxes). ALI's net equity reserve from the sale of AREIT shares aggregated to a decrease of P2.53 billion out of the P3.40 billion net proceeds. This transaction was executed in relation to the property-for-share swap transaction with AREIT.

On May 19, 2022, ALI and AREIT executed the Deed of Exchange on the property-for-share swap transaction involving the issuance of 252,136,383 primary common shares of AREIT to ALI, at an issue price of P44.65 per share in exchange for identified properties valued at P11,257.89 million. This was approved by the SEC on December 29, 2022.

On December 29, 2022, the property-for-share swap has been approved by the SEC. As a result, ALI received 258,023,645 common share of Ayala Hotels Inc. (AHI) representing 50% ownership of the entity. This transaction was regarded as acquisition involving common control with an impact to equity reserves amounting to P9,800.78 million in 2022.

On December 29, 2022, ALI and AREIT executed the Amendment to the Deed of Exchange to set October 1, 2022 as the effective date of assignment by ALI of the income of the properties and the tenant lease contracts and permits to AREIT.

- ALI 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 control. As a holder of preferred shares, the Parent Company has voting rights same as that attached to common shares. Impact to equity reserves as a result of this transaction amounted to P523.36 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, 2022	571,069,282	P1.00		16,894,380	-	-		-	16,894,380
Acquisition of treasury shares	71,214,524		P29.82	2,123,937	623,970,536		P0.10	62,397	2,186,334
Balances at December 31, 2022	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

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.

Accumulated comprehensive loss

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, 2022	(33,279)	(880,895)	261,612	(652,562)
Other comprehensive income attributable to equity holders of Ayala Land, Inc.	140,221	2,982	176,384	319,587
Balances at December 31, 2022	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 income (loss) 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)

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.		
	2024	2023	2022
Appropriated	25,000,000	25,000,000	25,000,000
Unappropriated	199,238,823	177,381,286	158,535,858
	224,238,823	202,381,286	183,535,858

(i) Appropriated Retained Earnings

As at December 31, 2024 and 2023, 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:

- 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 20k sqm Gross Leasable Area (GLA), 2 BPO towers with 31k sqm GLA and a 265-room hotel with total estimated cost of P11 billion, for completion phase until 2027.
- 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 40k sqm GLA, three office towers with 125k sqm GLA and a 438 room Seda hotel. For future development consists of the 4th Office Tower with 46k sqm GLA estimated at P5 billion, for completion in 2027.

- c) Vermosa, which is a 700-hectare estate located south of Ayala Alabang. It is a mixed-use development with residential and commercial component. Phase 1 of the mixed-use development consists of residential developments, commercial lots, school and sports and lifestyle complex. For future development consists of a mall with 41k sqm GLA approved by the Board on May 19, 2017. Estimated cost for this project is at P2.5 billion, for completion in phases by 2025.
- 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 P129,355.02 million as at December 31, 2024 (2023 - 121,264.74), 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. The Parent Company's retained earnings available for dividend declaration, in accordance with SEC regulations, as at December 31, 2024 amounted to P74.97 billion (2023 - P62.75 billion).

Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares.

(ii) Unappropriated Retained Earnings

The Parent Company declared dividends as follows:

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

Dividends for the year ended December 31, 2022

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 21, 2022	November 8, 2022	November 18, 2022	P0.1355	1,999.60
Unlisted voting preferred share	May 31, 2022	June 9, 2022	June 22, 2022	P0.0047	62.00
Common share	February 24, 2022	March 11, 2022	March 25, 2022	P0.1352	2,000.40
					4,062.00

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, 2024, it is 41% owned by ALI (2023 - 43%), 9% owned by ALMI (2023 - 12%), 2% owned by NBCC (2023 - 12%), 2% owned by GPVI, 1% owned by CIHCI (2023 - 4% owned by ALO, 3% owned by GDI, 2% owned by WCVI) and 45% (2023 - 34%) 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:

	2024	2023
Proportion of equity interests held by non-controlling interests	45.0%	34.0%
Accumulated balances of material non-controlling interests	17,610,136	7,039,983
Net income allocated to material non-controlling interests	2,051,718	1,023,641
Comprehensive income allocated to material non-controlling interests	2,051,718	1,023,641

The summarized financial information of AREIT as at and for the years ended December 31, 2024 and 2023 are provided below. This information is based on amounts before inter-company eliminations.

	December 31, 2024	December 31, 2023
Statement of financial position		
Current assets	4,557,171	5,357,019
Non-current assets	118,665,512	87,915,273
Current liabilities	(5,506,434)	(5,926,645)
Non-current liabilities	(4,345,726)	(3,935,810)
Total equity	113,370,523	83,409,837
Attributable to:		
Equity holders of AREIT	113,370,523	83,409,837
Non-controlling interests	-	-
Dividends paid to non-controlling interests	-	-

	For the years ended December 31	
	2024	2023
Statement of comprehensive income		
Revenue	10,259,167	7,140,336
Cost and expenses	2,938,988	2,100,959
Income before income tax	7,320,179	5,039,377
Provision for income tax	(3,114)	(1,067)
Income from operations	7,317,065	5,038,310
Other comprehensive income	-	-
Total comprehensive income	7,317,065	5,038,310
Attributable to:		
Equity holders of AREIT	7,317,065	5,038,310
Non-controlling interests	-	-
Statement of cash flows		
Operating activities	7,299,118	6,545,044
Investing activities	(88,235)	(2,038,849)
Financing activities	(7,181,468)	(4,527,190)
Net (decrease) increase in cash and cash equivalents	29,415	(20,995)

The fair value of the investment in AREIT amounted to P67,475 million as at December 31, 2024 (2023 - P52,266 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.

	2024	2023
Proportion of equity interests held by non-controlling interests	28.5%	28.5%
Accumulated balances of material non-controlling interests	4,470,905	4,199,052
Net income allocated to material non-controlling interests	200,150	190,822
Comprehensive income allocated to material non-controlling interests	200,150	190,822

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

	December 31, 2024	December 31, 2023
Statement of financial position		
Current assets	11,304,509	10,624,856
Non-current assets	19,444,598	17,861,463
Current liabilities	(9,856,805)	(9,028,381)
Non-current liabilities	(6,004,106)	(5,551,520)
Total equity	14,888,196	13,906,418
Attributable to:		
Equity holders of ALLHC	14,618,160	13,635,607
Non-controlling interests	270,036	270,811
Dividends paid to non-controlling interests	-	-
	For the years ended December 31	
	2024	2023
Statement of comprehensive income		
Revenue	5,187,814	3,499,326
Cost and expenses	(4,401,187)	(2,765,088)
Income before income tax	786,627	734,238
Provision for income tax	(85,970)	(99,144)
Income from operations	700,657	635,094
Other comprehensive loss	26,474	41,459
Total comprehensive income	727,131	676,553
Attributable to:		
Equity holders of ALLHC	726,572	624,208
Non-controlling interests	559	10,885
Statement of cash flows		
Operating activities	1,134,121	(851,219)
Investing activities	(1,349,177)	(1,741,259)
Financing activities	242,996	2,355,668
Net (decrease) increase in cash and cash equivalents	27,940	(236,810)

The fair value of the investment in ALLHC amounted to P7,594.1 million as at December 31, 2024 (2023 - P7,968.9 million).

18 Real estate revenue

This account for the years ended December 31 consists of:

	Note	2024	2023	2022
Revenue from contracts with customers				
Residential development		112,916,969	92,337,260	81,244,149
Construction		13,027,625	6,595,611	4,235,503
Hotels and resorts		9,732,010	8,780,374	6,194,072
Others		4,993,553	4,891,792	4,181,058
		140,670,157	112,605,037	95,854,782
Rental income	10	35,862,630	32,896,212	27,196,530
		176,532,787	145,501,249	123,051,312

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

Residential development

	2024	2023	2022
Type of product			
Middle income housing	39,171,820	32,204,567	23,539,723
Core-mid	30,657,377	25,990,604	19,831,937
Condominium	28,495,003	24,297,144	25,218,522
Lot only	14,592,769	9,844,945	12,653,967
	112,916,969	92,337,260	81,244,149

Construction

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

Hotels and resorts

	2024	2023	2022
Type of product			
Rooms	5,926,258	5,086,501	3,464,771
Food and beverage	3,151,353	2,727,063	1,933,309
Others	152,695	484,620	453,477
Other operated department	501,704	482,190	342,515
	9,732,010	8,780,374	6,194,072

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.

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:

	2024	2023	2022
Interest income from short term investments	527,560	342,441	58,938
Interest income from banks	157,457	121,945	85,121
Interest income from advances to officers/employees and other companies	74,163	152,217	187,668
Others	85,007	72,945	55,356
	844,187	689,548	387,083

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:

	2024	2023	2022
Marketing and management fees	641,715	508,244	693,144
Others, net	688,536	583,073	994,480
	1,330,251	1,091,317	1,687,624

Others, net mainly pertain to reversal of allowance for impairment losses, forfeitures of deposits and penalties.

20 Cost and expenses and other charges

(a) Cost of real estate sales

The account for the years ended December 31 consists of:

	Note	2024	2023	2022
Cost of real estate sales	6	63,722,985	45,296,895	37,610,988
Manpower costs of real estate sales		8,596,273	7,499,364	5,208,820
Depreciation and amortization		8,526,343	7,779,126	7,880,751
Hotels and resorts operations		7,788,893	7,106,025	5,399,588
Marketing and management fees		2,198,331	1,835,940	860,521
Rental		1,525,616	1,616,214	305,465
Materials and overhead		1,218,754	1,239,974	258,066
Direct operating expenses:				
Taxes and licenses		4,897,827	4,247,232	4,109,408
Repairs and maintenance		2,733,462	3,151,083	2,749,054
Commission		3,128,275	2,588,564	2,720,178
Light and water		1,391,178	1,460,553	4,364,283
Insurance		311,571	385,258	298,804
Professional fees		276,025	260,963	225,795
Transportation and travel		255,903	221,671	195,121
Entertainment, amusement and recreation		64,552	64,854	42,494
Others		3,571,589	2,384,955	3,399,375
		110,207,577	87,138,671	75,628,711

(b) General and administrative expenses

The account for the years ended December 31 consists of:

	2024	2023	2022
Manpower costs	4,863,162	4,764,329	3,876,043
Depreciation and amortization	951,409	934,691	951,210
Taxes and licenses	848,909	809,481	658,149
Professional fees	647,880	536,652	473,277
Repairs and maintenance	439,372	522,475	406,659
Utilities	260,060	276,177	239,435
Security and janitorial	174,563	162,717	126,827
Transport and travel	97,176	74,288	80,573
Advertising	91,298	104,459	70,264
Rent	82,314	90,245	99,951
Dues and fees	54,322	85,027	62,811
Training and seminars	54,276	43,080	24,207
Supplies	49,320	50,395	57,238
Insurance	48,983	40,974	85,857
Entertainment, amusement and recreation	46,244	37,087	27,105
Donations and contribution	22,993	17,531	15,212
Others	483,952	360,841	9,521
	9,216,233	8,910,449	7,264,339

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

	2024	2023	2022
Real estate costs and expenses			
Cost of real estate sales	8,596,273	7,499,364	5,208,820
Hotels and resorts operations	392,692	323,477	222,014
General and administrative expenses	4,863,162	4,764,329	3,876,043
	13,852,127	12,587,170	9,306,877

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

	2024	2023	2022
Real estate costs and expenses			
Cost of real estate sales	8,526,343	7,779,126	7,880,751
Hotels and resorts operations	797,312	791,267	856,768
General and administrative expenses	951,409	934,691	951,210
	10,275,064	9,505,084	9,688,729

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	2024	2023	2022
Interest expense on:				
Long-term debt		12,128,276	10,608,421	9,198,060
Lease liabilities	31	1,551,389	1,489,221	1,439,756
Short-term debt		1,471,987	981,613	383,094
Other financing charges		699,459	419,592	425,759
		15,851,111	13,498,847	11,446,669

(d) *Other expenses*

The account for the years ended December 31 consists of:

	Note	2024	2023	2022
Financing expenses and other charges		2,477,597	2,253,588	3,742,306
Net provision for (recovery of) impairment losses on:				
Receivables	5	248,303	478,334	253,738
Other assets		(185,619)	117,312	-
Investment in associates and joint venture		152,166	-	-
		2,692,447	2,849,234	3,996,044

21 Income tax

(a) *Deferred tax assets, net*

The account for the years ended December 31 consists of:

	2024	2023
Deferred tax assets on:		
Difference between tax and book basis of accounting for real estate transactions	10,627,809	7,852,007
Lease liabilities	4,643,899	4,469,166
Net operating loss carryover (NOLCO)	502,620	1,651,180
Allowance for probable losses	358,090	668,228
Accrued expenses	284,421	3,779,561
Retirement benefits	251,694	117,925
Unrealized foreign exchange losses	1,610	63,892
Others	147,896	680,433
	16,818,039	19,282,392
Deferred tax liabilities on:		
Right-of-use assets	(1,040,606)	(2,844,490)
Unrealized foreign exchange gains	(550,725)	(38,284)
Capitalized interest and other expenses	(126,113)	(167,010)
Prepaid expenses	(17,681)	(69,477)
Others	(230,466)	(817,998)
	(1,965,591)	(3,937,259)
	14,852,448	15,345,133

(b) *Deferred tax liabilities, net*

The account for the years ended December 31 consists of:

	2024	2023
Deferred tax assets on:		
Lease liabilities	50,604	161,489
NOLCO	31,266	96,128
Allowance for probable losses	820,104	27,701
Accrued expense	608,262	65,457
Retirement benefits	187,294	37,070
Unrealized foreign exchange loss	67,132	294
Others	105,209	474,206
	1,869,871	862,345
Deferred tax liabilities on:		
Difference between tax and book basis of accounting for real estate transactions	(10,033,677)	(7,230,239)
Unrealized foreign exchange gain	(141,676)	(64,187)
Right-of-use assets	(1,695,850)	(107,645)
Capitalized interest and other expenses	(44,551)	(3,766)
Others	(421,780)	(780,775)
	(12,337,534)	(8,186,612)
	(10,467,663)	(7,324,267)

As at December 31, 2024 and 2023, 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 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 2022 and 2021 which can be claimed as deduction from the regular income tax over a period of five years as follows:

Year incurred	Amount	Used/Expired	Balance	Expiry Year
2024	2,529,827	75,813	2,454,014	2027
2023	1,671,085	171,312	1,499,773	2026
2022	2,052,441	140,109	1,912,332	2025
2021	2,039,719	771,544	1,268,175	2026
2020	3,105,402	2,115,757	989,645	2025
	11,398,474	3,274,535	8,123,939	
Less: Recognized portion of NOLCO			2,135,544	
Unrecognized portion of NOLCO			5,988,395	

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

Year incurred	Amount	Used/Expired	Balance	Expiry Year
2024	478,022	-	478,022	2027
2023	106,089	1,475	104,614	2026
2022	32,844	337	32,507	2025
2021	13,409	13,409	-	2024
	630,364	15,221	615,143	
Less: Recognized portion of MCIT			35,196	
Unrecognized portion of MCIT			579,947	

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:

	2024	2023
Statutory income tax rate	25.00	25.00
Tax effect of:		
Equity in net earnings of associates and joint ventures	(4.75)	(4.32)
Income under tax holiday and other non-taxable income	(0.32)	(0.56)
Interest income and capital gains taxed at lower rate	(0.37)	(0.33)
Others, net	0.38	0.66
Effective income tax rate	19.94	20.45

Deferred tax related to remeasurement gain on defined benefit plans recognized in OCI amounted to P76.4 million in 2024 (2023 - P196.2 million).

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
Econorth Resort Ventures Inc.	21-Nov-17	Seda Lio	1-Mar-18	5 years
Bonifacio Hotel Ventures, Inc.	22-May-19	Seda BGC Expansion	1-May-19	3 years
Makati North Hotel Ventures, Inc.	16-Aug-19	Seda Residences Makati	1-Aug-19	4 years
Central Bloc Hotel Ventures, Inc.	16-Jun-20	Seda Central Bloc Cebu	1-Jan-21	4 years
Amaia Land Corp	31-Oct-19	Amaia Scapes Rizal	1-Oct-19	4 years
MDC Concrete, Inc.	5-Oct-20	PBU and WallQrete	1-Jan-21	3 years
Unity Realty & Development Corporation	6-Dec-19	Pampanga Technopark Phase 1	16-Dec-19	4 years
Unity Realty & Development Corporation	3-Nov-20	Pampanga Technopark Phase 2	3-Nov-20	3 years
Unity Realty & Development Corporation	21-Sep-23	Pampanga Technopark Phase 3	21-Sep-23	3 years
Laguna Technopark, Inc.	7-Jan-20	Laguindingan Technopark Phase 1	19-Aug-20	4 years
Laguna Technopark, Inc.	19-Dec-22	Batangas Technopark Industrial Phase 1	19-Dec-22	6 years
Alogis Artico, Inc. (formerly: Ecozone Power Management Inc.)	29-Aug-24	Alogis Artico Sto. Tomas	29-Aug-24	6 years
Bay Area Hotel Ventures, Inc.	10-Jan-24	Seda Manila Bay	1-Jan-24	4 years

22 Acquisition of non-controlling interests

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.

There are no acquisitions of non-controlling interests in 2022.

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 P113.4 million for the year ended December 31, 2024 (2023 - P72.79 million; 2022 - P30.99 million).

Short-term debts are secured Peso denominated bank loans with interest rate ranging from 6.0% to 6.9% while long-term debts bear fixed rates ranging from 4.5% to 6.7% and floating rates ranging from 5.6% to 6.3% per annum with remaining terms ranging from less than a year to five years. Interest expense incurred on borrowings from BPI amounted to P520.11 million for the year ended December 31, 2024 (2023 - P274.3 million; 2022 - P220.7 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:

	2024	2023
Cash in bank	3,395,454	4,673,399
Cash equivalents	2,301,097	999,294
Marketable securities	379,341	206,772
Short-term debt	4,390,500	8,800,000
Long-term debt	5,591,703	2,225,325

As at December 31, the fair value of the Group's financial assets at FVTPL (amounts are presented in millions):

	2024	2023
BPI Money Market Fund	39	63
BPI USD Short Term Fund	322	166

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

Receivables from/payables to other related parties pertain mostly to advances and reimbursement of operating expenses related to development cost and land acquisitions. Payables to related parties consist of expenses incurred on utilities, professional services and other miscellaneous services as well as purchases of vehicles. These are generally trade-related, non-interest bearing and settled within one year.

Outstanding balances from/to related parties follow:

As at December 31, 2024

	Receivable from related parties			Payable to related parties		
	Current	Non-current	Total	Current	Non-current	Total
Ayala Corporation	66,242	-	66,242	151,945	-	151,945
Associates	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	-	-	-
Manila Water Philippine Ventures, Inc.	25,502	-	25,502	49,716	-	49,716
Manila Water Company Inc.	1,999	-	1,999	76,187	-	76,187
Others	424,489	-	424,489	68,224	-	68,224
	1,143,597	-	1,143,597	212,851	-	212,851
	5,874,676	-	5,874,676	758,025	-	758,025

As at December 31, 2023

	Receivable from related parties			Payable to related parties		
	Current	Non-current	Total	Current	Non-current	Total
Ayala Corporation	85,127	-	85,127	151,401	-	151,401
Associates	5,010,288	-	5,010,288	376,387	-	376,387
Other related parties:						
Globe Telecom (Globe)	234,460	-	234,460	9,648	-	9,648
Bank of the Philippine Islands	557,321	-	557,321	32,252	-	32,252
Columbus	42,922	-	42,922	-	-	-
Manila Water Philippine Ventures, Inc.	137,942	-	137,942	42,735	-	42,735
Manila Water Company Inc.	231,022	-	231,022	32,189	-	32,189
Others	238,731	-	238,731	69,456	-	69,456
	1,442,398	-	1,442,398	186,280	-	186,280
	6,537,813	-	6,537,813	714,068	-	714,068

(c) *Revenues and expenses from related parties*

The revenue from Parent Company, associates and other related parties pertains mostly 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 for impairment on an annual basis. There are no impairment needed to be recognized on these related receivables as at December 31, 2024 and 2023. Transactions are settled within one year.

Revenues from related parties as at December 31 follow:

	2024	2023	2022
Ayala Corporation	5,574	182,235	7,727
Associates	4,808,762	3,537,610	2,254,914
Other related parties			
Bank of the Philippine Islands	1,049,082	1,129,467	764,546
Manila Water Philippine Ventures, Inc.	3,700	122,578	170,445
Globe Telecom, Inc.	98,204	104,235	103,011
Innove Communications	11,514	9,953	10,671
Manila Water Company, Inc. (MWCI)	45,857	172,530	722,225
Laguna AAA Waterworks Corp. (LAWC)	1,500	1,500	1,500
Michigan Holdings, Inc.	1,203	1,202	1,203
Others	217,077	232,752	87,685
	1,428,137	1,774,217	1,861,286
Total	6,242,473	5,494,062	4,123,927

Expenses from related parties for the years ended December 31 follow:

	2024	2023	2022
Ayala Corporation	7,636	14,330	9,913
Associates	233,856	198,592	193,082
Other related parties			
Manila Water Company, Inc.	203,387	431,531	261,417
Bank of the Philippine Islands	534,893	261,478	208,570
Innove Communications, Inc.	100,687	105,417	102,283
AG Counselors Corp.	52,666	27,213	58,823
Globe Telecom, Inc.	97,347	82,951	43,812
Manila Water Philippine Ventures, Inc.	180,131	367,350	299,329
Others	577,969	462,232	867,662
	1,747,080	1,738,172	1,841,896
Total	1,988,572	1,951,094	2,044,891

The following describe the nature of the material transactions of the Group with related parties as at December 31, 2024 and 2023:

- 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 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. Revenue and expense in 2024 amounted to P3.7 million and P180.1 million, respectively (2023 - P122.6 million and P367.3 million, respectively; 2022 - P170.4 million and P299.3 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 P5,616.5 million as at December 31, 2024 (2023 - P2,225.3 million) are secured by a real estate mortgage. This is in compliance with BSP ruling on directors, officers, stockholders and related interests.
- In October 2012 and July 2013, BG South, a subsidiary of Alveo, entered into a contract with FBDC for the purchase of land in Bonifacio Global City. In 2024 and 2023, there were no land costs were recognized in profit and loss (2022 - P117.4 million).
- On May 20, 2013, DirectPower and its customers, which are all within the Ayala Group, entered into a 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. Among the customers of Direct Power are FBDC, LDC, BPI, San Lazaro BPO Complex and 6750 Ayala Ave and Manila Water Phils.
- The Group sold residential receivables on a without recourse basis to Bank of the Philippine Islands, a related party, amounting to P10,508.9 million in 2024 (2023 - P5,423.6 million). Proceeds of receivables sold to BPI amounted to P9,319.8 million in 2024 (2023 - P4,480.4 million). The Group recognized loss on sale (under "Other charges") amounting to P1,189.1 million in 2024 (2023 - P943.2 million and 2022 - nil).
- The Group entered into agreements with BPI Asset Management and Trust Corporation for the assignment of interest-bearing employee receivables amounting to P52.6 million in 2024 (2023 - P45.0 million) (Note 5).
- Revenue from Globe pertains to development management fee and for lease of spaces.

(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 P279.2 million in 2024 (2023 - P220.0 million and 2022 - P199.5 million).

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

	2024	2023	2022
Short-term employee benefits	245,558	201,610	183,969
Post-employment benefits	33,688	18,431	15,497
	279,246	220,041	199,466

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:

	2024	2023	2022
At December 31			
Receivables from related parties	145,733,665	132,786,749	125,617,900
Payable to related parties	145,733,665	132,786,749	125,617,900
For the years ended December 31			
Management revenues fees	3,488,584	2,946,487	4,234,764
Other income	49,696	50,418	68,029
Rental income	2,017,301	2,552,274	1,060,261
Real estate revenues	8,548,360	10,475,226	2,043,962
Interest income	2,364,996	2,469,631	1,794,940
Expenses	16,468,937	18,494,036	9,201,956
Dividend income	19,787,485	9,202,904	7,471,721

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:

	2024	2023	2022
Current service cost	499,543	421,809	410,726
Past service cost	2,859	16,612	20,192
Settlement gains	-	(1,334)	(4,431)
Net interest cost on benefit obligation	185,917	127,764	107,590
Total pension expense	688,319	564,851	534,077

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:

	2024	2023	2022
Return (loss) on plan assets (excluding amount included in net interest)	39,863	(71,182)	12,195
Remeasurement (losses) gains due to:			
Liability experience	(114,126)	(107,816)	106,793
Liability assumption changes	(231,404)	(605,818)	67,973
Remeasurements in other comprehensive (loss) income	(305,667)	(784,816)	186,961
Tax effect	76,417	196,204	(46,740)
Remeasurements in other comprehensive (loss) income, net of tax	(229,250)	(588,612)	140,221

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

	2024	2023
Defined benefit obligations	5,139,345	4,254,616
Plan assets	(2,150,135)	(1,837,381)
Net defined benefit obligations	2,989,210	2,417,235

As at December 31, 2024, pension assets (included under "Other non-current assets") amounted to P158.1 million (2023 - P352.1 million) and pension liabilities amounted to P3,147.3 million (2023 - P2,769.5 million).

Changes in net defined benefit liability of funded plans in 2024 are as follow:

	Presented value of defined obligation	Fair value of plan assets	Net defined benefit liability
At January 1, 2024	4,254,616	(1,837,381)	2,417,235
Net benefit cost in consolidated statement of income			
Current service cost	499,543	-	499,543
Past service cost, net of settlement gain	2,859	-	2,859
Net interest	185,916	-	185,916
	688,318	-	688,318
Remeasurements in other comprehensive income:			
Remeasurement loss due to liability experience	114,126	-	114,126
Remeasurement loss due to liability assumption changes - demographic	-	-	-
Remeasurement loss due to liability assumption changes - economic	231,405	-	231,405
Return on plan assets*	-	(39,864)	(39,864)
Net remeasurement loss	345,531	(39,864)	305,667
Benefits paid	(149,120)	56,038	(93,082)
Contribution by employer	-	(372,761)	(372,761)
Transfer in	-	43,833	43,833
At December 31, 2024	5,139,345	(2,150,135)	2,989,210

*Excluding amount included in net interest

Changes in net defined benefit liability of funded plans in 2023 are as follow:

	Presented value of defined obligation	Fair value of plan assets	Net defined benefit liability
At January 1, 2023	3,581,087	(2,068,413)	1,512,674
Net benefit cost in consolidated statement of income			
Current service cost	421,809	-	421,809
Past service cost, net of settlement gain	15,278	-	15,278
Net interest	127,764	-	127,764
	564,851	-	564,851
Remeasurements in other comprehensive income:			
Remeasurement loss due to liability experience	107,816	-	107,816
Remeasurement loss due to liability assumption changes - demographic	5,166	-	5,166
Remeasurement loss due to liability assumption changes - economic	600,652	-	600,652
Return on plan assets*	-	71,182	71,182
Net remeasurement loss	713,634	71,182	784,816
Benefits paid	(604,956)	704,636	99,680
Contribution by employer	-	(549,651)	(549,651)
Transfer in	-	4,865	4,865
At December 31, 2023	4,254,616	(1,837,381)	2,417,235

*Excluding amount included in net interest

Changes in net defined benefit liability of funded plans in 2022 are as follows:

	Presented value of defined obligation	Fair value of plan assets	Net defined benefit liability
At January 1, 2022	4,280,435	(2,187,661)	2,092,774
Net benefit cost in consolidated statement of income			
Current service cost	410,726	-	410,726
Past service cost, net of settlement gain	15,761	-	15,761
Net interest	179,848	(72,258)	107,590
	606,335	(72,258)	534,077
Remeasurements in other comprehensive income:			
Remeasurement gain due to liability experience	84,657	22,136	106,793
Remeasurement gain due to liability assumption changes - demographic	(100,616)	(8,305)	(108,921)
Remeasurement gain due to liability assumption changes - economic	(152,878)	329,772	176,894
Net remeasurement loss	(168,837)	343,603	174,766
Benefits paid	(416,320)	210,374	(205,946)
Return on plan assets*	(49,034)	61,228	12,194
Contribution by employer	(678,974)	(420,747)	(1,099,721)
Transfer in (out)	7,482	(2,952)	4,530
At December 31, 2022	3,581,087	(2,068,413)	1,512,674

*Excluding amount included in net interest

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

	2024	2023
Cash and cash equivalents	6,189	11,485
Equity investments		
Property	368,590	314,771
Holding firms	209,528	239,516
Unit Investment Trust Funds	242,408	184,743
Services	14,024	9,628
Financials	24,644	7,928
Industrials	-	4,525
Mutual funds	729	2,266
	866,112	774,862
Debt investments		
Government securities	459,620	540,059
AAA rated debt securities	384,475	152,593
Unit Investment Trust Funds	141,811	60,826
Mutual funds	-	-
Unrated debt securities	298,117	309,041
	1,284,023	1,062,519
	2,150,135	1,837,381

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 P394.9 million to its retirement fund in 2025.

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:

	2024	2023
Investments in debt securities	53.12%	45.48%
Investments in equity securities	28.72%	38.50%
Others	18.16%	16.02%

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, 2024 and 2023, 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 P108.25 million as at December 31, 2024 (2023 - P90.50 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 P59.7 million as at December 31, 2024 (2023 - P72.33 million). As at December 31, 2024, the loss of the fund arising from investment in debt and equity securities of the Parent Company is P34.6 million (2023 - P5.8 million gain).

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:

	2024	2023
Discount rates	4.50% to 7.42%	6.06% to 7.71%
Future salary increases	4.79% to 10.00%	5.00% 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:

	2024		2023	
	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	(446,301)	624,381	(381,651)	525,892
Salary increase rate	638,373	(479,165)	490,081	(362,272)

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

Year ending:	2024	2023
One year and less	185,721	149,382
More than 1 years to 5 years	1,117,964	1,013,566
More than 5 years to 10 years	3,682,043	3,439,559
More than 10 years to 15 years	23,932,677	27,416,499
More than 15 years to 20 years	4,700,229	3,396,329
More than 20 years	22,617,757	15,844,264

The weighted average duration of the defined benefit obligation is 3 to 25 years in 2024 (2023 - 5 to 29 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:

	2024	2023	2022
Net income attributable to equity holders of the Parent Company	28,232,553	24,507,581	18,617,234
Less: Dividends on preferred stock	(78,744)	(78,744)	(62,038)
Net income attributable to equity holders of the Parent Company for basic and diluted earnings per share	28,153,809	24,428,837	18,555,196
Weighted average number of common shares for basic EPS	14,798,708	14,977,735	14,777,782
Add: Dilutive shares arising from stock options	21,826	8,031	5,582
Adjusted weighted average number of common shares for diluted EPS	14,820,534	14,985,766	14,783,364
Basic and diluted EPS	1.90	1.63	1.26

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 2.5% 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 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 grant and availment during 2024, 2023 and 2022.

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 options outstanding and weighted average exercise prices (WAEP) under ESOWN follow:

	2024	WAEP	2023	WAEP
At January 1	121,751,919	-	122,528,917	-
Granted	9,894,677	28.82	14,579,091	24.68
Exercised	(16,235,865)	-	(14,496,300)	-
Forfeitures	(973,629)		(859,789)	
At December 31	114,437,102		121,751,919	

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 1, 2024	March 31, 2023	March 31 2022	March 15, 2021	August 17, 2020	March 21, 2019	March 28, 2018	March 01, 2017	April 05, 2016
Number of unsubscribed shares	-	-	-	-	-	-	-	-	181,304
Fair value of each option (BTM)	-	-	-	-	-	-	-	8.48	13.61
Fair value of each option (BSM)	8.30	9.42	12.62	9.25	9.12	17.13	12.71	-	18.21
Weighted average share price	33.91	29.04	35.63	39.17	32.61	44.70	41.02	39.72	35.58
Exercise price	28.82	24.68	30.29	33.29	27.72	44.49	45.07	35.81	26.27
Expected volatility	25.80%	27.50%	24%	27.19%	25.05%	31.48%	34.04%	30.95%	32.03%
Dividend yield	1.426%	1.11%	0.77%	0.38%	0.81%	1.16%	1.22%	1.34%	1.27%
Interest rate	5.55%	5.00%	1.18%	1.03%	1.13%	5.57%	4.14%	4.41%	4.75%

Total expense (included under "General and administrative expenses") recognized in 2024 in the consolidated statement of income arising from share-based payments amounted to P107.47 million (2023 - P149.45 million; 2022 - P152.87 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 2024 and 2023, 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 2024 and 2023.

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 has an active intercompany lending program and are short term in nature. To minimize credit exposures, the Group assesses the financial capacity of the affiliated entities and operating cash flows.

The Group's maximum exposure to credit risk as at December 31, 2024 and 2023 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:

2024								
	Neither past due nor impaired				Total	Past due but not impaired	Impaired	Total
	High grade	Medium grade	Low grade	Unrated				
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
Shopping centers	876,559	731,852	305,872	-	1,914,283	744,645	1,334,384	3,993,312
Construction contracts	1,285,503	-	-	-	1,285,503	4,149,977	36,831	5,472,311
Corporate business	3,596,228	517,112	36,166	-	4,149,506	1,535,463	1,049,639	6,734,608
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
2023								
	Neither past due nor impaired				Total	Past due but not impaired	Impaired	Total
	High grade	Medium grade	Low grade	Unrated				
Cash and cash equivalents (excluding cash on hand)	17,027,631	-	-	-	17,027,631	-	-	17,027,631
Short-term investments	333,610	-	-	-	333,610	-	-	333,610
Accounts and notes receivables:								
Trade:								
Residential, commercial and office development	82,463,605	7,317,861	2,777,013	-	92,558,479	19,518,548	108,509	112,185,536
Shopping centers	1,200,732	625,542	493,318	-	2,319,592	1,458,820	1,255,303	5,033,715
Construction contracts	972,084	19,011	-	-	991,095	2,961,239	87,002	4,039,336
Corporate business	1,489,156	21,202	20,500	-	1,530,858	1,311,983	933,000	3,775,841
Management fees	66,568	-	-	-	66,568	113,863	7,135	187,566
Others	3,350,387	-	533,249	-	3,883,636	416,786	202,759	4,503,181
Advances to other companies	10,218,792	35,987	730,554	-	10,985,333	7,184,154	190,008	18,359,495
Accrued receivables	8,882,484	2,914	392,993	-	9,278,391	1,818,358	-	11,096,749
Related parties	6,537,813	-	-	-	6,537,813	-	-	6,537,813
Receivable from employees	709,458	150	846	-	710,454	337,757	-	1,048,211
	133,252,320	8,022,667	4,948,473	-	146,223,460	35,121,508	2,783,716	184,128,684

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

	Neither past due nor Impaired	Past due but not impaired							
2024		<30 days	30-60 days	61-90 days	91-120 days	>120 days	Total	Impaired	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
Shopping centers	1,914,283	66,486	47,365	61,572	76,028	493,194	744,645	1,334,384	3,993,312
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
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

	Neither past due nor Impaired	Past due but not impaired							
2023		<30 days	30-60 days	61-90 days	91-120 days	>120 days	Total	Impaired	Total
Trade:									
Residential, commercial and office development	92,558,479	6,368,761	1,074,654	328,386	5,514,367	6,232,380	19,518,548	108,509	112,185,536
Shopping centers	2,319,592	181,947	156,016	153,425	119,099	848,333	1,458,820	1,255,303	5,033,715
Corporate business	1,530,858	-	112,659	27,031	25,686	1,146,607	1,311,983	933,000	3,775,841
Construction contracts	991,095	1,615,128	231,898	128,277	203,817	782,119	2,961,239	87,002	4,039,336
Management fees	66,568	-	21,850	16,788	30,814	44,411	113,863	7,135	187,566
Others	3,883,636	9,302	1,684	333,635	7,057	65,108	416,786	202,759	4,503,181
Advances to other companies	10,985,333	42,568	16,308	39,189	165,522	6,920,567	7,184,154	190,008	18,359,495
Accrued receivables	9,278,391	249,326	69,384	47,686	87,677	1,364,285	1,818,358	-	11,096,749
Related parties	6,537,813	-	-	-	-	-	-	-	6,537,813
Receivables from employees	710,454	210,524	8,298	7,396	2,406	109,133	337,757	-	1,048,211
Total	128,862,219	8,677,556	1,692,751	1,081,813	6,156,445	17,512,943	35,121,508	2,783,716	166,767,443

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 payment; medium grade pertains to receivables with up to 3 defaults in payment; and low grade pertains to receivables with more than 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 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, 2024, the exposure at default amounted to P37,066.7 million (2023 - P23,669.3 million). The average expected credit loss rate (over total receivables) is 1.58% resulting in the ECL of P3,014.5 million (2023 - 1.70%; P2,783.7 million) (Note 5).

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 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

The Group has a total short term credit line up to P143.8 billion with various local banks, of which P80.6 billion remain undrawn as at December 31, 2024 (2023 - P119.0 billion, P60.0 billion undrawn).

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 no undrawn loan commitments from long-term credit facilities as at December 31, 2024 and 2023.

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

2024					
	< 1 year	1 to < 5 years	> 5 years	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	188,312,229	-	-	-	188,312,229
Total undiscounted financial assets	209,820,145	-	-	723,037	210,543,182
Financial liabilities					
Accounts and other payables*	155,787,353	-	-	-	155,787,353
Short-term debts	20,671,000	-	-	-	20,671,000
Long- term debts	26,496,369	116,732,539	119,615,450	-	262,844,358
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	222,737,142	161,513,318	119,615,450	-	503,865,910
Net liquidity position	(12,916,997)	(161,513,318)	(119,615,450)	723,037	(293,322,728)
2023					
	< 1 year	1 to < 5 years	> 5 years	Non maturing specific	Total
Financial assets					
Cash and cash equivalents	17,066,330	-	-	-	17,066,330
Short-term investments	-	-	-	333,610	333,610
Financial assets at FVTPL	-	-	-	419,802	419,802
Accounts and notes receivable	168,112,615	-	-	-	168,112,615
Total undiscounted financial assets	185,178,945	-	-	753,412	185,932,357
Financial liabilities					
Accounts and other payables*	100,114,121	-	-	-	100,114,121
Short-term debts	16,905,106	-	-	-	16,905,106
Long- term debts	18,969,421	105,341,624	118,366,646	-	242,677,691
Deposits and other current liabilities	34,131,984	-	-	-	34,131,984
Deposits and other non-current liabilities**	-	41,870,140	-	-	41,870,140
Total undiscounted financial liabilities	170,120,632	147,211,764	118,366,646	-	435,699,042
Net liquidity position	15,058,313	(147,211,764)	(118,366,646)	753,412	(249,766,685)

*Excludes payable to government agencies

**Excludes deferred output vat

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, 2024, the Company's ratio of fixed to floating rate remained at around 76:24 (2023 - 77:23).

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:

	2024	2023
Effect on income before tax	Changes in floating rate borrowings	
+ 100 basis points increase	(638,773)	(591,321)
- 100 basis points increase	638,773	591,321

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):

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-off 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

2023							
	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	17,027,631	17,027,631	-	-	17,027,631
Short-term investments	Fixed cut-of at the date of investment or revaluation	Various	333,610	333,610	-	-	333,610
Receivables from employees	Fixed at the date of sale	Date of sale	1,048,211	772,292	275,919	-	1,048,211
			18,409,452	18,133,533	275,919	-	18,409,452
Parent Company							
Short-term debts							
Floating-Peso	Variable	Monthly	7,005,000	7,005,000	-	-	7,005,000
Long-term debts							
Fixed							
Peso	Fixed at 6.00%	20 years	2,000,000	-	-	1,988,434	1,988,434
Peso	Fixed at 4.75% to 4.85%	9.5 and 10 years	15,000,000	-	14,963,119	-	14,963,119
Peso	Fixed at 5.2624%	10 years	7,000,000	-	6,986,235	-	6,986,235
US Dollars	Fixed at 4.3889%	5 years	3,045,350	3,045,350	-	-	3,045,350
Peso	Fixed at 4.758% to 6.369%	5, 7 and 7.25 years	12,000,000	2,993,838	8,938,892	-	11,932,730
Peso	Fixed at 3.862%	5 years	6,250,000	-	6,222,200	-	6,222,200
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	13,000,000	-	9,959,900	2,981,600	12,941,500
Peso	Fixed at 4.3969% to 6.8045%	2, 5, 6 and 7 years	45,000,000	11,964,602	18,873,939	13,870,013	44,708,554
Peso	Fixed at 6.0253% to 6.2948%	5 and 10 years	15,000,000	-	9,961,324	4,866,279	14,827,603
Peso	Fixed at 3.75% to 6.5312%	6 to 10 years	64,876,000	475,175	20,010,500	44,057,823	64,543,498
Floating-Peso	Variable	3 months	15,272,000	16,836	779,596	14,365,268	15,161,700
Subsidiaries							
Short-term debts							
Peso	Variable	Monthly	9,900,106	9,900,106	-	-	9,900,106
Long-term debts							
Fixed							
Peso	Fixed at 4.0% to 6.7967%	5 to 10 years	17,279,313	170,279	1,950,385	14,820,489	16,941,153
Floating-Peso	Variable	3 months	26,955,028	303,341	10,366,632	16,417,106	27,087,079
			259,582,797	35,874,527	109,012,722	113,367,012	258,254,261

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, 2024		December 31, 2023	
	US Dollar	MYR ringgit	US Dollar	MYR ringgit
Foreign currency placements	13.88 million	131.46 million	26.30 million	573.73 million
Foreign currency debt	55.00 million	476.50 million	65.80 million	844.18 million

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

	2024			2023		
Net foreign currency denominated	US Dollar	MYR ringgit	Php Equivalent	US Dollar	MYR ringgit	Php Equivalent
Financial assets						
Cash and cash equivalents	7,770	202,522	3,069,288	6,138	142,927	2,163,601
Short-term investments	928	131,457	1,754,243	-	-	-
Accounts and notes receivable, net	7,345	517,111	7,114,220	16,370	365,066	5,315,288
Other current assets	8,015	51,189	1,125,799	3,410	58,537	890,277
Other non-current assets	-	2,268	29,333	380	7,195	104,480
Total	24,058	904,547	13,092,883	26,298	573,725	8,473,646
Financial liabilities						
Accounts and other payables	2,714	573,869	7,580,595	5,285	572,731	7,188,381
Other current liabilities	16	-	931	1,725	-	87,775
Short-term debt	-	-	-	-	129,980	1,567,106
Long-term debt	55,000	476,502	9,345,527	55,000	141,473	4,751,021
Other non-current liabilities	199	1,819	35,050	3,792	-	194,929
Total	57,929	1,052,190	16,962,103	65,802	844,184	13,789,212
Net foreign currency denominated financial instruments	(33,871)	(147,643)	(3,869,220)	(39,504)	(270,459)	(5,315,566)

In translating the foreign currency-denominated monetary assets in Peso amounts as at December 31, 2024, the Philippine Peso - US Dollar exchange rates and the Philippine Peso - Malaysian ringgit exchange rate used were P57.85 to US\$1 (2023 - P55.37 to US\$1.00) and P12.94 to MYR1.00 (2023 - P12.07 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, 2024.

	Effect on income before tax	
	Increase (decrease)	
Change in exchange rate	2024	2023
USD		
+ 100 basis points	(19,594)	(21,873)
- 100 basis points	19,594	21,873
MYR		
+ 100 basis points	(19,105)	(32,644)
- 100 basis points	19,105	32,644

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, 2024 and 2023, the impact on net income and equity as a result of 100 basis points decrease (increase) in interest rates is as follows:

	2024		2023	
	Net income and Equity	Duration	Net income and Equity	Duration
BPI UITF Money Market	+/- P0.39 million	0.36 year	+/- P0.63 million	0.15 year
BPI UITF USD Short Term	+/- 3.22 million	0.29 year	+/- P2.45 million	0.26 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:

	Note	2024		2023	
		Carrying value	Fair value	Carrying value	Fair value
Financial assets at FVTPL	4	651,008	651,008	419,802	419,802
Financial assets at FVOCI	8				
Unquoted equity securities		704,672	704,672	627,181	627,181
Quoted equity securities		567,934	567,934	372,064	372,064
		1,923,614	1,923,614	1,419,047	1,419,047
Financial assets at amortized cost					
Cash and cash equivalents	2	21,507,916	21,507,916	17,066,330	17,066,330
Short-term investments	3	72,029	72,029	333,610	333,610
Non-current trade residential, commercial and office development	5	79,980,867	78,088,578	57,090,311	56,344,737
Receivable from employees	5	1,064,716	1,022,957	1,048,211	1,007,201
Accounts and notes receivables	5	107,266,647	107,266,647	105,530,428	105,530,428
Other current assets	7	78,807,069	78,807,069	80,290,824	80,290,824
		288,699,244	286,765,196	261,359,714	260,573,130
Other financial liabilities					
Short-term debt	14	20,671,000	20,671,000	16,905,106	16,905,106
Accounts and other payables	13	155,787,353	155,787,353	162,475,441	162,475,441
Lease liabilities	31	18,778,013	18,778,013	18,522,623	18,522,623
Long-term debt	14	261,484,962	231,390,124	241,349,155	219,856,402
Deposits and other liabilities	15,16	64,563,199	64,942,765	76,002,124	76,002,124
		521,284,527	491,569,255	515,254,449	493,761,696

**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:

	2024			
	Fair value measurement using			Total fair value
	Level 1	Level 2	Level 3	
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

	2023			
	Fair value measurement using			Total fair value
	Level 1	Level 2	Level 3	
Financial assets at FVTPL				
Investment in Unit				
Investment Trust Fund (UITF)	-	228,674	-	228,674
Investment in ARCH				
Capital Fund	-	-	191,128	191,128
	-	228,674	191,128	419,802
Financial assets at FVOCI				
Shares of stock				
Quoted				
Tourism and leisure	421,880	-	-	421,880
Retail	1,457	-	-	1,457
Real estate	14,598	-	-	14,598
Utilities and energy	18,554	-	-	18,554
Financial asset management	539	-	-	539
Telecommunications	3,453	-	-	3,453
Unquoted				
Tourism and leisure	-	2,800	528,616	531,416
Financial asset management	-	-	27,755	27,755
Utilities and energy	-	-	37,497	37,497
Real estate	-	-	7,468	7,468
Retail	-	-	53,042	53,042
Telecommunication	-	-	4,309	4,309
	460,481	2,800	658,687	1,121,968
	460,481	231,474	849,815	1,541,770

There have been no reclassifications to and from Level 1, Level 2 and Level 3 categories in 2024 and 2023 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.

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
2024	-	-	694,884,827	694,884,827
2023	-	-	658,425,255	658,425,255

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 2024 and 2023.

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:

	2024	2023
Debt-to-equity	0.79:1	0.81:1
Net debt to equity	0.73:1	0.75:1

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, 2024 and 2023.

28 Segment information

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

- Property developments - 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 or sale of office buildings; sale of industrial lots and lease of factory building
- 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, 2024, 2023 and 2022, 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

The following tables regarding business segments present assets and liabilities as at December 31 and revenue and profit information for each of the three years in the period ended December 31 (in millions):

As at December 31, 2024

	Property Development	International	Shopping Centers	Offices	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	12,878	-	-	-	-	-	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	12,878	9,732	53,104	4,994	-	(40,073)	178,563
Real estate costs and expenses	68,443	9,263	9,406	2,751	8,836	51,616	8,995	385	(40,271)	119,424
Gross margin (loss)	35,271	1,972	13,573	10,127	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	219,185	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	219,185	63,237	52,488	15,986	77,792	(546,406)	903,903
Deferred tax assets	1,792	196	2,469	367	479	216	51	2,461	6,821	14,852
Total assets	749,062	26,897	250,119	219,552	63,716	52,704	16,037	80,253	(539,585)	918,755
Segment liabilities	269,737	13,611	103,612	22,196	29,072	39,530	4,527	220,366	(152,860)	549,791
Deferred tax liabilities	5,818	-	365	305	15	4	4	141	3,816	10,468
Total liabilities	275,555	13,611	103,977	22,501	29,087	39,534	4,531	220,507	(149,044)	560,259
Segment additions to:										
Property and equipment	446	297	247	17	1,827	625	598	249	-	4,306
Investment properties	4,671	1,057	10,498	11,568	31	-	601	-	-	28,426
Depreciation and amortization	733	175	5,024	2,548	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	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

As at December 31, 2022

	Property Development	International	Shopping Centers	Offices	Hotels and Resorts	Construction	Property Management and Others	Corporate	Intersegment Adjustments	Consolidated
Revenue										
Revenues from contracts with customers	71,792	2,757	-	-	6,194	4,236	4,181	-	-	89,160
Interest income from real estate sales	6,695	-	-	-	-	-	-	-	-	6,695
Rental revenue	-	-	16,075	11,121	-	-	-	-	-	27,196
Intersegment sales	-	-	-	-	-	38,257	-	-	(38,257)	-
Earnings of associates and joint ventures	1,419	-	10	-	-	6	(5)	-	-	1,430
Total revenue	79,906	2,757	16,085	11,121	6,194	42,499	4,176	-	(38,257)	124,481
Real estate costs and expenses	55,795	2,074	8,239	2,992	6,029	39,117	6,497	199	(38,049)	82,893
Gross margin (loss)	24,111	683	7,846	8,129	165	3,382	(2,321)	(199)	(208)	41,588
Interest and investment income										387
Other charges										(3,996)
Interest and other financing charges										(11,447)
Other income										1,688
Provision for income tax										(5,696)
Net income										22,524
Net income attributable to:										
Equity holders of Ayala Land, Inc.										18,617
Non- controlling interests										3,907
										22,524
Other Information										
Segment assets	589,589	17,440	215,705	155,712	54,615	44,480	13,557	102,294	(459,543)	733,849
Investment in associates and joint ventures	31,252	-	37	-	-	61	349	218	-	31,917
	620,841	17,440	215,742	155,712	54,615	44,541	13,906	102,512	(459,543)	765,766
Deferred tax assets	2,074	33	1,980	341	423	126	102	1,076	7,734	13,889
Total assets	622,915	17,473	217,722	156,053	55,038	44,667	14,008	103,588	(451,809)	779,655
Segment liabilities	236,536	6,421	94,346	25,122	20,916	33,705	7,724	195,016	(139,645)	480,141
Deferred tax liabilities	1,599	-	255	354	18	-	-	(229)	3,852	5,849
Total liabilities	238,135	6,421	94,601	25,476	20,934	33,705	7,724	194,787	(135,793)	485,990
Segment additions to:										
Property and equipment	141	50	1,484	74	351	440	1,406	478	-	4,424
Investment properties	7,773	655	18,529	3,149	-	26	2	4,543	-	34,677
Depreciation and amortization	542	162	4,420	2,340	920	552	504	249	-	9,689
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-	-	-	-	-
Impairment losses	56	-	158	62	1	-	3	1	-	281

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 output method is determined based on the start and completion of a task of the contract work inclusive of uninstalled goods and materials delivered to the site.

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

	2024	2023	2022
Within one year	74,621,596	66,739,284	31,674,330
More than one year	48,813,403	59,864,314	29,307,910
	123,434,999	126,603,598	60,982,240

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
Ecozone Power Management Inc.	Alogis Artico 1	13-Dec-2021	As Ecozone Facilities Enterprise
Ecozone Power Management Inc.	Alogis Sto Tomas	21-Dec-2021	Domestic Market Enterprise
First Gateway Real Estate Corp.	TP Ayala/People Support Center	25-Sep-2007	Developer/Operator
Hillsford Property Corp.	Baguio Technohub	29-Jan-2009	Ecozone Facilities 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
North Eastern Commercial Corp.	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

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:

	2024	2023	2022
Within one year	15,743,963	14,225,222	3,498,321
After one year but not more than five years	18,764,311	40,592,506	12,422,006
More than five years	42,335,734	21,570,082	55,262,893
	76,844,008	76,387,810	71,183,220

In 2024, there were no rent concessions during the year (2023 - nil and 2022 - P2.36 billion). These rent concessions did not qualify as a lease modification, thus, were accounted for as a variable lease payment and reported as reduction of lease income in 2024, 2023 and 2022 (Note 36).

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:

	2024	2023	2022
Within one year	1,765,353	1,533,997	3,033,292
After one year but not more than five years	5,369,018	6,940,852	7,790,454
More than five years	45,188,654	56,491,798	49,234,687
	52,323,025	64,966,647	60,058,433

Set out below are the carrying amounts of right-of-use assets recognized and the movements in 2024 and 2023:

As at December 31, 2024

	Land	Building	Aircraft	Others	Total
Cost					
At January 1	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	16,429,569	925,114	-	600,537	17,955,220
Accumulated depreciation and amortization					
At January 1	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	5,759,876	827,763	-	421,757	7,009,396
Net book value	10,669,693	97,351	-	178,780	10,945,824

As at December 31, 2023

	Land	Building	Aircraft	Others	Total
Cost					
At January 1	16,119,347	777,178	1,701,823	419,119	19,017,467
Additions	34,350	17,977	-	149,419	201,746
Adjustments	(277,478)	80,447	106,209	(76,229)	(167,051)
At December 31	15,876,219	875,602	1,808,032	492,309	19,052,162
Accumulated depreciation and amortization					
At January 1	4,644,277	745,721	885,261	323,367	6,598,626
Depreciation	483,116	36,905	143,635	37,027	700,683
Adjustments	(42,278)	(23,153)	-	(18,337)	(83,768)
Capitalized as investment property	-	-	27,994	86	28,080
At December 31	5,085,115	759,473	1,056,890	342,143	7,243,621
Net book value	10,791,104	116,129	751,142	150,166	11,808,541

The roll forward analysis of lease liabilities follows:

	Note	2024	2023
At January 1		18,522,623	18,702,566
Additions		122,988	418,740
Accretion of interest expense	20	1,551,389	1,489,221
Capitalized interest		-	(11,793)
Foreign exchange (loss) gain		(28,386)	(10,686)
Disposals		(881,670)	-
Payments		(508,931)	(2,065,425)
As at December 31		18,778,013	18,522,623
Less: Current portion of lease liabilities		1,843,218	1,108,553
Lease liabilities, net of current portion		16,934,795	17,414,070

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

	Note	2024	2023	2022
Depreciation expense of right-of-use assets		811,822	700,683	710,380
Accretion of interest expense on lease liabilities	20	1,551,389	1,489,221	1,439,756
Rent expense - short- term leases		5,917	1,416	556
Rent expense - variable lease payments		660,711	631,292	256,331
Foreign exchange (gain) loss		(28,386)	(10,686)	127,004

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:

	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

	2023		
	Fixed Payments	Variable Payments	Total
Fixed	1,420,958	-	1,420,958
Variable rent with minimum payment	29,028	9,820,596	9,849,624
Variable rent only	-	1,345,824	1,345,824
At December 31	1,449,986	11,166,420	12,616,406

The significant leases entered into by the Group are as follows:

Parent Company

On January 2017, the Parent Company signed a Lease Agreement with Philippine Racing Club, Inc. for the lease of land located in Circuit Makati, Brgy. Carmona, Makati City with an aggregate area of 12,793 sqm. 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 under the same terms and conditions 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 rent amounting to P100.00 million. 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 fifty percent (50%) of the Gross Income of the Lessee.

In September 2018, the Parent Company signed a Lease Agreement with Manila Seedling Bank Foundation, Inc. (MSBFI) for the lease of a 4.5-hectare portion of land located at the corner of EDSA and Quezon Avenue, Diliman, Quezon City. The term of the lease shall be coterminous with the Lessor's usufruct over the Leased Premises, or until September 20, 2027. The lessee shall pay lessor P50.53 million or 40% of lease upon execution of the contract and turnover of the premise while the remaining 60% amounting to P75.79 million shall be payable upon securing all necessary permits from Local Government of Quezon City but not later than six months from payment of preceding lease payment.

Bay City

On September 2, 2014, Parent Company signed a Lease Agreement with D.M. Wenceslao & Associates Inc. for the lease of several parcels of land along Asean Avenue and Macapagal Boulevard, Aseana City, Paranaque City with an aggregate area of 92,317 sqm. 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.

On September 2, 2014, Parent Company signed a Lease Agreement with D.M. Wenceslao & Associates Inc. for the lease of several parcels of land along Asean Avenue and Macapagal Boulevard, Aseana City, Paranaque City, with an aggregate area of 92,317sqm. Parent Company signed a 45-year lease contract with an option to renew the lease for another term of 45 years subject to such terms and conditions as may be mutually agreed upon by the lessor and the Parent Company. The rent due to the Lessor shall be either the Minimum Guaranteed Rent or Percentage Rent (7% of Gross Rental Income), whichever is higher.

ALI also assigned the Air Rights and Basement Rights over the leased property with an aggregate area of 1,686.48 sqm and 8,294 sqm, respectively, subject to the same terms and conditions as the contract of lease dated September 2, 2014. The lessee shall pay the lessor (a) P100/sq meters subjects to annual escalation starting year 2020 ranging from P100/sq meter for the first 3 years, and subject to 25% escalation on the 4th year then 5% escalation from the 5th year to 17th year and finally 6% escalation from 18th to 45th year per square meter, or (b) rent equal to seven percent (7%) of the Gross Rental Income, whichever is higher. The lessee shall pay P100/sq meters for the Basement Right.

AMNI

On January 28, 2011, the Board of Regents of the University of the Philippines awarded to the Parent Company the P4.0 billion development of a 7.4-hectare lot at the University of the Philippines' Diliman East Campus, also known as the UP Integrated School, along Katipunan Avenue, Quezon City. 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.

NTDCC

The Company entered into an assignment agreement with MRTDC wherein the latter has assigned its development rights to the Company in exchange for the Company's assumption of DRP obligation beginning January 1, 2006. The DRP obligation is payable annually for 42 years from the date of assumption, renewable upon expiration with escalation rate of 3% annually starting inception.

In consideration of the lease, the Group will be charged an annual rent related to the original DRP obligation on the MRTDC and 5% of the rental income from the Group's commercial center business. Of the 5% variable amount due, 2.42% shall be directly paid by the Group to the minority shareholders of Monumento Rail Transit Corporation, 28.47% shall be paid directly to Metro Global Holdings Corporation and the remaining 69.11% shall be applied against receivables.

On January 13, 2006, the deed of assignment between MRTDC and NTDCC was acknowledged by DOTC making MRTDC and NTDCC jointly and severally liable for the DRP and all other obligations attached thereto. NTDCC has been paying rent to DOTC in behalf of MRTDC since January 1, 2006. The DRP obligation is payable annually for 42 years from the date of assumption, renewable upon expiration. As at December 31, 2024, the DRP obligation amounted to P3,562.8 million (2023 - P3,684.5 million). Additionally, the total DRP obligation paid amounted to P312.7 million (2023 - nil)

On October 29, 2015, the Company entered into a non-cancellable land lease agreement with Global-Estate Resort Inc (GERI) for the lease of an aggregate of 10,994.86 square meters undivided portions of the North Avenue Lot Pad A and North Avenue Lot Pad B to which the latter is entitled to development rights. The agreement shall be effective until August 8, 2047, subject to the extension of the development's rights period. Advanced rent amounting P294.4 million was paid at the beginning of the contract. Commencing on the 3rd year and until the 10th year of the contract, annual rent is P62.5 million.

During 2016, the Company entered into a non-cancellable land lease agreement with Anglo Philippine Holdings, DBH Inc. and Allante Realty & Development Corporation for the lease of an aggregate of 1,964.20 square meters, 687.47 square meters and 687.47 square meters, respectively, undivided portions of the North Avenue Lot Pad A and North Avenue Lot Pad B to which the latter is entitled to development rights. The agreement shall be effective until August 8, 2047, subject to the extension of the development's rights period. Advanced rent amounting P120.5 million, P18.4 million and P18.4 million was paid to Anglo, DBH and Allante, respectively, at the beginning of the contract. Commencing on the 3rd year and until the 10th year of the contract, annual rent payable for both DBH and Allante is P3.9 million.

ALICAP

In December 2017, the Company entered into 120-month lease agreement with NAC Aviation for a brand new ATR72-600 with MSN 1440 which will commence at the date of delivery. Commitment fee or refundable deposit required for the lease amounted to US\$0.42 million. The ATR72-600 with MSN 1440 was delivered to the Company in February 2018 and has started flight operations in March 2018. The Company, per lease contract, has the option to purchase the ATR72-600 with MSN 1440 at the end of lease term for US\$14.16 million.

In June 2018, the Company entered into another 120-month lease agreement with NAC Aviation for a brand new ATR72-600 with MSN 1492 which will commence at the date of delivery. Commitment fee or refundable deposit required for the lease amounted to US\$0.42 million. The ATR72-600 with MSN 1492 was delivered to the Company on the same month and has started flight operations in August 2018. The Company, per lease contract, has the option to purchase the ATR72-600 with MSN 1440 at the end of lease term amounting to US\$14.16 million.

AHRC

On January 30, 2018, the Company signed a Lease Agreement with Dunes & Eagle Land Development Corporation for the lease of ten parcels of land located at Barangay Mactan, Lapu-Lapu City, Mactan Island, Cebu with an aggregate area of 144,087 sqm. The term of the lease shall be for a period of fifty (50) years commencing from the date of execution of the agreement. Rent payment should be as follows: (a) P70 million per annum for the first 5 years (b) 5% of Gross Revenues or P70 million per annum whichever is higher for the 6th year to the 30th year, and (c) 5.5% of Gross Revenues or P70 million per annum whichever is higher for the 31st year to the 50th year.

On July 26, 2012, ALI entered into a renewable contract of lease with Province of Negros Occidental for 40,481 square meters area of land with a monthly lease of P73.00 per square meter which shall be escalated every five years by ten percent (10%) of the current rate of rent. The term of the lease shall be for a period of fifty (50) years commencing from the date of delivery subject to renewal by mutual agreement of the parties under such terms and conditions as may be mutually acceptable. The Company has assessed that the lease agreement is a non-cancellable lease. On December 23, 2014, ALI assigned its rights and obligations to Capitol Central Hotel Ventures, Inc. under the Contract of Lease Assignment over a portion on which Seda Capitol Central was constructed equivalent to an area of 3,714.80 square meters. The agreement on lease assignment transfers and conveys the Company to take over the lease of the assigned portion subject to the same terms and conditions contained in the contract of lease.

Bonifacio Hotel Ventures, Inc.

Bonifacio Hotel Ventures, Inc. entered into a non-cancellable and renewable contract of lease with Fort Bonifacio Development Corporation for the land on which Seda BGC Tower 1 was constructed with initial term of twenty-five (25) years commencing from the date that the Hotel first commences business or start of commercial operation. The lease agreement provides for the payment of rent based on 3% of the Hotel's gross income for its 1st year of operation, 4% of the Hotel's gross income for its 2nd year of operation, and 5% of the Hotel's gross income for the succeeding years or P350 per square meter for the 1st year, P375 per square meter for the 2nd year and P400 per square meter for the 3rd year, whichever is higher, and starting on the 4th year of operations, rent shall be escalated at a rate of 3% per year until the end of the lease period. The Company entered into another non-cancellable and renewable contract of lease with Fort Bonifacio Development Corporation for the land on which the Seda BGC Tower 2 was constructed with initial term of twenty-five (25) years commencing from the date that the Hotel first commences business or start of commercial operation. The lease agreement provides for the payment of rent based on 3% of the Hotel's gross income for its 1st year of operation, 4% of the Hotel's gross income for its 2nd year of operation, and 5% of the Hotel's gross income for the succeeding years or P575 per square meter for the 1st year, P616.06 per square meter for the 2nd year and P657.15 per square meter for the 3rd year, whichever is higher, and starting on the 4th year of operations, rent shall be escalated at a rate of 3% per year until the end of the lease period.

ALLHC

On August 28, 1990, the Company, 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. The fixed rent from 2014 to 2039 is P3.8 billion and variable rent is 2% of gross revenue.

SSECC

The Company has an existing contract with Bases Conversion and Development Authority (BCDA) to develop, under a lease agreement signed on July 2000, a mall with an estimated gross leasable area of 152,000 sqm on a 9.8-hectare lot inside Fort Bonifacio. Subsequently, the Company transferred its rights and obligations granted to or imposed under the lease agreement to SSECC, a subsidiary, in exchange for equity. The lease agreement covers 25 years, renewable for another 25 years subject to reappraisal of the lot at market value. The annual fixed lease rental amounted to P106.5 million while the variable rent ranges from 5% to 20% of gross revenues.

Capitol

On April 26, 2012 Parent Company signed a Lease Agreement with the Province of Negros Occidental for the lease of a parcel of land with an aggregate area of 40,481 sq. m. located along Gatuslao cor. North and South Capitol Roads, Bacolod City, registered in the name of the Province of Negros Occidental. The Parent Company signed a 50-year lease contract with an option to renew as may be mutually agreed upon by the lessor and the Company. The Parent Company assigned the parcels of land to Capitol in December 2017. Lease payment is P2.47 million per month and shall be escalated every five years by ten percent (10%) of the then current rate of rent.

Arvo

On October 15, 2014, Arvo entered into a property lease agreement with Rotonda Development Corporation for the construction, development and operation of a commercial and mall center. The terms of the lease shall be 42 years, with an option to renew for another 40 years subject to mutual agreement of the parties. The lease agreement provided rent-free period of two years and lease payments shall commence thereafter. Lease payments shall be paid annually at P60.00 per sqm, subject to an annual escalation of 4%.

The Group performed impairment testing on its right-of-use assets with a carrying value of P1330.9 million as at December 31, 2024 (2023 - P1,365.5 million), by assessing its recoverable amount through estimation of its value-in-use. Based on the impairment testing, there is no impairment loss on the Group's hotel and resorts' right-of-use assets as at December 31, 2024 and 2023 (Note 35).

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, 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:

2024

	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	13,604,145	13,186,356	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

2022

	Note	January 1	Cash flows	Other changes	Foreign exchange movement	December 31
Short-term debt	14	16,782,500	(10,235,228)	-	-	6,547,272
Current portion of long-term debt (a)	14	26,173,997	(26,173,997)	19,228,289	-	19,228,289
Long-term debt, net of current portion (a)	14	180,140,242	49,327,017	(19,463,435)	229,466	210,233,290
Dividends payable (b)	13	686,982	(4,667,960)	4,062,008	-	81,030
Lease liabilities (a)	31	17,837,354	(1,316,469)	2,181,681	-	18,702,566
Deposits and other non-current liabilities	16	60,735,602	(13,215,721)	-	-	47,519,881
Total liabilities from financing activities		302,356,677	(6,282,358)	6,008,543	229,466	302,312,328

Other changes pertain to:

(a) Interest expense

(b) Dividend declaration

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

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.

For the year ended December 31, 2022

Investing

- Transfer from investment properties to inventories amounting to P16,875 million.
- Transfer from property and equipment to investment properties amounting to P5,597.3 million.

Investing/Financing

- Property for share swap transaction with AC and Mermac that resulted in acquisition of investment properties amounting to P4,785.39 million and inventories amounting to P78.06 million, in exchange for the issuance of capital stock and recognition of additional paid-in capital amounting P311.58 million and P17,074.58 million, respectively. This also involved the recognition of non-cash transactions such as equity reserves amounting to P9,800.78 million and non-controlling interest amounting to P3,397.84 million.

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, 2025, the Board of Directors of ALI approved the following:

- a. The subscription of the Parent Company and its subsidiaries, Accendo Commercial Corporation (Accendo) , Cagayan de Oro Gateway Corporation (CDOGC) , and Central Bloc Hotel Ventures, Inc. to 505,890,177 primary common shares of AREIT, Inc. (AREIT), in exchange for eight (8) commercial properties with an aggregate value of P20,994,442,345.50, as validated by a third-party fairness opinion.

The proposed property-for-share swap is for approval of the AREIT shareholders at their annual meeting on April 24, 2025 and pertinent regulatory bodies.

- b. The ALI Performance Shares (APS) Plan which is designed to propel the Group's three-year strategy, strengthen key talent engagement, and ensure alignment with shareholder interests. The APS supplements the Group's existing Employee Stock Ownership Plan (ESOWN). Shares issued from ALI PS will form part of the 3% allocation of the Group authorized common shares for stock options.
- c. The 2025 stock option program pursuant to our ESOWN which authorizes the grant to qualified executives, in accordance with the terms of the Plan, of stock options covering up to a total of 8,051,731 common shares at a subscription price of P20.42 per share, which is the average price of our common shares at the Philippine Stock Exchange over the last 5-day average trading as of February 14, 2025, less a prescribed discount. A total of 12,000,000 shares is allocated for ALI PS to vest over three years.
- d. The raising of up to Php75 billion in debt capital to partially finance general corporate requirements and refinance maturing debt through the issuance of retail bonds and/or corporate notes for listing on the Philippine Dealing and Exchange Corporation, and/or execution of bilateral term loans.
- e. The declaration of a regular cash dividend of P0.2888 per common share for the first half of 2025. The record date is March 5, 2025, and the payment date is March 21, 2025.

- f. The amendment of Article Seventh of the Articles of Incorporation to decrease the authorized capital stock (ACS) from Php21,437,602,946.401 to Php20,437,602,946.40 through the retirement of 1 billion common shares held in Treasury, subject to stockholders' approval.

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 estimates, judgments 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.

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.

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.

Service concession agreement (Note 32)

The Group has made a judgment that the concession agreement with DOTr qualifies under Philippine Interpretation IFRIC 12, Service Concession Arrangements (Note 32). Management has assessed that DOTr controls and regulates the service, determines to whom this service will be provided and controls the price. In addition, management has also determined that the DOTr has the significant control over the residual interest of the Terminal at the end of the term. Management has also made a judgment that the Terminal and commercial assets (mall facilities) are physically separable and are capable of being operated independently.

Management has further assessed that said concession agreement qualifies under the Financial Asset model as it has an unconditional contractual right to receive cash or other financial assets (i.e., the Annual Grantor Payment) for its construction, operating and maintenance services directly from DOTr.

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.

Uncertainties in the determination of taxable profit

Judgments 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 Group has assessed whether it has any uncertain tax position. The Group applies significant judgement in identifying uncertainties over its income tax treatments. The Group 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 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. In view of the community quarantines and restricted mobility in 2022, the progress of the Group's performance obligation was adversely affected which resulted in lower percentage of completion as compared to previous years. In 2023 and continuing with 2024, the Group's percentage of completion posted improvement due to easing of health and travel restrictions.

Estimation of significant financing component

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.

Evaluation of NRV of real estate inventories

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. See Note 6 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 Group (Note 26).

Estimating pension liabilities and other retirement benefits

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

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

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

The 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

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).

As at December 31, 2024, the Group's lease liabilities amounted to P18,778.01 million (2023 - P18,522.6 million) (Note 31).

Evaluation of impairment of non-financial assets

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.

In view of the improving economy that was severely impacted by the pandemic and the government's easing travel and mobility restrictions (both domestic and international), the Group's hotels and resorts segment has registered positive growth in its revenues during the year. The hotel and resorts properties continue to post significant improvements in revenues and net income from higher occupancies due to easing of health and travel restrictions, surging leisure demand and increased guests spending. In addition, many restaurants and food outlets have reopened and operated, improving the food and beverage revenues of the segment. With a better economic outlook and market forecast, the segment is expected to continue its recovery in the future. The Group performed impairment testing on its hotel property and equipment, with a carrying value of P16,035.2 million as at December 31, 2024 (2023 - P19,578.2 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 5.00% to 13.00% with an average growth rate of 3.00%. Based on the impairment testing, there is no impairment loss on the Group's hotel property and equipment.

As at December 31, 2024, the carrying value of the property and equipment and right-of-use assets of the hotels and resorts segment amounted to P16,305 million (2023 - P19,578 million) and P1,330.9 million (2023 - P1,365.5 million). There is no impairment of investment properties in 2024 and 2023.

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 2024 and 2023, 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. 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, 2024

The following amendments to existing standards have been adopted by the Group effective January 1, 2024:

- PAS 1, *Presentation of Financial Statements (Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants)*

Amendments made to PAS 1 Presentation of Financial Statements in 2020 and 2022 clarified that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the entity's expectations or events after the reporting date (e.g. the receipt of a waiver or a breach of covenant).

The amendments require disclosures if an entity classifies a liability as non-current and that liability is subject to covenants that the entity must comply with within 12 months of the reporting date. The disclosures include:

- the carrying amount of the liability
- information about the covenants, and
- facts and circumstances, if any, that indicate that the entity may have difficulty complying with the covenants.

The amendments also clarify what PAS 1 means when it refers to the 'settlement' of a liability. Terms of a liability that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instrument can only be ignored for the purpose of classifying the liability as current or non-current if the entity classifies the option as an equity instrument. However, conversion options that are classified as a liability must be considered when determining the current/non-current classification of a convertible note.

The amendments have been applied retrospectively in accordance with the normal requirements in PAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors'.

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

The amendments specify that, in measuring the lease liability subsequent to the sale and leaseback, the seller-lessee determines 'lease payments' and 'revised lease payments' in a way that does not result in the seller-lessee recognising any amount of the gain or loss that relates to the right-of-use that it retains. This could particularly impact sale and leaseback transactions where the lease payments include variable payments that do not depend on an index or a rate.

- Adoption of PIC Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry (as amended by PIC Q&As 2020-02 and 2020-04)

On February 14, 2018, the PIC issued PIC Q&A 2018-12 which provides guidance on some PFRS 15 implementation issues affecting the real estate industry. On October 25, 2018 and February 08, 2019, the Philippine Securities and Exchange Commission (SEC) issued SEC MC No. 14-2018 and SEC MC No. 3-2019, respectively, providing relief to the real estate industry by deferring the application of certain provisions of this PIC Q&A for a period of three years until December 31, 2020. On December 15, 2020, the Philippine SEC issued SEC MC No. 34-2020 which further extended the deferral of certain provisions of the PIC Q&A until December 31, 2023. The PIC Q&A provisions covered by the SEC deferral that the Group availed pertain to 'Assessing if the transaction price includes a significant financing component as discussed in PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04)' with allowed deferral period until December 31, 2023.

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. The Group assessed that the overall impact of the adoption 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.

There are no other new standards, interpretations and amendments to existing standards effective January 1, 2024 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, 2024 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.

- 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:
- 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.
- PFRS 18 has specific requirements on the category in which derivative gains or losses are recognised - which is the same category as the income and expenses affected by the risk that the derivative is used to manage. Although the Group currently recognises some gains or losses in operating profit and others in finance costs, there might be a change to where these gains or losses are recognised, and the Group is currently evaluating the need for change.

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, 2024 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;
- a. it is held primarily for the purpose of trading;
- b. it is due to be settled within 12 months after reporting date; or
- c. 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 does not track changes in credit risk, but instead 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. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Group's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Group uses the ratings from Standard and Poor's (S&P), Moody's and Fitch to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

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. the rights to receive cash flows from the asset have expired, or
- b. 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; and 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.

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, 2024 and 2023.

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.

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.

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 Materials, parts and supplies

Materials, parts and supplies are valued at the lower of cost or NRV. Cost is determined using the moving average method. NRV is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

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.

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

Under the equity method, the investments in the investee companies are carried in the consolidated statement of financial position at cost plus post-acquisition changes in the Group's share in the net assets of the investee companies, less any impairment in values. The consolidated statement of 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, 2024 and 2023, 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, 2024 and 2023, 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 to the extent possible.

36.19 Asset acquisitions

If the assets acquired and liabilities assumed in an acquisition transaction do not constitute a business as defined under PFRS 3, the transaction is accounted for as an asset acquisition (Note 17). The Group identifies and recognizes the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets) and liabilities assumed. The acquisition cost is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such transaction or event does not give rise to goodwill. Where the Group acquires a controlling interest in an entity that is not a business, but obtains less than 100% of the entity, after it has allocated the cost to the individual assets acquired, it notionally grosses up those assets and recognizes the difference as non-controlling interests.

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 August 11, 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 2027, the new Mandarin Oriental Manila 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 including Cebu Holdings, Inc. and Cebu Property Ventures and Development Corp. Total expenses amounted to P0.2 million. As a result of the merger of CHI into CPVDC and later on CHI to the Parent Company, the Parent Company assumes the rights and obligations of CHI and CPVDC.

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.

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.

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 based on the start and completion of a task of the contract work inclusive of uninstalled goods and materials delivered to the site.

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 works. 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 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, 15% for FY 2024); 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 entities in the Philippines, Malaysia, the United States of America, Italy, Canada, United Kingdom, Hongkong and Myanmar 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.

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

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As of December 31, 2024

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Bond Proceeds

Ayala Land, Inc. and Subsidiaries**Schedule A- Financial Assets**

As of December 31, 2024

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	-	10,390,395	157,457
BPI			
Peso	-	2,975,845	11,624
Foreign Currency	-	419,608	67
Other Banks	-	-	-
Peso	-	4,214,253	108,172
Foreign Currency	-	2,780,689	37,594
B. Cash Equivalents 1/	-	11,073,558	496,309
BPI	-	-	-
Special Savings Account	-	-	-
Time Deposits	-	2,301,097	71,874
Others	-	-	-
Other Banks	-	-	-
Special Savings Account	-	-	-
Time Deposits	-	8,772,461	424,435
Others	-	-	-
C. Loans and receivable	-	188,312,229	46,633
Trade	-	153,055,404	46,633
Advances to other companies	-	17,383,575	-
Accrued receivables	-	10,933,858	-
Related parties	-	5,874,676	-
Receivable from employees	-	1,064,716	-
D . Financial Assets at FVPL	-	651,008	31,250
Investment in UITF	-	471,010	31,250
Investment in Funds	-	179,998	-
E . Financial Assets at FVOCI		1,272,606	-
Quoted	2,744	567,934	-
Unquoted	343,831	704,673	-
TOTAL	346,575	211,699,797	731,650

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, 2024

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	1,048,210,716	1,349,943,520	1,333,437,905	-	796,286,191	268,430,141	1,064,716,332

Avala Land, Inc. and subsidiaries
**Schedule C - Accounts Receivable from Related Parties which are Eliminated during the Consolidation Period
As of December 31, 2024**

Names and Designation of debtor	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 Receivable by ALI Parent from related parties							
Accendo Commercial Corp	149,505	1,335,709	(1,357,532)	-	127,682	-	127,682
Adaude Commercial Corp.	4,003	9,041	(6,114)	-	6,929	-	6,929
AKL Properties Inc.	(356)	946,927	(939,651)	-	6,920	-	6,920
Alabama Commercial Corporation (Conso)	24,553	89,568	(88,973)	-	25,148	-	25,148
ALI Capital Corp. (Conso)*	146,527	5,080,236	(4,825,079)	(358,678)	43,006	-	43,006
ALI-CII Development Corporation	6,898	11,127	(10,579)	-	7,446	-	7,446
ALO Prime Realty Corporation	7,540	-	(10)	-	7,530	-	7,530
Altaraza Development Corporation	707,632	129,819	(265,801)	-	571,650	-	571,650
Altaraza Prime Realty Corporation	-	67	-	-	67	-	67
Alveo Land Corporation (Conso)	6,102,270	383,287	-	-	6,485,558	-	6,485,558
Amaia Land Corporation (Conso)	1,143,081	740,215	(676,899)	-	1,206,398	-	1,206,398
Amorsedia Development Corporation (Conso)	480,583	292,219	(411,884)	-	360,918	-	360,918
Anvaya Cove Golf and Sports Club Inc.	79,314	-	(2,314)	-	77,000	-	77,000
APRISA Business Process Solutions, Inc	1,339	-	(1,061)	-	278	-	278
Arca South Integrated Terminal, Inc	13,875	-	(142)	-	13,733	-	13,733
AREIT Fund Manager, Inc.	16,320	-	(16,242)	-	78	-	78
AREIT Property Managers, Inc.	429	67	-	-	497	-	497
AREIT, Inc.	1,541,062	981,201	(867,142)	-	1,655,121	-	1,655,121
Arvo Commercial Corporation	129,363	294,421	(181,641)	-	242,143	-	242,143
Aurora Properties, Inc.	71,943	17	-	-	71,960	-	71,960
Aviana Development Corporation	223,414	69,655	(74,251)	-	218,818	-	218,818
Avida Land Corporation (Conso)	4,315,651	862,771	(77,845)	-	5,100,577	-	5,100,577
Avala Hotels Inc.	563,752	15,647	(23,098)	-	556,301	-	556,301
Avala Land International Sales, Inc.(Conso)	164,808	-	(863)	-	163,945	-	163,945
Avala Land-Tadde Property Inc.	-	-	-	-	-	-	-
Avala Malls Zing (AMZING), Inc.	284	20,000	(19,732)	-	552	-	552
Avala Property Management Corporation (Conso)	123,196	156,882	(72,809)	-	207,269	-	207,269
Avala Theaters Management, Inc.	715	-	(715)	-	-	-	-
AvalaLand Estates Inc. (Conso)	2,664,174	327,645	(2,927,563)	-	64,255	-	64,255
AvalaLand Hotels and Resorts Corp. (Conso)	692,112	4,299,143	(4,174,748)	-	816,506	-	816,506
Avalaland Logistics Holdings Corp. (Conso)	1,047,985	4,149,043	(3,193,250)	-	2,003,778	-	2,003,778
Avalaland Malls Sverraies, Inc.	43,976	324	-	-	44,300	-	44,300
AvalaLand Malls, Inc. (Conso)	837,393	385,700	(514,059)	-	709,034	-	709,034
Avalaland Medical Facilities Leasing Inc.	14,366	-	-	-	14,366	-	14,366
Avalaland Metro North, Inc.	5,349	-	(2,314)	-	3,035	-	3,035
AvalaLand Offices, Inc. (Conso)	324,052	49,547	-	-	373,598	-	373,598
Avalaland Premier, Inc.	91,837	6,461	-	-	98,298	-	98,298
Bay City Commercial Ventures Corp.	7,431,106	1,744,138	(810,001)	-	8,365,242	-	8,365,242
BellaVita Land Corp.	1,280,542	21,636	-	-	1,302,178	-	1,302,178
BG North Properties Inc.	13,223	-	(13,223)	-	-	-	-
BG South Properties, Inc.	28,465	-	(28,465)	-	-	-	-
BG West Properties, Inc	1,344,198	45,329	-	-	1,389,526	-	1,389,526
Buendia Landholdings, Inc.	67	270	-	-	337	-	337
Cacavan De Oro Gateway Corporation	51,562	72,106	(60,926)	-	62,741	-	62,741
Capitol Central Commercial Ventures Corp.	1,555,893	766,292	(766,757)	-	1,555,427	-	1,555,427
Cavite Commercial Towncenter, Inc.	140,792	754,600	(772,882)	-	122,511	-	122,511
Cebu District Property Enterprise, Inc.	-	944,874	(197,053)	-	747,821	-	747,821
Cebu Leisure Co. Inc.	46,394	58,314	(46,370)	-	58,338	-	58,338
CECI Realty Corp.	191,339	8,277	-	-	199,616	-	199,616
Central Bloc Hotel Ventures	7,009	16,301	-	-	23,310	-	23,310
Crans Montana Property Holdings Corporation	2,578	73,497	(47,797)	-	28,278	-	28,278
Crimson Field Enterprises, Inc.	185,776	63,649	(60,534)	-	188,891	-	188,891
Direct Power Services Inc.	788	14,709	-	-	15,497	-	15,497

Names and Designation of debtor	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)
Ecoholdings Company, Inc.	703	-	(703)	-	-	-	-
First Longfield Investments Ltd.	65	-	-	-	65	-	65
FIVE STAR Cinema Inc.	65	285	(218)	-	132	-	132
Hillsford Property Corporation	(168)	790	-	-	621	-	621
Integrated Eco-Resort Inc.	247	67	-	-	314	-	314
Laguna Land Corporation	1,393	3,060	(2,628)	-	1,825	-	1,825
Leisure and Allied Industries Phils. Inc.	5,083	6,945	(9,245)	-	2,784	-	2,784
Makati Cornerstone Leasing Corp.	5,407,323	42,912	(761,341)	-	4,688,894	-	4,688,894
Makati Development Corporation (Conso)	257,609	2,994,472	(2,470,915)	-	781,166	-	781,166
North Eastern Commercial Corp.	641,674	-	(641,674)	-	-	-	-
North Triangle Depot Commercial Corp	76,358	381,737	(350,551)	-	107,544	-	107,544
North Ventures Commercial Corp.	86,674	7,263	-	-	93,938	-	93,938
NorthBeacon Commercial Corporation	14,452	6,734	-	-	21,186	-	21,186
Nuevocentro, Inc. (Conso)	2,350,926	567,552	(516,763)	-	2,401,715	-	2,401,715
Philippine Integrated Energy Solutions, Inc.	16,751	28,351	-	-	45,103	-	45,103
Primavera Towncentre, Inc.	54,008	33,348	(35,395)	-	51,961	-	51,961
Red Creek Properties, Inc.	174,280	27,229	(27,153)	-	174,355	-	174,355
Regent Time International, Limited	98,757	641	-	-	99,399	-	99,399
Regent Wise Investments Limited(Conso)	3,207,964	223,616	(110,186)	-	3,321,394	-	3,321,394
Roxas Land Corp.	7,261	632	(1,196)	-	6,697	-	6,697
Serendra Inc.	176,170	15,162	-	-	191,332	-	191,332
Soltea Commercial Corp.	81,492	154,911	(143,198)	-	93,205	-	93,205
Southport Properties, Inc.	119,049	-	(31,349)	-	87,700	-	87,700
Station Square East Commercial Corp	48,115	81,547	(64,694)	-	64,968	-	64,968
Subic Bay Town Center Inc.	14,411	-	(1,705)	-	12,706	-	12,706
Summerhill Commercial Ventures Corp.	61,620	5,286	-	-	66,906	-	66,906
Sunnvfield E-Office Corp	13,472	966	-	-	14,438	-	14,438
Taft Punta Engaño Property, Inc.	144,906	-	(114,661)	-	30,246	-	30,246
Ten Knots Development Corporation(Conso)	24,238	143,537	(57,605)	-	110,170	-	110,170
Ten Knots Philippines, Inc.(Conso)	86,300	413,274	(205,966)	-	293,607	-	293,607
Verde Golf Development Corporation	94,614	-	-	-	94,614	-	94,614
Vesta Property Holdings Inc.	34,269	54,484	-	-	88,753	-	88,753
Westview Commercial Ventures Corp.	22,776	2,229	(3,260)	-	21,744	-	21,744
Whiteknight Holdings, Inc.	33,219	-	-	-	33,219	-	33,219
Subtotal	47,374,755	30,417,761	(29,086,728)	(358,678)	48,347,110	-	48,347,110

*The write off amount refers to the irrecoverable advances arising from the completed sale of Airswift, a 100% subsidiary of ALI Cap.

Names and Designation of debtor	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							
Accendo Commercial Corp	307.705	164.332	-	-	472.037	-	472.037
Adauge Commercial Corp.	2.665	45.918	-	-	48.583	-	48.583
AKL Properties Inc.	219.257	268.481	-	-	487.738	-	487.738
Alabanq Commercial Corporation (Conso)	-	19	-	-	19	-	19
ALI Capital Corp. (Conso)	14.407	-	(14.407)	-	-	-	-
Altaraza Development Corporation	50.420	164.170	-	-	214.590	-	214.590
Alveo Land Corporation (Conso)	1,843.375	57.896	(798.181)	-	1,103.089	-	1,103.089
Amaia Land Corporation (Conso)	821.154	63.370	(281.010)	-	603.514	-	603.514
Amorsedia Development Corporation (Conso)	72.578	98.065	(31.544)	-	139.099	-	139.099
Anvava Cove Golf and Sports Club Inc.	1.985	-	(1.795)	-	190	-	190
Arca South Integrated Terminal. Inc	-	-	-	-	-	-	-
AREIT, Inc.	2.019	-	-	-	2.019	-	2.019
Arvo Commercial Corporation	56.534	62.219	(27.086)	-	91.667	-	91.667
Aurora Properties, Inc.	33.303	37.432	-	-	70.735	-	70.735
Aviana Development Corporation	282.954	34.063	(27.983)	-	289.034	-	289.034
Avida Land Corporation (Conso)	1,468.187	345.227	(632.673)	-	1,180.741	-	1,180.741
Avala Hotels Inc.	719.927	46.362	-	-	766.289	-	766.289
Avala Land Inc.	3,571.483	3,236.143	(2,705.540)	-	4,102.086	-	4,102.086
Avala Land-Tadla Property Inc.	6,848	135,254	-	-	142,102	-	142,102
Avala Malls Zing (AMZING), Inc.	280	-	-	-	280	-	280
Avala Property Management Corporation (Conso)	2,137	2,091	-	-	4,228	-	4,228
AvalaLand Estates Inc. (Conso)	409.592	94.261	(227.709)	-	276.144	-	276.144
AvalaLand Hotels and Resorts Corp. (Conso)	239.697	130.376	(143.875)	-	226.198	-	226.198
AvalaLand Logistics Holdings Corp. (Conso)	545.181	1,092.834	(884.895)	-	753.119	-	753.119
AvalaLand Malls Svnroales, Inc.	-	1,469	-	-	1,469	-	1,469
AvalaLand Malls, Inc. (Conso)	111.852	-	(31.028)	-	80.824	-	80.824
AvalaLand Medical Facilities Leasing Inc.	2,455	-	-	-	2,455	-	2,455
AvalaLand Offices, Inc. (Conso)	-	5	-	-	5	-	5
Bav City Commercial Ventures Corp.	8,801	1,388.524	(728.057)	-	669.268	-	669.268
BellaVita Land Corp.	45.001	-	(21.937)	-	23.064	-	23.064
BG North Properties Inc.	11.624	-	(11.624)	-	-	-	-
BG South Properties, Inc.	533.044	-	(533.044)	-	-	-	-
BG West Properties, Inc.	358.275	795.169	-	-	1,153.444	-	1,153.444
Cagayan De Oro Gateway Corporation	69.407	-	(57.537)	-	11.870	-	11.870
Capitol Central Commercial Ventures Corp.	59.713	362.671	(339.101)	-	83.283	-	83.283
Cavite Commercial Towncenter, Inc.	124.768	288.188	(170.804)	-	242.152	-	242.152
Cebu District Property Enterprise, Inc.	-	156.727	-	-	156.727	-	156.727
Cebu Leisure Co. Inc.	-	5	-	-	5	-	5
CECI Realty Corp.	99.277	-	(54.105)	-	45.172	-	45.172
Central Bloc Hotel Ventures	-	-	-	-	-	-	-
Crans Montana Property Holdings Corporation	2,644	42.449	-	-	45.092	-	45.092
Direct Power Services Inc.	357	-	(354)	-	4	-	4
Laodian Land Corporation	5.963	778	-	-	6.741	-	6.741
Makati Cornerstone Leasing Corp.	3,459	15,865	-	-	19,324	-	19,324
Makati Development Corporation (Conso)	50	5,371.651	(5,371.701)	-	-	-	-
North Eastern Commercial Corp.	255	-	(255)	-	-	-	-
North Triangle Depot Commercial Corp	83.055	95.574	(16.919)	-	161.709	-	161.709
NorthBeacon Commercial Corporation	-	41.371	-	-	41.371	-	41.371
Nuevocentro, Inc. (Conso)	717.822	50.206	(439.492)	-	328.536	-	328.536
Philippine Integrated Energy Solutions, Inc.	298	19	-	-	317	-	317
Primavera Towncentre, Inc.	9.923	12.026	-	-	21.949	-	21.949
Roxas Land Corp.	1,527	-	(1,200)	-	327	-	327
Serendra Inc.	85.644	469	-	-	86.113	-	86.113
Soltea Commercial Corp.	19.056	164.151	-	-	183.207	-	183.207
Southport Properties, Inc.	18.890	1	(13.258)	-	5.632	-	5.632
Station Square East Commercial Corp	-	11	-	-	11	-	11
Summerhill Commercial Ventures Corp.	151	-	(127)	-	25	-	25
Sunnvfield E-Office Corp	227	-	(227)	-	-	-	-
Taft Punta Enqaño Property, Inc.	16,504	-	(14,155)	-	2,348	-	2,348
Ten Knots Development Corporation(Conso)	13,168	68.916	-	-	82.085	-	82.085
Ten Knots Philippines, Inc.(Conso)	136.211	176.019	(52.119)	-	260.111	-	260.111
Vesta Property Holdings Inc.	6.817	33.813	-	-	40.630	-	40.630
Westview Commercial Ventures Corp.	5	-	-	-	5	-	5
Subtotal	13,219.400	15,143.122	(13,633.746)	-	14,728.777	-	14,728.777

Names and Designation of debtor	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							
Adauge Commercial Corp.	21	-	-	-	21	-	21
Alabang Commercial Corporation (Conso)	7	-	-	-	7	-	7
ALI Capital Corp. (Conso)	31	-	(31)	-	-	-	-
Alveo Land Corporation (Conso)	2,026	2,364	(3,461)	-	929	-	929
Amaia Land Corporation (Conso)	20	-	-	-	20	-	20
Amorsedia Development Corporation (Conso)	-	-	-	-	-	-	-
Aviana Development Corporation	2,882	455	-	-	3,338	-	3,338
Avida Land Corporation (Conso)	7,121	2,104	(1,983)	-	7,243	-	7,243
Avala Land Inc.	14,540	-	-	-	14,540	-	14,540
Avala Malls Zing (AMZING), Inc.	89	12	-	-	101	-	101
Avala Property Management Corporation (Conso)	415	10	-	-	425	-	425
AvalaLand Estates Inc. (Conso)	24	-	-	-	24	-	24
AvalaLand Hotels and Resorts Corp. (Conso)	1,231	4,124	(5,473)	-	(118)	-	(118)
Avalaland Logistics Holdings Corp. (Conso)	20	-	-	-	20	-	20
AvalaLand Malls, Inc. (Conso)	4,420	670	(1,383)	-	3,707	-	3,707
Avalaland Metro North, Inc.	1	-	-	-	1	-	1
AvalaLand Offices, Inc. (Conso)	20	-	-	-	20	-	20
Bav City Commercial Ventures Corp.	338	-	(311)	-	27	-	27
Caqavan De Oro Gateway Corporation	205	110	(112)	-	203	-	203
Capitol Central Commercial Ventures Corp.	33	31	-	-	64	-	64
Cebu Leisure Co. Inc.	5	2	-	-	7	-	7
Leisure and Allied Industries Phils. Inc.	165	2,431	(2,461)	-	135	-	135
Makati Development Corporation (Conso)	199	-	-	-	199	-	199
North Eastern Commercial Corp.	-	-	-	-	-	-	-
North Triangle Depot Commercial Corp	39	-	-	-	39	-	39
North Ventures Commercial Corp.	-	-	-	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	-	-	-	-	-	-	-
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.	22	4	-	-	26	-	26
Subtotal	33,905	12,318	(15,216)	-	31,007	-	31,007
Amount Owed by ALI & Subsidiaries TO Adauge Commercial Corp.							
Accendo Commercial Corp	2,510	3,173	(1,550)	-	4,133	-	4,133
ALI Capital Corp. (Conso)	13,757	20,000	(33,757)	-	-	-	-
Alveo Land Corporation (Conso)	1,449	3,542	(3,555)	-	1,436	-	1,436
Amaia Land Corporation (Conso)	703	11,056	(11,008)	-	752	-	752
Arvo Commercial Corporation	387	-	-	-	387	-	387
Avida Land Corporation (Conso)	1,076	3,371	(2,892)	-	1,554	-	1,554
Avala Land Inc.	1,505	19,001	(20,506)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	33,133	33,145	(54,477)	-	11,801	-	11,801
Avalaland Logistics Holdings Corp. (Conso)	18,093	32,030	(33,220)	-	16,903	-	16,903
AvalaLand Malls, Inc. (Conso)	388	24	-	-	412	-	412
Avalaland Metro North, Inc.	1	-	-	-	1	-	1
Bav City Commercial Ventures Corp.	14,254	23,835	(27,891)	-	10,198	-	10,198
Capitol Central Commercial Ventures Corp.	2	-	-	-	2	-	2
Cebu District Property Enterprise, Inc.	-	17,415	(11,401)	-	6,014	-	6,014
Direct Power Services Inc.	2	-	-	-	2	-	2
North Triangle Depot Commercial Corp	-	2,091	(2,073)	-	18	-	18
Soltea Commercial Corp.	1,012	15,110	(10,088)	-	6,033	-	6,033
Sunnyfield E-Office Corp	533	-	-	-	533	-	533
Ten Knots Philippines, Inc.(Conso)	4,991	11,381	(10,300)	-	6,071	-	6,071
Subtotal	93,794	195,174	(222,716)	-	66,252	-	66,252

Names and Designation of debtor	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.							
Avala Land Inc.	-	2	-	-	2	-	2
Subtotal	-	2	-	-	2	-	2
Amount Owed by ALI & Subsidiaries TO Alabang Commercial Corporation							
Accendo Commercial Corp	20	145.950	(116.808)	-	29.163	-	29.163
Alabang Commercial Corporation (Conso)	9.704	6.827	-	-	16.530	-	16.530
ALI Capital Corp. (Conso)	30.954	48.505	(79.241)	-	218	-	218
Alveo Land Corporation (Conso)	71.175	177.322	(234.470)	-	14.027	-	14.027
Amaia Land Corporation (Conso)	734	40.693	(40.310)	-	1,117	-	1,117
Amorsedia Development Corporation (Conso)	106	-	-	-	106	-	106
Arvo Commercial Corporation	52.979	84.774	(134.152)	-	3.600	-	3.600
Aviana Development Corporation	-	34.134	(27.394)	-	6.741	-	6.741
Avida Land Corporation (Conso)	630	3.429	(3.740)	-	319	-	319
Avala Land Inc.	23.490	312.128	(327.108)	-	8.509	-	8.509
Avala Malls Zing (AMZING). Inc.	65	-	-	-	65	-	65
AvalaLand Estates Inc. (Conso)	2.000	4.026	(4.026)	-	2.000	-	2.000
AvalaLand Hotels and Resorts Corp. (Conso)	51.366	124.348	(159.283)	-	16.431	-	16.431
Avalaland Logistics Holdings Corp. (Conso)	37.863	267.639	(184.499)	-	121.003	-	121.003
AvalaLand Malls, Inc. (Conso)	21.276	13.878	(29.570)	-	5.584	-	5.584
AvalaLand Offices, Inc. (Conso)	8.258	6.375	-	-	14.634	-	14.634
Avalaland Premier, Inc.	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	117.596	464.014	(478.389)	-	103.221	-	103.221
Cacavan De Oro Gateway Corporation	1	-	-	-	1	-	1
Capitol Central Commercial Ventures Corp.	38	76.917	(35.863)	-	41.092	-	41.092
Cavite Commercial Towncenter, Inc.	72.860	128.777	(170.552)	-	31.085	-	31.085
Cebu District Property Enterprise, Inc.	-	23.406	(10.204)	-	13.202	-	13.202
Cebu Leisure Co. Inc.	24	1	-	-	24	-	24
Crans Montana Property Holdings Corporation	-	1.155	-	-	1.155	-	1.155
Direct Power Services Inc.	-	-	-	-	-	-	-
FIVE STAR Cinema Inc.	6.054	-	(206)	-	5.848	-	5.848
Leisure and Allied Industries Phils. Inc.	(1.846)	6.356	(5.786)	-	(1.275)	-	(1.275)
Makati Development Corporation (Conso)	-	163.792	(126.366)	-	37.426	-	37.426
North Eastern Commercial Corp.	7	-	(7)	-	-	-	-
North Triangle Depot Commercial Corp	(3,268)	39.212	-	-	35.944	-	35.944
North Ventures Commercial Corp.	2	-	-	-	2	-	2
NorthBeacon Commercial Corporation	42	-	-	-	42	-	42
Philippine Integrated Energy Solutions, Inc.	-	-	-	-	-	-	-
Primavera Towncentre, Inc.	8.308	8.511	(16.069)	-	750	-	750
Serendra Inc.	2	-	-	-	2	-	2
Soltea Commercial Corp.	5.053	10.195	(15.178)	-	70	-	70
Station Square East Commercial Corp	94	1	-	-	95	-	95
Summerhill Commercial Ventures Corp.	1	-	-	-	1	-	1
Ten Knots Development Corporation(Conso)	2.156	19.097	(2.685)	-	18.568	-	18.568
Ten Knots Philippines, Inc.(Conso)	2.482	36.760	(35.662)	-	3.580	-	3.580
Subtotal	520.227	2,248.222	(2,237.568)	-	530.880	-	530.880
Amount Owed by ALI & Subsidiaries TO ALI Capital Corp.							
Accendo Commercial Corp	-	136.099	-	-	136.099	-	136.099
ALI Capital Corp. (Conso)	1,630	1,630,000	(1,631,820)	-	(190)	-	(190)
Amaia Land Corporation (Conso)	148	-	-	-	148	-	148
Arvo Commercial Corporation	1,190	-	-	-	1,190	-	1,190
Avida Land Corporation (Conso)	989	-	-	-	989	-	989
Avala Land Inc.	136	-	(136)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	136,411	140.559	(141,816)	-	135.153	-	135.153
Avalaland Logistics Holdings Corp. (Conso)	3,159	8.374	(6.465)	-	5.069	-	5.069
AvalaLand Malls, Inc. (Conso)	170	-	(170)	-	-	-	-
Avalaland Medical Facilities Leasing Inc.	225	-	-	-	225	-	225
Bav City Commercial Ventures Corp.	99,234	144.153	(156,357)	-	87,031	-	87,031
Capitol Central Commercial Ventures Corp.	-	6,146	(104)	-	6,042	-	6,042
Direct Power Services Inc.	889	-	(4)	-	885	-	885
Makati Development Corporation (Conso)	40	-	(40)	-	-	-	-
North Triangle Depot Commercial Corp	209	-	-	-	209	-	209
Ten Knots Development Corporation(Conso)	2,418	-	(2,418)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	56,073	36,029	(22,130)	-	69,972	-	69,972
Whiteknight Holdings, Inc.	(1,853)	2,453	-	-	599	-	599
Subtotal	301.068	2,103.814	(1,961.460)	-	443.422	-	443.422

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Amount Owed by ALI & Subsidiaries TO ALI-CII Development Corporation							
Accendo Commercial Corp	4,591	18,944	-	-	23,535	-	23,535
ALI Capital Corp. (Conso)	-	4,448	(9,010)	-	-	-	-
Alveo Land Corporation (Conso)	6,468	10,690	(9,180)	-	7,977	-	7,977
Amaia Land Corporation (Conso)	(1,369)	1,420	-	-	51	-	51
Arvo Commercial Corporation	19,680	36,966	(42,849)	-	13,798	-	13,798
Avida Land Corporation (Conso)	1,486	4,007	(1,400)	-	4,093	-	4,093
Avala Land Inc.	-	21,921	(21,908)	-	12	-	12
AvalaLand Estates Inc. (Conso)	-	4,240	(4,240)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	5,182	13,150	(16,665)	-	1,667	-	1,667
AvalaLand Logistics Holdings Corp. (Conso)	18,468	109,379	(108,048)	-	19,799	-	19,799
AvalaLand Malls, Inc. (Conso)	25,632	2,014	(27,584)	-	63	-	63
AvalaLand Medical Facilities Leasing Inc.	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	91,774	137,781	(188,750)	-	40,805	-	40,805
Caqavan De Oro Gateway Corporation	29	-	-	-	29	-	29
Capitol Central Commercial Ventures Corp.	13	1,568	(1,563)	-	18	-	18
Cavite Commercial Towncenter, Inc.	7,824	19,909	(12,399)	-	15,333	-	15,333
Cebu District Property Enterprise, Inc.	-	2,548	(2,507)	-	41	-	41
Direct Power Services Inc.	1,365	-	(978)	-	388	-	388
Laadigan Land Corporation	-	3,146	(1,589)	-	1,557	-	1,557
Leisure and Allied Industries Phils. Inc.	(49)	330	(303)	-	(22)	-	(22)
Makati Cornerstone Leasing Corp.	-	6	-	-	6	-	6
Makati Development Corporation (Conso)	-	55,374	(27,506)	-	27,869	-	27,869
North Triangle Depot Commercial Corp	780	4,458	-	-	5,238	-	5,238
Soltea Commercial Corp.	19,242	20,160	(30,203)	-	9,199	-	9,199
Ten Knots Philippines, Inc.(Conso)	31,031	42,642	(38,232)	-	35,441	-	35,441
Subtotal	236,710	515,101	(544,914)	-	206,898	-	206,898
Amount Owed by ALI & Subsidiaries TO ALO Prime Realty Corporation							
Accendo Commercial Corp	-	4,604	-	-	4,604	-	4,604
Amorsedia Development Corporation (Conso)	-	1,286	(1,286)	-	-	-	-
AREIT, Inc.	6,909	-	(862)	-	6,047	-	6,047
Arvo Commercial Corporation	-	108,230	(105,453)	-	2,778	-	2,778
Avala Land Inc.	-	26,763	(40,747)	-	21	-	21
AvalaLand Hotels and Resorts Corp. (Conso)	-	6,661	(6,611)	-	50	-	50
AvalaLand Logistics Holdings Corp. (Conso)	223,321	405,011	(628,314)	-	18	-	18
Bav City Commercial Ventures Corp.	10,297	23,290	(24,582)	-	9,005	-	9,005
Capitol Central Commercial Ventures Corp.	-	1,530	(1,526)	-	4	-	4
Crans Montana Property Holdings Corporation	-	24,072	(24,072)	-	-	-	-
Makati Development Corporation (Conso)	-	45,916	(45,604)	-	312	-	312
North Triangle Depot Commercial Corp	-	17,594	(15,081)	-	2,513	-	2,513
Westview Commercial Ventures Corp.	-	1,564	(2)	-	1,562	-	1,562
Subtotal	254,531	666,521	(894,140)	-	26,912	-	26,912

Names and Designation of debtor	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 Altaraza Development Corporation							
Avala Land Inc.	(4)	5	-	-	1	-	1
Subtotal	(4)	5	-	-	1	-	1
Amount Owed by ALI & Subsidiaries TO Altaraza Prime Realty Corporation							
Bav City Commercial Ventures Corp.	75	-	-	-	75	-	75
Crans Montana Property Holdings Corporation	2,515	2,673	(2,681)	-	2,507	-	2,507
Subtotal	2,590	2,673	(2,681)	-	2,582	-	2,582
Amount Owed by ALI & Subsidiaries TO Alveo Land Corporation							
Accendo Commercial Corp	213,328	374,817	(152,593)	-	435,552	-	435,552
Adauge Commercial Corp.	28	-	-	-	28	-	28
ALI Capital Corp. (Conso)	9,114	26,930	(29,392)	-	6,652	-	6,652
Alveo Land Corporation (Conso)	2	81,500	(81,502)	-	-	-	-
Amaia Land Corporation (Conso)	20,465	4,443	(5,358)	-	19,550	-	19,550
Amorsedia Development Corporation (Conso)	5,724	35,532	(40,225)	-	1,031	-	1,031
AREIT, Inc.	22	-	-	-	22	-	22
Arvo Commercial Corporation	15,527	70,566	(70,797)	-	15,297	-	15,297
Aurora Properties, Inc.	11,417	-	-	-	11,417	-	11,417
Aviana Development Corporation	5,016	95,656	(8,672)	-	92,000	-	92,000
Avida Land Corporation (Conso)	140,400	764,988	(909,521)	-	(4,133)	-	(4,133)
Avala Hotels Inc.	503	-	-	-	503	-	503
Avala Land Inc.	2,309,719	2,477,713	(2,478,611)	-	2,308,821	-	2,308,821
Avala Land International Sales, Inc.(Conso)	1,006	-	-	-	1,006	-	1,006
Avala Property Management Corporation (Conso)	2,823	1,066	-	-	3,889	-	3,889
AvalaLand Estates Inc. (Conso)	43	44,581	(40,315)	-	4,308	-	4,308
AvalaLand Hotels and Resorts Corp. (Conso)	35,777	99,040	(39,382)	-	95,435	-	95,435
Avalaland Logistics Holdings Corp. (Conso)	292,144	626,084	(453,540)	-	464,688	-	464,688
Avalaland Malls Svnaries, Inc.	454	-	-	-	454	-	454
AvalaLand Malls, Inc. (Conso)	15,422	5	(15,365)	-	63	-	63
Avalaland Medical Facilities Leasing Inc.	273	-	-	-	273	-	273
Bav City Commercial Ventures Corp.	62,803	136,344	(37,844)	-	161,303	-	161,303
BellaVita Land Corp.	904,460	-	(78,824)	-	825,637	-	825,637
BG South Properties, Inc.	1,952,821	-	(1,952,821)	-	-	-	-
BG West Properties, Inc.	-	1,743,538	-	-	1,743,538	-	1,743,538
Cadavan De Oro Gateway Corporation	52	-	-	-	52	-	52
Cavite Commercial Towncenter, Inc.	28,103	89,877	(101,474)	-	16,506	-	16,506
Cebu District Property Enterprise, Inc.	-	163,435	(140,826)	-	22,609	-	22,609
Crans Montana Property Holdings Corporation	63,636	73,921	(89,308)	-	48,249	-	48,249
Crimson Field Enterprises, Inc.	-	121,073	(120,350)	-	722	-	722
Makati Development Corporation (Conso)	13,809	560,588	(282,920)	-	291,477	-	291,477
North Eastern Commercial Corp.	5	-	(5)	-	-	-	-
North Triangle Depot Commercial Corp	301,512	301,316	(573,183)	-	29,645	-	29,645
Nuevocentro, Inc. (Conso)	484,890	285,570	(164,356)	-	606,104	-	606,104
Primavera Towncentre, Inc.	1,353	1,013	(2,002)	-	364	-	364
Serendra Inc.	2,537	3,990	(924)	-	5,603	-	5,603
Soltea Commercial Corp.	7,091	54,236	(63,152)	-	(1,825)	-	(1,825)
Summerhill Commercial Ventures Corp.	12,437	-	(7,266)	-	5,171	-	5,171
Ten Knots Development Corporation(Conso)	-	11,298	(8,494)	-	2,804	-	2,804
Ten Knots Philippines, Inc.(Conso)	19,903	218,116	(220,114)	-	17,905	-	17,905
Vesta Property Holdings Inc.	302,667	50,366	(9,994)	-	343,039	-	343,039
Westview Commercial Ventures Corp.	44	-	-	-	44	-	44
Subtotal	7,237,329	8,517,602	(8,179,128)	-	7,575,803	-	7,575,803

Names and Designation of debtor	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							
Accendo Commercial Corp	-	251.387	(143.650)	-	107.737	-	107.737
Alabang Commercial Corporation (Conso)	-	-	-	-	-	-	-
ALI Capital Corp. (Conso)	1.491	-	(1.491)	-	-	-	-
Alveo Land Corporation (Conso)	161	-	-	-	161	-	161
Amaia Land Corporation (Conso)	469	1.135	-	-	1.604	-	1.604
Amorsedia Development Corporation (Conso)	-	12.048	(12.006)	-	42	-	42
Arvo Commercial Corporation	57.414	49.132	(71.722)	-	34,824	-	34,824
Aviana Development Corporation	-	15.049	(15.007)	-	43	-	43
Avida Land Corporation (Conso)	30,006	19,265	-	-	49,270	-	49,270
Avala Land Inc.	2,611	-	-	-	2,611	-	2,611
Avala Land International Sales, Inc.(Conso)	-	-	-	-	-	-	-
Avala Property Management Corporation (Conso)	443	347	-	-	790	-	790
AvalaLand Estates Inc. (Conso)	224	-	-	-	224	-	224
AvalaLand Hotels and Resorts Corp. (Conso)	-	42,452	(37,798)	-	4,654	-	4,654
AvalaLand Logistics Holdings Corp. (Conso)	-	154.302	(63.165)	-	91.136	-	91.136
AvalaLand Offices, Inc. (Conso)	(2)	1.856	-	-	1.855	-	1.855
Bav City Commercial Ventures Corp.	19,009	46,436	(61,058)	-	4,387	-	4,387
BellaVita Land Corp.	97.125	-	(4,822)	-	92,303	-	92,303
Capitol Central Commercial Ventures Corp.	-	83,366	(83,366)	-	-	-	-
Cebu District Property Enterprise, Inc.	-	30,011	(30,002)	-	10	-	10
Makati Development Corporation (Conso)	4,766	133.341	(132,722)	-	5,384	-	5,384
Subtotal	213,718	840,128	(656,810)	-	397,036	-	397,036
Amount Owed by ALI & Subsidiaries TO Amorsedia Development Corporation							
Accendo Commercial Corp	25.065	30.823	(30,869)	-	25.020	-	25.020
Amorsedia Development Corporation (Conso)	-	-	(44,516)	-	(44,516)	-	(44,516)
AREIT, Inc.	23,579	93,088	(93,098)	-	23,570	-	23,570
Avida Land Corporation (Conso)	(74)	147	-	-	72	-	72
Avala Land Inc.	121,458	12,065	(12,009)	-	121,514	-	121,514
AvalaLand Estates Inc. (Conso)	-	22,125	(22,125)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	-	16,013	-	-	16,013	-	16,013
AvalaLand Logistics Holdings Corp. (Conso)	5,227	79,318	(29,972)	-	54,573	-	54,573
AvalaLand Malls, Inc. (Conso)	1,332	-	(1,182)	-	151	-	151
AvalaLand Offices, Inc. (Conso)	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	182,864	258,746	(365,716)	-	75,894	-	75,894
BellaVita Land Corp.	17,836	-	(7,432)	-	10,404	-	10,404
BG South Properties, Inc.	367,785	-	(367,785)	-	-	-	-
BG West Properties, Inc	239,840	1,222,176	(1,459,706)	-	2,310	-	2,310
Caqavan De Oro Gateway Corporation	-	-	-	-	-	-	-
Cavite Commercial Towncenter, Inc.	-	19,030	-	-	19,030	-	19,030
Cebu District Property Enterprise, Inc.	-	25,070	(6,029)	-	19,040	-	19,040
Makati Development Corporation (Conso)	-	12,139	(12,019)	-	120	-	120
Ten Knots Development Corporation(Conso)	5	-	-	-	5	-	5
Ten Knots Philippines, Inc.(Conso)	20,738	21,323	(37,026)	-	5,034	-	5,034
Subtotal	1,005,656	1,812,063	(2,489,484)	-	328,234	-	328,234
Amount Owed by ALI & Subsidiaries TO Anvaya Cove Beach and Nature Club Inc							
Anvaya Cove Golf and Sports Club Inc.	6,345	-	(110)	-	6,235	-	6,235
Avala Land Inc.	(167)	17,127	(16,650)	-	311	-	311
AvalaLand Hotels and Resorts Corp. (Conso)	5,086	35,632	(30,631)	-	10,087	-	10,087
AvalaLand Logistics Holdings Corp. (Conso)	-	65,681	(53,091)	-	12,589	-	12,589
Bav City Commercial Ventures Corp.	92,156	371,206	(370,446)	-	92,916	-	92,916
Cavite Commercial Towncenter, Inc.	-	15,218	(10,039)	-	5,179	-	5,179
Cebu District Property Enterprise, Inc.	-	144,473	(131,929)	-	12,544	-	12,544
Makati Development Corporation (Conso)	10	-	-	-	10	-	10
North Triangle Depot Commercial Corp	-	20,187	(20,025)	-	162	-	162
Soltea Commercial Corp.	219	11	(11)	-	219	-	219
Ten Knots Philippines, Inc.(Conso)	-	20,293	(15,202)	-	5,091	-	5,091
Subtotal	103,650	689,828	(648,134)	-	145,344	-	145,344

Names and Designation of debtor	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.							
ALI Capital Corp. (Conso)	47.396	135.000	(182.396)	-	-	-	-
Amaia Land Corporation (Conso)	-	-	-	-	-	-	-
Anvaya Cove Beach and Nature Club Inc	907	76	-	-	983	-	983
Avida Land Corporation (Conso)	-	-	-	-	-	-	-
Avala Land Inc.	66	190.760	(190.484)	-	342	-	342
Avala Property Management Corporation (Conso)	6	-	(6)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	5.086	15.168	(20.254)	-	-	-	-
AvalaLand Logistics Holdings Corp. (Conso)	2.006	14.124	(12.630)	-	3.500	-	3.500
AvalaLand Malls, Inc. (Conso)	-	5.014	(5.014)	-	-	-	-
Bav City Commercial Ventures Corp.	-	67.981	(12.832)	-	55.149	-	55.149
Capitol Central Commercial Ventures Corp.	-	22.442	(21.217)	-	1.225	-	1.225
Cavite Commercial Towncenter, Inc.	-	7.605	(7.514)	-	91	-	91
Makati Development Corporation (Conso)	6.685	-	(6.683)	-	2	-	2
North Triangle Depot Commercial Corp	-	10.098	(10.013)	-	85	-	85
Soltea Commercial Corp.	3.038	32	(3.070)	-	-	-	-
Subtotal	65.190	468.301	(472.114)	-	61.377	-	61.377

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Names and Designation of debtor	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 Fund Manager, Inc.							
Accendo Commercial Corp	-	35.078	(18.043)	-	17.035	-	17.035
ALI Capital Corp. (Conso)	11.629	31.622	(43.251)	-	-	-	-
Alveo Land Corporation (Conso)	-	10.013	-	-	10.013	-	10.013
Amaia Land Corporation (Conso)	458	27.842	(27.719)	-	581	-	581
AREIT, Inc.	100.745	374.972	(379.530)	-	96.187	-	96.187
Arvo Commercial Corporation	10.072	10.182	(20.253)	-	-	-	-
Avida Land Corporation (Conso)	372	-	-	-	372	-	372
Avala Land Inc.	200.235	79.389	(279.514)	-	111	-	111
AvalaLand Hotels and Resorts Corp. (Conso)	59.521	83.091	(100.158)	-	42.455	-	42.455
Avalaland Logistics Holdings Corp. (Conso)	46.754	127.981	(111.944)	-	62.790	-	62.790
Bav City Commercial Ventures Corp.	228.193	229.330	(439.938)	-	17.585	-	17.585
Cagayan De Oro Gateway Corporation	144	-	(144)	-	-	-	-
Capitol Central Commercial Ventures Corp.	1.996	30.431	(5.494)	-	26.933	-	26.933
Cavite Commercial Towncenter, Inc.	15.858	207.990	(201.048)	-	22.801	-	22.801
Cebu District Property Enterprise, Inc.	-	135.562	(36.630)	-	98.932	-	98.932
Crans Montana Property Holdings Corporation	13.189	26.895	(27.057)	-	13.027	-	13.027
North Triangle Depot Commercial Corp	916	-	(916)	-	-	-	-
Nuevocentro, Inc. (Conso)	65	15.716	(15.716)	-	65	-	65
Primavera Towncentre, Inc.	17.720	35.165	(35.768)	-	17.117	-	17.117
Soltea Commercial Corp.	22.828	52.266	(70.917)	-	4.177	-	4.177
Summerhill Commercial Ventures Corp.	559	-	-	-	559	-	559
Ten Knots Development Corporation(Conso)	-	4.478	(64)	-	4.414	-	4.414
Ten Knots Philippines, Inc.(Conso)	102.807	102.002	(198.638)	-	6.170	-	6.170
Subtotal	834.061	1,620.004	(2,012.742)	-	441.324	-	441.324
Amount Owed by ALI & Subsidiaries TO AREIT Property Managers, Inc.							
AREIT, Inc.	463.881	310.403	(33.257)	-	741.026	-	741.026
Subtotal	463.881	310.403	(33.257)	-	741.026	-	741.026

Names and Designation of debtor	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.							
Accendo Commercial Corp	126.167	727.673	(850.100)	-	3.739	-	3.739
ALI Capital Corp. (Conso)	18.506	329.870	(348.376)	-	-	-	-
Alveo Land Corporation (Conso)	326.697	314.480	(585.591)	-	55.586	-	55.586
Amaia Land Corporation (Conso)	115.070	213.185	(325.311)	-	2.943	-	2.943
Amorsedia Development Corporation (Conso)	29.270	161.756	(185.659)	-	5.368	-	5.368
Arca South Integrated Terminal. Inc	-	4.016	-	-	4.016	-	4.016
AREIT, Inc.	742	-	(742)	-	-	-	-
Arvo Commercial Corporation	123.132	275.524	(344.903)	-	53.752	-	53.752
Aviana Development Corporation	-	10.147	(9.048)	-	1.099	-	1.099
Avida Land Corporation (Conso)	1.569	117.430	(118.421)	-	578	-	578
Avala Land Inc.	368.126	4,101.151	(4,146.964)	-	322.313	-	322.313
Avala Malls Zinq (AMZING), Inc.	31.449	52.139	(82.303)	-	1.285	-	1.285
Avala Property Management Corporation (Conso)	1.759	5.750	(6.340)	-	1.169	-	1.169
AvalaLand Estates Inc. (Conso)	661	248.052	(247.754)	-	960	-	960
AvalaLand Hotels and Resorts Corp. (Conso)	2,736.267	7,160.341	(2,121.152)	-	7,775.456	-	7,775.456
Avalaland Logistics Holdings Corp. (Conso)	462.722	2,156.624	(2,341.393)	-	277.954	-	277.954
Avalaland Malls Synergies, Inc.	2.211	-	(165)	-	2,046	-	2,046
AvalaLand Malls, Inc. (Conso)	3,958.687	5,672.708	(156.066)	-	9,475.329	-	9,475.329
AvalaLand Offices, Inc. (Conso)	(1)	13,748	(13,748)	-	(1)	-	(1)
Avalaland Premier, Inc.	5.889	-	(1,910)	-	3,979	-	3,979
Bav City Commercial Ventures Corp.	38.153	1,416.128	(259.284)	-	1,194.997	-	1,194.997
BellaVita Land Corp.	40	-	(40)	-	-	-	-
Cagayan De Oro Gateway Corporation	537	-	-	-	537	-	537
Capitol Central Commercial Ventures Corp.	118.505	190.062	(282.570)	-	25.997	-	25.997
Cavite Commercial Towncenter, Inc.	234.418	747.049	(802.493)	-	178.975	-	178.975
Cebu District Property Enterprise, Inc.	-	576.362	(557.651)	-	18,710	-	18,710
Crans Montana Property Holdings Corporation	25.500	57.893	(74.720)	-	8,673	-	8,673
Crimson Field Enterprises, Inc.	23.250	60.030	(64.930)	-	18,350	-	18,350
Direct Power Services Inc.	-	-	-	-	-	-	-
Laodidan Land Corporation	-	6.263	(3,016)	-	3,246	-	3,246
Leisure and Allied Industries Phils. Inc.	15.500	15.071	(30.570)	-	-	-	-
Makati Cornerstone Leasing Corp.	65	-	-	-	65	-	65
Makati Development Corporation (Conso)	-	418.680	(415.784)	-	2,895	-	2,895
North Eastern Commercial Corp.	1,055.686	-	(1,055.686)	-	-	-	-
North Triangle Depot Commercial Corp	135.530	253.404	(291.428)	-	97.506	-	97.506
NorthBeacon Commercial Corporation	2,056.608	18.774	-	-	2,075.381	-	2,075.381
Nuevocentro, Inc. (Conso)	3.575	662.591	(666.167)	-	-	-	-
Primavera Towncentre, Inc.	26.216	73.775	(42.258)	-	57.732	-	57.732
Red Creek Properties, Inc.	-	20.131	(20,131)	-	-	-	-
Soltea Commercial Corp.	5.203	57.703	-	-	62.907	-	62.907
Sunnvfield E-Office Corp	-	-	-	-	-	-	-
Ten Knots Development Corporation(Conso)	19.359	112.841	(25,116)	-	107.084	-	107.084
Ten Knots Philippines, Inc.(Conso)	201.894	348.024	(465.902)	-	84.015	-	84.015
Westview Commercial Ventures Corp.	2.080	-	-	-	2,080	-	2,080
Subtotal	12,271.043	26,599.375	(16,943.695)	-	21,926.723	-	21,926.723
Amount Owed by ALI & Subsidiaries TO Arvo Commercial Corporation							
Accendo Commercial Corp	2	-	(2)	-	-	-	-
Alabang Commercial Corporation (Conso)	2	-	-	-	2	-	2
AREIT, Inc.	3	-	-	-	3	-	3
Arvo Commercial Corporation	3	1.782	(1,773)	-	12	-	12
Avida Land Corporation (Conso)	-	-	-	-	-	-	-
Avala Land Inc.	978.411	-	-	-	978.411	-	978.411
Avala Malls Zinq (AMZING), Inc.	19	-	-	-	19	-	19
AvalaLand Malls, Inc. (Conso)	298	597	(163)	-	732	-	732
Cagayan De Oro Gateway Corporation	-	-	-	-	-	-	-
Cavite Commercial Towncenter, Inc.	1,066	-	-	-	1,066	-	1,066
Leisure and Allied Industries Phils. Inc.	2,207	2,630	(3,675)	-	1,162	-	1,162
North Triangle Depot Commercial Corp	8	-	-	-	8	-	8
North Ventures Commercial Corp.	4	-	-	-	4	-	4
Primavera Towncentre, Inc.	308	-	-	-	308	-	308
Soltea Commercial Corp.	13	-	-	-	13	-	13
Southportal Properties, Inc.	-	-	-	-	-	-	-
Station Square East Commercial Corp	2	-	-	-	2	-	2
Summerhill Commercial Ventures Corp.	-	-	-	-	-	-	-
Subtotal	982.345	5.009	(5,612)	-	981.742	-	981.742

Names and Designation of debtor	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.							
Accendo Commercial Corp	15,180	25,834	(39,057)	-	1,957	-	1,957
ALI Capital Corp. (Conso)	15,354	14,000	(29,354)	-	-	-	-
Alveo Land Corporation (Conso)	34,946	34,223	(62,629)	-	6,541	-	6,541
Amaia Land Corporation (Conso)	518	-	-	-	518	-	518
Amorsedia Development Corporation (Conso)	249,121	969,208	(288,061)	-	930,269	-	930,269
Arca South Integrated Terminal, Inc	5,012	6,497	(7,597)	-	3,912	-	3,912
Arvo Commercial Corporation	27,868	27,103	(29,232)	-	25,739	-	25,739
Avida Land Corporation (Conso)	8,923	172	-	-	9,095	-	9,095
Avala Land Inc.	982,184	14,065	(936,984)	-	59,265	-	59,265
Avala Land International Sales, Inc.(Conso)	-	4	-	-	4	-	4
AvalaLand Estates Inc. (Conso)	-	407,333	(122,769)	-	284,565	-	284,565
AvalaLand Hotels and Resorts Corp. (Conso)	1,133,159	1,334,763	(1,350,741)	-	1,117,180	-	1,117,180
AvalaLand Logistics Holdings Corp. (Conso)	67,191	74,045	(141,236)	-	-	-	-
AvalaLand Malls, Inc. (Conso)	2,389	-	-	-	2,389	-	2,389
AvalaLand Metro North, Inc.	1	72	-	-	73	-	73
Bav City Commercial Ventures Corp.	18,476	16,185	(34,649)	-	11	-	11
Caqavan De Oro Gateway Corporation	617	-	-	-	617	-	617
Capitol Central Commercial Ventures Corp.	15,296	56,244	(71,540)	-	-	-	-
Cavite Commercial Towncenter, Inc.	638	5,037	(5)	-	5,670	-	5,670
Cebu District Property Enterprise, Inc.	-	44,018	(41,861)	-	2,157	-	2,157
CECI Realty Corp.	168	-	-	-	168	-	168
Crans Montana Property Holdings Corporation	307,883	763,530	(559,649)	-	511,764	-	511,764
Crimson Field Enterprises, Inc.	10,028	26,479	(11,045)	-	25,462	-	25,462
Laadigan Land Corporation	-	5,037	(25)	-	5,012	-	5,012
Makati Development Corporation (Conso)	8	15,173	(15,023)	-	158	-	158
Nuevocentro, Inc. (Conso)	-	7,004	-	-	7,004	-	7,004
Red Creek Properties, Inc.	17,551	43,767	(27,253)	-	34,065	-	34,065
Summerhill Commercial Ventures Corp.	-	166	-	-	166	-	166
Ten Knots Development Corporation(Conso)	1	-	-	-	1	-	1
Ten Knots Philippines, Inc.(Conso)	84	-	(84)	-	-	-	-
Vesta Property Holdings Inc.	28	-	-	-	28	-	28
Subtotal	2,912,622	3,889,961	(3,768,793)	-	3,033,790	-	3,033,790
Amount Owed by ALI & Subsidiaries TO Aviana Development Corporation							
Accendo Commercial Corp	37	-	(37)	-	-	-	-
Aviana Development Corporation	-	-	-	-	-	-	-
Avala Land Inc.	259,457	170,127	-	-	429,584	-	429,584
Avala Property Management Corporation (Conso)	-	1,000	-	-	1,000	-	1,000
Laadigan Land Corporation	3	-	-	-	3	-	3
Makati Development Corporation (Conso)	1,453	5,325	-	-	6,778	-	6,778
Serendra Inc.	-	-	-	-	-	-	-
Subtotal	260,951	176,452	(37)	-	437,365	-	437,365

Names and Designation of debtor	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							
Accendo Commercial Corp	200.992	75.500	(16.289)	-	260.202	-	260.202
ALI Capital Corp. (Conso)	90	32,170	(32,260)	-	-	-	-
ALI-CII Development Corporation	75	-	-	-	75	-	75
Altaraza Development Corporation	3,051	4,038	-	-	7,089	-	7,089
Alveo Land Corporation (Conso)	834	529,204	(474,941)	-	55,097	-	55,097
Amaia Land Corporation (Conso)	19,935	544,940	(510,387)	-	54,488	-	54,488
Amorsedia Development Corporation (Conso)	2,557	1,531	(1,531)	-	2,557	-	2,557
APRISA Business Process Solutions, Inc	-	163	(163)	-	-	-	-
AREIT, Inc.	-	546	(546)	-	-	-	-
Arvo Commercial Corporation	17,162	41,596	(46,775)	-	11,983	-	11,983
Aurora Properties, Inc.	39,805	336	(504)	-	39,637	-	39,637
Aviana Development Corporation	-	112	(112)	-	-	-	-
Avida Land Corporation (Conso)	(1,941)	2,015	-	-	74	-	74
Avala Hotels Inc.	26	-	-	-	26	-	26
Avala Land Inc.	2,070,766	1,990,150	(2,326,532)	-	1,734,384	-	1,734,384
Avala Land International Sales, Inc.(Conso)	14,379	8,574	-	-	22,953	-	22,953
Avala Property Management Corporation (Conso)	9,623	836	-	-	10,458	-	10,458
Avala Theaters Management, Inc.	70	-	-	-	70	-	70
AvalaLand Estates Inc. (Conso)	269,824	127,818	(231,650)	-	165,992	-	165,992
AvalaLand Hotels and Resorts Corp. (Conso)	1,901	19,529	(17,413)	-	4,017	-	4,017
AvalaLand Logistics Holdings Corp. (Conso)	578	768,269	(762,690)	-	6,157	-	6,157
AvalaLand Malls Synergies, Inc.	242	-	(242)	-	-	-	-
AvalaLand Malls, Inc. (Conso)	269	4,938	-	-	5,206	-	5,206
AvalaLand Offices, Inc. (Conso)	192	327	(327)	-	192	-	192
AvalaLand Premier, Inc.	-	6,388	-	-	6,388	-	6,388
Bav City Commercial Ventures Corp.	4,039	155,088	(146,732)	-	12,396	-	12,396
BellaVita Land Corp.	447,336	137,821	(38,903)	-	546,254	-	546,254
BG North Properties Inc.	637,065	-	(637,065)	-	-	-	-
BG South Properties, Inc.	3,619	-	(3,619)	-	-	-	-
BG West Properties, Inc.	71	531,985	-	-	532,055	-	532,055
Cagayan De Oro Gateway Corporation	459,708	79,221	(15,886)	-	523,042	-	523,042
Capitol Central Commercial Ventures Corp.	8,418	18,413	(26,831)	-	-	-	-
Cavite Commercial Towncenter, Inc.	-	804	(1)	-	804	-	804
Cebu District Property Enterprise, Inc.	-	1,138	-	-	1,138	-	1,138
CECI Realty Corp.	142	336	(34)	-	445	-	445
Central Bloc Hotel Ventures	111	163	(163)	-	111	-	111
Crans Montana Property Holdings Corporation	16	1,516	(1,516)	-	16	-	16
Integrated Eco-Resort Inc.	136	163	(176)	-	122	-	122
Makati Cornerstone Leasing Corp.	-	-	-	-	-	-	-
Makati Development Corporation (Conso)	14,994	211,985	(211,267)	-	15,712	-	15,712
North Triangle Depot Commercial Corp	12	27,289	(27,214)	-	88	-	88
Nuevocentro, Inc. (Conso)	489,933	88,876	(278,056)	-	300,753	-	300,753
Primavera Towncentre, Inc.	-	5	-	-	5	-	5
Roxas Land Corp.	679	1,443	(1,487)	-	635	-	635
Serendra Inc.	131	-	-	-	131	-	131
Soltea Commercial Corp.	123	14,134	(14,134)	-	123	-	123
Station Square East Commercial Corp	420	-	-	-	420	-	420
Summerhill Commercial Ventures Corp.	10	-	-	-	10	-	10
Taft Punta Engaño Property, Inc.	140	-	-	-	140	-	140
Ten Knots Development Corporation(Conso)	-	24,708	(24,573)	-	135	-	135
Ten Knots Philippines, Inc.(Conso)	3,168	13,373	(12,028)	-	4,513	-	4,513
Vesta Property Holdings Inc.	2	-	-	-	2	-	2
Subtotal	4,720,701	5,467,439	(5,862,047)	-	4,326,094	-	4,326,094

Names and Designation of debtor	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.							
Accendo Commercial Corp	363,542	516,074	(799,952)	-	79,664	-	79,664
ALI Capital Corp. (Conso)	260,724	298,006	(558,730)	-	-	-	-
Alveo Land Corporation (Conso)	129,440	322,445	(415,915)	-	35,970	-	35,970
Amaia Land Corporation (Conso)	16,373	123,264	(137,960)	-	1,678	-	1,678
Amorsedia Development Corporation (Conso)	42,843	53,708	(96,265)	-	287	-	287
AREIT, Inc.	4	-	(4)	-	-	-	-
Arvo Commercial Corporation	95,539	115,896	(66,142)	-	145,294	-	145,294
Aviana Development Corporation	86,403	19,257	(66,907)	-	38,753	-	38,753
Avida Land Corporation (Conso)	1,395	171,133	(171,133)	-	1,395	-	1,395
Avala Land Inc.	1,114,039	2,596,981	(3,003,568)	-	707,451	-	707,451
Avala Land International Sales, Inc.(Conso)	4,500	-	-	-	4,500	-	4,500
Avala Malls Zinq (AMZING), Inc.	15,347	16,032	(15,138)	-	16,241	-	16,241
AvalaLand Estates Inc. (Conso)	-	131,393	(131,393)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	716,114	582,531	(912,165)	-	386,481	-	386,481
Avalaland Logistics Holdings Corp. (Conso)	685,234	1,270,922	(1,582,176)	-	373,980	-	373,980
AvalaLand Malls, Inc. (Conso)	2,864	27,035	(27,005)	-	2,894	-	2,894
Avalaland Medical Facilities Leasing Inc.	-	-	-	-	-	-	-
Avalaland Metro North, Inc.	199	-	-	-	199	-	199
Bav City Commercial Ventures Corp.	356,662	644,518	(894,604)	-	106,576	-	106,576
Cadavan De Oro Gateway Corporation	2,754	-	-	-	2,754	-	2,754
Capitol Central Commercial Ventures Corp.	23,187	192,257	(190,848)	-	24,596	-	24,596
Cavite Commercial Towncenter, Inc.	279,760	330,213	(466,967)	-	143,006	-	143,006
Cebu District Property Enterprise, Inc.	-	241,212	(227,923)	-	13,289	-	13,289
Crans Montana Property Holdings Corporation	75,870	79,475	(150,740)	-	4,605	-	4,605
Crimson Field Enterprises, Inc.	-	20,342	(7,285)	-	13,056	-	13,056
Laodian Land Corporation	7,100	8,607	(14,449)	-	1,257	-	1,257
Leisure and Allied Industries Phils. Inc.	125,189	129,101	(254,290)	-	-	-	-
Makati Development Corporation (Conso)	-	208,829	-	-	208,829	-	208,829
North Triangle Depot Commercial Corp	33,529	124,122	(116,992)	-	40,659	-	40,659
Nuevocentro, Inc. (Conso)	-	41,761	(41,761)	-	-	-	-
Primavera Towncentre, Inc.	68,658	70,893	(109,407)	-	30,145	-	30,145
Red Creek Properties, Inc.	-	25,649	(24,145)	-	1,505	-	1,505
Roxas Land Corp.	-	-	-	-	-	-	-
Soltea Commercial Corp.	9,884	184,416	(168,827)	-	25,473	-	25,473
Summerhill Commercial Ventures Corp.	696	-	-	-	696	-	696
Ten Knots Development Corporation(Conso)	48,593	136,612	(128,224)	-	56,981	-	56,981
Ten Knots Philippines, Inc.(Conso)	26,116	265,048	(279,444)	-	11,720	-	11,720
Westview Commercial Ventures Corp.	-	-	-	-	-	-	-
Subtotal	4,592,558	8,947,734	(11,060,358)	-	2,479,933	-	2,479,933

Names and Designation of debtor	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.							
Accendo Commercial Corp	-	32,286	(14,744)	-	17,542	-	17,542
ALI Capital Corp. (Conso)	3,826	3,550	(7,376)	-	-	-	-
Altaraza Development Corporation	-	1,386	-	-	1,386	-	1,386
Alveo Land Corporation (Conso)	58,331	1,006	(6,946)	-	52,390	-	52,390
Amaia Land Corporation (Conso)	120,164	5,538	-	-	125,702	-	125,702
Amorsedia Development Corporation (Conso)	2,565	5,266	(8,376)	-	(545)	-	(545)
Arvo Commercial Corporation	1,980	17,418	(3,915)	-	15,483	-	15,483
Avida Land Corporation (Conso)	119,071	13,623	(40,106)	-	92,588	-	92,588
Avala Hotels Inc.	-	500	-	-	500	-	500
Avala Land Inc.	20,872	65,857	(65,137)	-	21,592	-	21,592
Avala Land International Sales, Inc.(Conso)	-	-	-	-	-	-	-
Avala Land-Tagle Property Inc.	-	-	-	-	-	-	-
AvalaLand Estates Inc. (Conso)	(848)	41,585	(41,585)	-	(848)	-	(848)
AvalaLand Hotels and Resorts Corp. (Conso)	24,369	76,091	(80,260)	-	20,201	-	20,201
AvalaLand Logistics Holdings Corp. (Conso)	12,009	30,218	(27,385)	-	14,843	-	14,843
AvalaLand Malls, Inc. (Conso)	109	5,905	(6,014)	-	-	-	-
Bav City Commercial Ventures Corp.	23,836	56,456	(71,821)	-	8,470	-	8,470
BellaVita Land Corp.	1,551	74	-	-	1,624	-	1,624
BG West Properties, Inc.	-	-	-	-	-	-	-
Capitol Central Commercial Ventures Corp.	10,286	33,363	(20,985)	-	22,665	-	22,665
Crans Montana Property Holdings Corporation	40,034	160	(40,179)	-	15	-	15
North Triangle Depot Commercial Corp	246	-	-	-	246	-	246
Nuevocentro, Inc. (Conso)	6,882	129	-	-	7,011	-	7,011
Primavera Towncentre, Inc.	2,570	3,584	(3,440)	-	2,714	-	2,714
Serendra Inc.	-	-	-	-	-	-	-
Subic Bay Town Center Inc.	-	307	-	-	307	-	307
Ten Knots Development Corporation(Conso)	2,004	3,781	(2,176)	-	3,610	-	3,610
Ten Knots Philippines, Inc.(Conso)	27,111	27,396	(48,005)	-	6,502	-	6,502
Subtotal	476,968	425,480	(488,451)	-	413,997	-	413,997
Amount Owed by ALI & Subsidiaries TO Ayala Land-Tagle Property Inc.							
Subtotal	-	-	-	-	-	-	-
Amount Owed by ALI & Subsidiaries TO Ayala Malls Zing (AMZING), Inc.							
AvalaLand Malls, Inc. (Conso)	22,163	-	-	-	22,163	-	22,163
Bav City Commercial Ventures Corp.	-	-	-	-	-	-	-
North Eastern Commercial Corp.	-	-	-	-	-	-	-
Subtotal	22,163	-	-	-	22,163	-	22,163

Names and Designation of debtor	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							
Accendo Commercial Corp	36.435	201.971	(121.057)	-	117.349	-	117.349
Adauqe Commercial Corp.	315	331	(158)	-	489	-	489
Alabama Commercial Corporation (Conso)	151	296	(446)	-	-	-	-
ALI Capital Corp. (Conso)	13.079	24.886	(37.965)	-	-	-	-
ALI-CII Development Corporation	17	34	(50)	-	-	-	-
Alveo Land Corporation (Conso)	40.039	190.110	(79.064)	-	151.085	-	151.085
Amaia Land Corporation (Conso)	16.907	33.947	(41.139)	-	9,715	-	9,715
Amorsedia Development Corporation (Conso)	15.149	8.681	(14.777)	-	9.053	-	9.053
APRISA Business Process Solutions, Inc	-	38	(38)	-	-	-	-
AREIT, Inc.	13.722	147.657	(153.898)	-	7.481	-	7.481
Arvo Commercial Corporation	312	36.311	-	-	36.623	-	36.623
Aurora Properties, Inc.	376	5.341	(5.717)	-	-	-	-
Aviana Development Corporation	5.917	42.608	(8.111)	-	40.414	-	40.414
Avida Land Corporation (Conso)	41.407	86.077	(98.364)	-	29.120	-	29.120
Avala Hotels Inc.	-	2.540	(2.540)	-	-	-	-
Avala Land Inc.	141.491	1,365.041	(1,462.439)	-	44.093	-	44.093
Avala Property Management Corporation (Conso)	61	47.570	-	-	47.631	-	47.631
AvalaLand Estates Inc. (Conso)	891	19.353	(13.655)	-	6.589	-	6.589
AvalaLand Hotels and Resorts Corp. (Conso)	107.534	173.237	(233.853)	-	46.919	-	46.919
Avalaland Logistics Holdings Corp. (Conso)	124.672	821.945	(694.558)	-	252.059	-	252.059
AvalaLand Malls, Inc. (Conso)	66.052	5.317	(62.966)	-	8.402	-	8.402
Avalaland Metro North, Inc.	84	1.649	(1.733)	-	-	-	-
AvalaLand Offices, Inc. (Conso)	2.593	31.924	(32.132)	-	2.385	-	2.385
Avalaland Premier, Inc.	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	236.660	661.223	(736.386)	-	161.497	-	161.497
BG North Properties Inc.	1.851	-	(1.851)	-	-	-	-
BG South Properties, Inc.	3.563	-	(3.563)	-	-	-	-
BG West Properties, Inc.	4.181	6.426	(3.329)	-	7.278	-	7.278
Cagayan De Oro Gateway Corporation	3.553	4.538	(3.408)	-	4.684	-	4.684
Capitol Central Commercial Ventures Corp.	-	47.417	(47.417)	-	-	-	-
Cavite Commercial Towncenter, Inc.	119.946	314.672	(265.905)	-	168.713	-	168.713
Cebu District Property Enterprise, Inc.	-	60.786	(33.306)	-	27.480	-	27.480
CECI Realty Corp.	1.424	27.458	(27.186)	-	1.697	-	1.697
Central Bloc Hotel Ventures	-	304	(304)	-	-	-	-
Crans Montana Property Holdings Corporation	20.429	57.992	(29.730)	-	48.691	-	48.691
Hillsford Property Corporation	93	3.850	(3.844)	-	99	-	99
Makati Cornerstone Leasing Corp.	1.573	13.051	(13.219)	-	1,405	-	1,405
Makati Development Corporation (Conso)	835	122.527	(29.487)	-	93.875	-	93.875
North Eastern Commercial Corp.	808	-	(808)	-	-	-	-
North Triangle Depot Commercial Corp	154	57.910	(57.653)	-	412	-	412
North Ventures Commercial Corp.	13.043	950	(1,502)	-	12.491	-	12.491
NorthBeacon Commercial Corporation	461	881	(1,342)	-	-	-	-
Nuevocentro, Inc. (Conso)	24.855	70.552	(83.666)	-	11.741	-	11.741
Philippine Integrated Energy Solutions, Inc.	111.023	-	-	-	111.023	-	111.023
Primavera Towncentre, Inc.	-	15.103	(101)	-	15.002	-	15.002
Roxas Land Corp.	766	986	-	-	1.752	-	1.752
Serendra Inc.	33.508	73	-	-	33.581	-	33.581
Soltea Commercial Corp.	64.502	88.513	(152.987)	-	28	-	28
Southportal Properties, Inc.	(839)	1,113	-	-	273	-	273
Station Square East Commercial Corp	56	950	(1,006)	-	-	-	-
Subic Bay Town Center Inc.	594	717	(1,288)	-	23	-	23
Summerhill Commercial Ventures Corp.	56	1,467	(1,523)	-	-	-	-
Sunnvfield E-Office Corp	138	1.848	(1,711)	-	275	-	275
Taft Punta Engaño Property, Inc.	-	2,537	(2,537)	-	-	-	-
Ten Knots Development Corporation(Conso)	10.513	20.605	(23.990)	-	7.128	-	7.128
Ten Knots Philippines, Inc.(Conso)	24.600	120.794	(113.822)	-	31.572	-	31.572
Vesta Property Holdings Inc.	536	6,894	(6,894)	-	536	-	536
Westview Commercial Ventures Corp.	176	248	(248)	-	176	-	176
Subtotal	1,306,262	4,959,248	(4,714,672)	-	1,550,838	-	1,550,838

Names and Designation of debtor	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.							
Avala Land Inc.	-	-	-	-	-	-	-
AvalaLand Malls, Inc. (Conso)	106	-	(106)	-	-	-	-
Bav City Commercial Ventures Corp.	-	-	-	-	-	-	-
Makati Cornerstone Leasing Corp.	(1)	1	-	-	-	-	-
North Eastern Commercial Corp.	-	-	-	-	-	-	-
North Triangle Depot Commercial Corp	-	-	-	-	-	-	-
North Ventures Commercial Corp.	-	-	-	-	-	-	-
NorthBeacon Commercial Corporation	-	-	-	-	-	-	-
Subtotal	105	1	(106)	-	-	-	-
Amount Owed by ALI & Subsidiaries TO AyalaLand Estates Inc.							
Accendo Commercial Corp	66	-	(66)	-	-	-	-
Adauce Commercial Corp.	1	18	-	-	20	-	20
ALI Capital Corp. (Conso)	176	-	(176)	-	-	-	-
Altaraza Development Corporation	8	-	-	-	8	-	8
Alveo Land Corporation (Conso)	280	-	(252)	-	28	-	28
Amaia Land Corporation (Conso)	22	-	-	-	22	-	22
Amorsedia Development Corporation (Conso)	6,474	-	(10)	-	6,464	-	6,464
Arca South Integrated Terminal, Inc	2,250	-	-	-	2,250	-	2,250
Arvo Commercial Corporation	1,902	-	-	-	1,902	-	1,902
Aurora Properties, Inc.	-	-	-	-	-	-	-
Aviana Development Corporation	86	-	(17)	-	69	-	69
Avida Land Corporation (Conso)	315	-	(300)	-	15	-	15
Avala Land Inc.	5,991	46,717	(46,829)	-	5,879	-	5,879
Avala Property Management Corporation (Conso)	-	-	-	-	-	-	-
AvalaLand Estates Inc. (Conso)	2,029	-	(2,029)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	838	69	-	-	908	-	908
AvalaLand Logistics Holdings Corp. (Conso)	53	-	-	-	53	-	53
AvalaLand Malls, Inc. (Conso)	311	-	(311)	-	-	-	-
Bav City Commercial Ventures Corp.	467	31,920	-	-	32,387	-	32,387
Cadavan De Oro Gateway Corporation	277	-	-	-	277	-	277
CECI Realty Corp.	4,154	-	-	-	4,154	-	4,154
Crans Montana Property Holdings Corporation	159	-	(51)	-	108	-	108
Crimson Field Enterprises, Inc.	-	77	-	-	77	-	77
Laodican Land Corporation	25	1	-	-	26	-	26
Makati Development Corporation (Conso)	1,078	2,751	(2,105)	-	1,725	-	1,725
North Eastern Commercial Corp.	21,555	-	(21,555)	-	-	-	-
Nuevocentro, Inc. (Conso)	4,319	1,208	-	-	5,527	-	5,527
Southportal Properties, Inc.	-	4	-	-	4	-	4
Ten Knots Philippines, Inc.(Conso)	-	31,943	-	-	31,943	-	31,943
Vesta Property Holdings Inc.	-	-	-	-	-	-	-
Subtotal	52,835	114,710	(73,700)	-	93,845	-	93,845

Names and Designation of debtor	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	-	57,089	(15,831)	-	41,258	-	41,258
ALI Capital Corp. (Conso)	562	-	(139)	-	423	-	423
ALI-CII Development Corporation	-	-	-	-	-	-	-
Altaraza Development Corporation	-	-	-	-	-	-	-
Alveo Land Corporation (Conso)	5,991	15,341	(13,182)	-	8,151	-	8,151
Amaia Land Corporation (Conso)	35,003	10,107	(45,087)	-	24	-	24
AREIT Fund Manager, Inc.	-	131	-	-	131	-	131
AREIT, Inc.	-	-	-	-	-	-	-
Arvo Commercial Corporation	7	13,964	(264)	-	13,707	-	13,707
Aviana Development Corporation	-	-	-	-	-	-	-
Avida Land Corporation (Conso)	135	16,407	(15,335)	-	1,207	-	1,207
Ayala Hotels Inc.	3	-	-	-	3	-	3
Ayala Land Inc.	192,965	322,860	(491,823)	-	24,002	-	24,002
Ayala Land International Sales, Inc.(Conso)	-	229	-	-	229	-	229
Ayala Property Management Corporation (Conso)	370	270	-	-	641	-	641
AyalaLand Estates Inc. (Conso)	-	50,591	(50,564)	-	28	-	28
AyalaLand Hotels and Resorts Corp. (Conso)	(444,615)	1,272,855	-	-	828,241	-	828,241
Avalaland Logistics Holdings Corp. (Conso)	24,646	217,204	(92,433)	-	149,417	-	149,417
Avalaland Malls Synergies, Inc.	-	-	-	-	-	-	-
Avalaland Malls, Inc. (Conso)	419	68	-	-	487	-	487
Avalaland Offices, Inc. (Conso)	422	57	-	-	479	-	479
Avalaland Premier, Inc.	-	798	-	-	798	-	798
Bav City Commercial Ventures Corp.	42	135,642	-	-	135,684	-	135,684
BellaVita Land Corp.	-	-	-	-	-	-	-
BG West Properties, Inc.	-	1,800	-	-	1,800	-	1,800
Capitol Central Commercial Ventures Corp.	-	61,079	(15,703)	-	45,376	-	45,376
Cavite Commercial Towncenter, Inc.	-	75,000	-	-	75,000	-	75,000
Cebu District Property Enterprise, Inc.	-	52,443	(26,643)	-	25,800	-	25,800
Central Bloc Hotel Ventures	46,800	38,315	-	-	85,114	-	85,114
Crans Montana Property Holdings Corporation	10,627	11,324	(11,324)	-	10,627	-	10,627
Direct Power Services Inc.	-	-	-	-	-	-	-
Integrated Eco-Resort Inc.	30	-	-	-	30	-	30
Laadlaoan Land Corporation	-	-	-	-	-	-	-
Makati Development Corporation (Conso)	2,473	54,149	-	-	56,622	-	56,622
North Triangle Depot Commercial Corp	5,629	80,500	-	-	86,129	-	86,129
Nuevocentro, Inc. (Conso)	-	36,460	(36,460)	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	-	-	-	-	-	-	-
Red Creek Properties, Inc.	-	20,411	(411)	-	20,000	-	20,000
Serendra Inc.	-	63	-	-	63	-	63
Soltea Commercial Corp.	-	6,000	-	-	6,000	-	6,000
Southportal Properties, Inc.	-	8	-	-	8	-	8
Ten Knots Development Corporation(Conso)	9,429	8,564	(5,350)	-	12,643	-	12,643
Ten Knots Philippines, Inc.(Conso)	82	212,150	(59,636)	-	152,595	-	152,595
Vesta Property Holdings Inc.	12	-	-	-	12	-	12
Subtotal	(108,968)	2,771,882	(880,184)	-	1,782,730	-	1,782,730

Names and Designation of debtor	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.							
Accendo Commercial Corp	26.151	116.061	(46.735)	-	95.477	-	95.477
ALI Capital Corp. (Conso)	13.085	58.000	(64.413)	-	6.672	-	6.672
Alveo Land Corporation (Conso)	76.083	185.671	(171.416)	-	90.338	-	90.338
Amaia Land Corporation (Conso)	258	76.023	(76.013)	-	269	-	269
Amorsedia Development Corporation (Conso)	38.849	40.039	(78.666)	-	222	-	222
APRISA Business Process Solutions, Inc	111	-	-	-	111	-	111
Arvo Commercial Corporation	20.526	25.668	(31.049)	-	15.145	-	15.145
Avida Land Corporation (Conso)	6.342	46.598	(53.745)	-	(805)	-	(805)
Avala Hotels Inc.	-	2	-	-	2	-	2
Avala Land Inc.	130.471	209.715	(209.525)	-	130.662	-	130.662
Avala Property Management Corporation (Conso)	1	-	-	-	1	-	1
AvalaLand Estates Inc. (Conso)	315	99	-	-	414	-	414
AvalaLand Hotels and Resorts Corp. (Conso)	96.957	177.598	(169.761)	-	104.794	-	104.794
Ayalaland Logistics Holdings Corp. (Conso)	(209.811)	2,221.750	-	-	2,011.939	-	2,011.939
Avalaland Malls Synergies, Inc.	270	1	-	-	271	-	271
AvalaLand Malls, Inc. (Conso)	5.753	11.215	(16.310)	-	658	-	658
Avalaland Metro North, Inc.	3.412	-	-	-	3,412	-	3,412
AvalaLand Offices, Inc. (Conso)	-	860	-	-	860	-	860
Bav City Commercial Ventures Corp.	205.636	331.250	(257.634)	-	279.252	-	279.252
BellaVita Land Corp.	-	-	-	-	-	-	-
Cagayan De Oro Gateway Corporation	107	-	(5)	-	102	-	102
Capitol Central Commercial Ventures Corp.	17.511	24.543	(18.692)	-	23.362	-	23.362
Cavite Commercial Towncenter, Inc.	1.332	81.163	-	-	82.495	-	82.495
Cebu District Property Enterprise, Inc.	-	77.947	(20.176)	-	57.771	-	57.771
Crans Montana Property Holdings Corporation	5	1.288	(63)	-	1.230	-	1.230
Leisure and Allied Industries Phils. Inc.	(51)	-	-	-	(51)	-	(51)
Makati Cornerstone Leasing Corp.	3	-	(3)	-	-	-	-
Makati Development Corporation (Conso)	3.045	-	(360)	-	2.685	-	2.685
North Eastern Commercial Corp.	91	-	(91)	-	-	-	-
North Triangle Depot Commercial Corp	399	59	-	-	458	-	458
North Ventures Commercial Corp.	274	67	-	-	341	-	341
Nuevocentro, Inc. (Conso)	4,174	-	(35)	-	4,139	-	4,139
Primavera Towncentre, Inc.	58.115	60.711	(64.660)	-	54.166	-	54.166
Soltea Commercial Corp.	743	21.205	(605)	-	21,343	-	21,343
Station Square East Commercial Corp	1.697	-	-	-	1.697	-	1.697
Summerhill Commercial Ventures Corp.	52	389	-	-	441	-	441
Ten Knots Development Corporation(Conso)	13.281	18.493	(26.754)	-	5,020	-	5,020
Ten Knots Philippines, Inc.(Conso)	10.808	32.159	(32.028)	-	10.938	-	10.938
Vesta Property Holdings Inc.	-	6	-	-	6	-	6
Subtotal	525.994	3,818.582	(1,338.739)	-	3,005.837	-	3,005.837
Amount Owed by ALI & Subsidiaries TO AyalaLand Malls Synergies, Inc.							
AREIT Fund Manager, Inc.	-	-	-	-	-	-	-
Avala Land Inc.	-	3,041	(3,035)	-	5	-	5
Avalaland Logistics Holdings Corp. (Conso)	6.254	-	-	-	6.254	-	6.254
AvalaLand Malls, Inc. (Conso)	657	-	(657)	-	-	-	-
Bav City Commercial Ventures Corp.	30.251	30.986	(29,019)	-	32,218	-	32,218
North Eastern Commercial Corp.	30	-	(30)	-	-	-	-
Soltea Commercial Corp.	112	-	-	-	112	-	112
Ten Knots Philippines, Inc.(Conso)	8.354	11.500	(14.537)	-	5.317	-	5.317
Subtotal	45.658	45.527	(47.279)	-	43.907	-	43.907

Names and Designation of debtor	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.							
Accendo Commercial Corp	10,100	364,259	(204,837)	-	169,523	-	169,523
Adauqe Commercial Corp.	400	-	(363)	-	37	-	37
AKL Properties Inc.	-	45	-	-	45	-	45
Alabanq Commercial Corporation (Conso)	8,198	2,170	(308)	-	10,060	-	10,060
ALI Capital Corp. (Conso)	972	4,292	(5,264)	-	-	-	-
ALI-CII Development Corporation	16,936	6,050	(22,986)	-	-	-	-
Alveo Land Corporation (Conso)	8,354	171,132	(177,640)	-	1,846	-	1,846
Amaia Land Corporation (Conso)	489	11,218	(11,620)	-	87	-	87
Amorsedia Development Corporation (Conso)	45	17,741	(17,786)	-	-	-	-
APRISA Business Process Solutions, Inc	-	101	-	-	101	-	101
AREIT Fund Manager, Inc.	50	-	(50)	-	-	-	-
AREIT, Inc.	99,452	10,100	-	-	109,552	-	109,552
Arvo Commercial Corporation	31,992	102,420	(66,712)	-	67,700	-	67,700
Aviana Development Corporation	5,078	128,923	(32,276)	-	101,725	-	101,725
Avida Land Corporation (Conso)	4,730	30,074	(30,794)	-	4,010	-	4,010
Avala Hotels Inc.	4	94	-	-	98	-	98
Avala Land Inc.	70,557	1,314,552	(1,320,184)	-	64,924	-	64,924
Avala Land International Sales, Inc.(Conso)	-	-	-	-	-	-	-
Avala Malls Zinq (AMZING), Inc.	1,265	22,069	(662)	-	22,672	-	22,672
Avala Property Management Corporation (Conso)	29,234	2,395	(284)	-	31,345	-	31,345
Avala Theaters Management, Inc.	2,975	-	(2,975)	-	-	-	-
AvalaLand Estates Inc. (Conso)	524	496	-	-	1,020	-	1,020
AvalaLand Hotels and Resorts Corp. (Conso)	3,116	592,151	(286,587)	-	308,680	-	308,680
Avalaland Logistics Holdings Corp. (Conso)	2,768	789,345	(644,250)	-	147,863	-	147,863
Avalaland Malls Svnorioles, Inc.	3,108	-	(708)	-	2,400	-	2,400
AvalaLand Malls, Inc. (Conso)	13,884	30,454	-	-	44,338	-	44,338
Avalaland Medical Facilities Leasing Inc.	4	-	-	-	4	-	4
Avalaland Metro North, Inc.	19,243	30,167	(43,677)	-	5,733	-	5,733
AvalaLand Offices, Inc. (Conso)	33	5	-	-	38	-	38
Avalaland Premier, Inc.	13,038	-	(13,036)	-	2	-	2
Bav City Commercial Ventures Corp.	47,917	668,297	(149,561)	-	566,654	-	566,654
BellaVita Land Corp.	25	-	-	-	25	-	25
BG West Properties, Inc	-	-	-	-	-	-	-
Cagavan De Oro Gateway Corporation	10,148	21,719	(1,387)	-	30,480	-	30,480
Capitol Central Commercial Ventures Corp.	24,937	100,228	(114,102)	-	11,062	-	11,062
Cavite Commercial Towncenter, Inc.	36,971	458,417	(245,759)	-	249,629	-	249,629
Cebu District Property Enterprise, Inc.	-	64,779	(2,924)	-	61,854	-	61,854
Cebu Leisure Co. Inc.	369	1,910	(95)	-	2,183	-	2,183
CECI Realty Corp.	-	-	-	-	-	-	-
Crans Montana Property Holdings Corporation	731	46,121	-	-	46,853	-	46,853
Direct Power Services Inc.	13	-	-	-	13	-	13
FIVE STAR Cinema Inc.	23	1	-	-	24	-	24
Leisure and Allied Industries Phils. Inc.	1,287	10,975	(12,193)	-	69	-	69
Makati Cornerstone Leasing Corp.	26,929	36,632	(33,529)	-	30,032	-	30,032
Makati Development Corporation (Conso)	24,053	196,289	(81,749)	-	138,593	-	138,593
North Eastern Commercial Corp.	46,260	-	(46,260)	-	-	-	-
North Triangle Depot Commercial Corp	41,332	188,091	(204,451)	-	24,972	-	24,972
North Ventures Commercial Corp.	37,165	36,125	(59,493)	-	13,797	-	13,797
NorthBeacon Commercial Corporation	25,132	35,357	(55,323)	-	5,166	-	5,166
Nuevocentro, Inc. (Conso)	-	122,295	(122,295)	-	-	-	-
Primavera Towncentre, Inc.	478	1,035	(1,003)	-	510	-	510
Red Creek Properties, Inc.	-	23,157	(23,150)	-	7	-	7
Serendra Inc.	120	36	-	-	156	-	156
Soltea Commercial Corp.	24,722	164,563	(45,862)	-	143,422	-	143,422
Station Square East Commercial Corp	32,413	38,581	(10,211)	-	60,782	-	60,782
Subic Bay Town Center Inc.	16,949	27,325	(42,705)	-	1,569	-	1,569
Summerhill Commercial Ventures Corp.	18,175	25,898	(34,393)	-	9,680	-	9,680
Ten Knots Development Corporation(Conso)	-	81,730	(41,673)	-	40,058	-	40,058
Ten Knots Philippines, Inc.(Conso)	1,412	80,509	(61,217)	-	20,704	-	20,704
Westview Commercial Ventures Corp.	1,621	4,096	(2,904)	-	2,812	-	2,812
Subtotal	765,730	6,064,419	(4,275,241)	-	2,554,908	-	2,554,908

Names and Designation of debtor	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	-	16
Avala Land Inc.	2,534	41	(2,574)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	-	-	-	-	-	-	-
AvalaLand Logistics Holdings Corp. (Conso)	-	5,122	-	-	5,122	-	5,122
Bav City Commercial Ventures Corp.	1,228	-	(1,228)	-	-	-	-
North Triangle Depot Commercial Corp	-	3,191	-	-	3,191	-	3,191
Whiteknight Holdings, Inc.	-	-	-	-	-	-	-
Subtotal	3,777	8,354	(3,802)	-	8,329	-	8,329
Amount Owed by ALI & Subsidiaries TO AyalaLand Metro North, Inc.							
Accendo Commercial Corp	28,976	118,825	(125,317)	-	22,484	-	22,484
Alabang Commercial Corporation (Conso)	2	5	(1)	-	7	-	7
ALI Capital Corp. (Conso)	2,362	-	(2,362)	-	-	-	-
Alveo Land Corporation (Conso)	(56,825)	70,074	-	-	13,249	-	13,249
Amaia Land Corporation (Conso)	350	20,022	(20,003)	-	369	-	369
Amorsedia Development Corporation (Conso)	39,566	49,280	(87,849)	-	996	-	996
AREIT, Inc.	1	-	-	-	1	-	1
Arvo Commercial Corporation	2,763	2,642	(3,516)	-	1,889	-	1,889
Avida Land Corporation (Conso)	35	9	-	-	44	-	44
Avala Land Inc.	2,088	206,491	(206,491)	-	2,088	-	2,088
Avala Malls Zina (AMZING), Inc.	74	-	(53)	-	20	-	20
AvalaLand Estates Inc. (Conso)	279	-	-	-	279	-	279
AvalaLand Hotels and Resorts Corp. (Conso)	4,437	141,186	(90,686)	-	54,937	-	54,937
AvalaLand Logistics Holdings Corp. (Conso)	82,588	252,014	(139,898)	-	194,704	-	194,704
AvalaLand Malls, Inc. (Conso)	1,359	20,622	(20,485)	-	1,496	-	1,496
Bav City Commercial Ventures Corp.	131,966	374,537	(308,501)	-	198,002	-	198,002
Caqavan De Oro Gateway Corporation	48	-	-	-	48	-	48
Capitol Central Commercial Ventures Corp.	7,539	18,950	(12,221)	-	14,268	-	14,268
Cavite Commercial Towncenter, Inc.	20,926	26,710	(35,387)	-	12,249	-	12,249
Cebu District Property Enterprise, Inc.	-	83,344	(64,206)	-	19,138	-	19,138
Crans Montana Property Holdings Corporation	111	23,013	(532)	-	22,592	-	22,592
Lagdigan Land Corporation	-	1,615	(2)	-	1,613	-	1,613
Leisure and Allied Industries Phils. Inc.	-	4,470	(4,470)	-	-	-	-
Makati Cornerstone Leasing Corp.	1	-	-	-	1	-	1
Makati Development Corporation (Conso)	-	12,119	(11,897)	-	222	-	222
North Eastern Commercial Corp.	60	-	(60)	-	-	-	-
North Triangle Depot Commercial Corp	12	8,087	(8,011)	-	87	-	87
North Ventures Commercial Corp.	2	1	-	-	3	-	3
NorthBeacon Commercial Corporation	2	-	-	-	2	-	2
Primavera Towncentre, Inc.	6,133	6,341	(12,047)	-	427	-	427
Soltea Commercial Corp.	4,496	50,058	(53,751)	-	803	-	803
Station Square East Commercial Corp	48	-	-	-	48	-	48
Subic Bay Town Center Inc.	-	-	-	-	-	-	-
Summerhill Commercial Ventures Corp.	12	14	-	-	26	-	26
Ten Knots Development Corporation(Conso)	7,127	19,672	(24,641)	-	2,158	-	2,158
Ten Knots Philippines, Inc.(Conso)	23,583	31,202	(26,211)	-	28,574	-	28,574
Westview Commercial Ventures Corp.	-	3,500	-	-	3,500	-	3,500
Subtotal	310,120	1,544,804	(1,258,600)	-	596,324	-	596,324

Names and Designation of debtor	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.							
Accendo Commercial Corp	219,595	697,997	(801,178)	-	116,415	-	116,415
Alabang Commercial Corporation (Conso)	333	-	-	-	333	-	333
ALI Capital Corp. (Conso)	315,459	718,197	(1,033,656)	-	-	-	-
ALO Prime Realty Corporation	3,023	-	-	-	3,023	-	3,023
Alveo Land Corporation (Conso)	303,375	973,739	(1,115,827)	-	161,288	-	161,288
Amaia Land Corporation (Conso)	4,606	335,890	(346,612)	-	(6,116)	-	(6,116)
Amorsedia Development Corporation (Conso)	76,481	95,155	(169,313)	-	2,323	-	2,323
AREIT, Inc.	11,442	404	-	-	11,847	-	11,847
Arvo Commercial Corporation	272,934	496,383	(478,491)	-	290,826	-	290,826
Aviana Development Corporation	1,250	33,702	-	-	34,952	-	34,952
Avida Land Corporation (Conso)	23,914	39,931	(55,923)	-	7,922	-	7,922
Ayala Land Inc.	104,183	2,896,240	(2,979,275)	-	21,147	-	21,147
Ayala Land International Sales, Inc.(Conso)	40	-	-	-	40	-	40
Ayala Property Management Corporation (Conso)	10,851	-	(6,465)	-	4,386	-	4,386
AyalaLand Estates Inc. (Conso)	5,125	42,385	(5,473)	-	42,037	-	42,037
AyalaLand Hotels and Resorts Corp. (Conso)	1,211,630	1,983,454	(2,709,449)	-	485,636	-	485,636
AyalaLand Logistics Holdings Corp. (Conso)	1,546,586	3,582,741	(4,701,828)	-	427,499	-	427,499
AyalaLand Malls, Inc. (Conso)	7,363	151,167	(150,471)	-	8,059	-	8,059
AyalaLand Medical Facilities Leasing Inc.	-	-	-	-	-	-	-
AyalaLand Metro North, Inc.	322	29	-	-	351	-	351
AyalaLand Offices, Inc. (Conso)	384,751	-	(238,490)	-	146,261	-	146,261
AyalaLand Premier, Inc.	11	-	-	-	11	-	11
Bav City Commercial Ventures Corp.	1,992,562	1,069,140	(2,905,077)	-	156,625	-	156,625
BellaVita Land Corp.	92	-	(61)	-	31	-	31
Cadavav De Oro Gateway Corporation	88	-	(88)	-	-	-	-
Capitol Central Commercial Ventures Corp.	386,582	522,409	(845,179)	-	63,811	-	63,811
Cavite Commercial Towncenter, Inc.	424,429	731,633	(994,987)	-	161,075	-	161,075
Cebu District Property Enterprise, Inc.	-	842,956	(818,119)	-	24,837	-	24,837
CECI Realty Corp.	4,906	-	(3,630)	-	1,276	-	1,276
Crans Montana Property Holdings Corporation	236,703	343,476	(483,662)	-	96,517	-	96,517
Crimson Field Enterprises, Inc.	-	5,152	(74)	-	5,078	-	5,078
Direct Power Services Inc.	174	-	(149)	-	25	-	25
Hillsford Property Corporation	258	315	-	-	574	-	574
Leisure and Allied Industries Phils. Inc.	74	-	(61)	-	12	-	12
Makati Cornerstone Leasing Corp.	3,543	19	-	-	3,562	-	3,562
Makati Development Corporation (Conso)	560	685,501	(486,729)	-	199,332	-	199,332
North Eastern Commercial Corp.	3,995	-	(3,995)	-	-	-	-
North Triangle Depot Commercial Corp	7,246	177,045	(119,191)	-	65,100	-	65,100
North Ventures Commercial Corp.	522	20	-	-	542	-	542
Nuevocentro, Inc. (Conso)	1,424	248,246	(246,364)	-	3,305	-	3,305
Primavera Towncentre, Inc.	37,098	70,119	(67,784)	-	39,434	-	39,434
Red Creek Properties, Inc.	20,126	20,342	(40,467)	-	-	-	-
Soltea Commercial Corp.	71,722	230,741	(260,779)	-	41,684	-	41,684
Summerhill Commercial Ventures Corp.	-	6	-	-	6	-	6
Sunnvfield E-Office Corp	3,523	323	-	-	3,847	-	3,847
Ten Knots Development Corporation(Conso)	46,135	104,387	(82,886)	-	67,635	-	67,635
Ten Knots Philippines, Inc.(Conso)	183,136	382,549	(483,027)	-	82,657	-	82,657
Westview Commercial Ventures Corp.	300,169	391,448	(393,069)	-	298,548	-	298,548
Subtotal	8,228,340	17,873,243	(23,027,830)	-	3,073,753	-	3,073,753

Names and Designation of debtor	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.							
Accendo Commercial Corp	3,534	1,791	-	-	5,325	-	5,325
AKL Properties Inc.	4,718	18	-	-	4,735	-	4,735
ALI Capital Corp. (Conso)	10,138	20,000	(30,138)	-	-	-	-
Alveo Land Corporation (Conso)	345	38,582	(32,551)	-	6,376	-	6,376
Amaia Land Corporation (Conso)	334	57,117	(57,016)	-	436	-	436
Amorsedia Development Corporation (Conso)	30,846	15,167	(13,641)	-	32,372	-	32,372
Anvaya Cove Beach and Nature Club Inc	5,295	12,943	(17,661)	-	578	-	578
Anvaya Cove Golf and Sports Club Inc.	7,888	15,223	(23,110)	-	-	-	-
APRISA Business Process Solutions, Inc	5	-	-	-	5	-	5
AREIT, Inc.	1,056	-	-	-	1,056	-	1,056
Arvo Commercial Corporation	2,444	15,469	(1,850)	-	16,063	-	16,063
Aviana Development Corporation	24	1,576	-	-	1,600	-	1,600
Avida Land Corporation (Conso)	14,617	13,833	(27,375)	-	1,075	-	1,075
Avala Land Inc.	127,543	474,001	(567,337)	-	34,207	-	34,207
Avala Land-Tadla Property Inc.	92,764	133,067	-	-	225,830	-	225,830
Avala Property Management Corporation (Conso)	177	-	-	-	177	-	177
AvalaLand Estates Inc. (Conso)	74	-	(41)	-	33	-	33
AvalaLand Hotels and Resorts Corp. (Conso)	21,195	33,158	(24,824)	-	29,528	-	29,528
AvalaLand Logistics Holdings Corp. (Conso)	17,090	75,913	(90,321)	-	2,682	-	2,682
AvalaLand Malls, Inc. (Conso)	81	-	(81)	-	-	-	-
AvalaLand Offices, Inc. (Conso)	2	-	-	-	2	-	2
AvalaLand Premier, Inc.	6	524	-	-	530	-	530
Bav City Commercial Ventures Corp.	34,629	72,936	(54,191)	-	53,374	-	53,374
BellaVita Land Corp.	53	-	-	-	53	-	53
Capitol Central Commercial Ventures Corp.	99	21,863	(13,187)	-	8,775	-	8,775
Cavite Commercial Towncenter, Inc.	20,963	44,746	(33,295)	-	32,413	-	32,413
Cebu District Property Enterprise, Inc.	-	137,425	(60,871)	-	76,553	-	76,553
CECI Realty Corp.	-	340	-	-	340	-	340
North Triangle Depot Commercial Corp	152	32,498	-	-	32,650	-	32,650
Nuevocentro, Inc. (Conso)	2,470	-	-	-	2,470	-	2,470
Primavera Towncentre, Inc.	-	11,416	(11,056)	-	360	-	360
Soltea Commercial Corp.	165	35,858	(18,331)	-	17,692	-	17,692
Southportal Properties, Inc.	-	108	-	-	108	-	108
Summerhill Commercial Ventures Corp.	215	-	-	-	215	-	215
Ten Knots Development Corporation(Conso)	-	57,289	-	-	57,289	-	57,289
Ten Knots Philippines, Inc.(Conso)	23,257	22,042	(8,392)	-	36,908	-	36,908
Verde Golf Development Corporation	3,892	-	-	-	3,892	-	3,892
Subtotal	426,067	1,344,900	(1,085,269)	-	685,698	-	685,698

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Amount Owed by ALI & Subsidiaries TO Bay City Commercial Ventures Corp.							
Accendo Commercial Corp	242	3,192	-	-	3,434	-	3,434
Adauqe Commercial Corp.	-	785	-	-	785	-	785
Alabano Commercial Corporation (Conso)	82	326	(228)	-	181	-	181
ALI Capital Corp. (Conso)	2,266	3,799	-	-	6,065	-	6,065
ALI-CIL Development Corporation	-	-	-	-	-	-	-
ALO Prime Realty Corporation	-	638	-	-	638	-	638
Altaraza Prime Realty Corporation	-	9,568	-	-	9,568	-	9,568
Alveo Land Corporation (Conso)	-	7,604	(5,708)	-	1,895	-	1,895
Amaia Land Corporation (Conso)	-	9,989	-	-	9,989	-	9,989
Amorsedia Development Corporation (Conso)	-	330	-	-	330	-	330
APRISA Business Process Solutions, Inc	-	29	-	-	29	-	29
Arca South Integrated Terminal, Inc	9	-	-	-	9	-	9
AREIT, Inc.	-	488,000	(80,353)	-	407,647	-	407,647
Arvo Commercial Corporation	146	62,004	-	-	62,151	-	62,151
Aviana Development Corporation	-	151	-	-	151	-	151
Avida Land Corporation (Conso)	1,167	17,109	-	-	18,276	-	18,276
Avala Hotels Inc.	-	801	-	-	801	-	801
Avala Land Inc.	1,834	88,243	-	-	90,077	-	90,077
Avala Land International Sales, Inc.(Conso)	-	335	-	-	335	-	335
Avala Malls Zing (AMZING), Inc.	5	804	-	-	809	-	809
Avala Property Management Corporation (Conso)	-	11	-	-	11	-	11
AvalaLand Estates Inc. (Conso)	-	31,128	-	-	31,128	-	31,128
AvalaLand Hotels and Resorts Corp. (Conso)	20,151	128,527	-	-	148,678	-	148,678
AvalaLand Logistics Holdings Corp. (Conso)	-	10,375	-	-	10,375	-	10,375
AvalaLand Malls Svnroales, Inc.	-	-	-	-	-	-	-
AvalaLand Malls, Inc. (Conso)	2,497	93,277	-	-	95,774	-	95,774
AvalaLand Metro North, Inc.	100	29	-	-	129	-	129
AvalaLand Offices, Inc. (Conso)	-	-	-	-	-	-	-
AvalaLand Premier, Inc.	-	328	-	-	328	-	328
Bav City Commercial Ventures Corp.	-	1,567,741	-	-	1,567,741	-	1,567,741
BellaVita Land Corp.	-	265	-	-	265	-	265
Buendia Landholdings, Inc.	-	215	-	-	215	-	215
Cacavan De Oro Gateway Corporation	221	3,087	-	-	3,309	-	3,309
Capitol Central Commercial Ventures Corp.	-	6,723	-	-	6,723	-	6,723
Cavite Commercial Towncenter, Inc.	-	1,122	-	-	1,122	-	1,122
Cebu District Property Enterprise, Inc.	-	540	-	-	540	-	540
Cebu Leisure Co. Inc.	-	4	-	-	4	-	4
Crans Montana Property Holdings Corporation	-	22	-	-	22	-	22
Direct Power Services Inc.	-	742	-	-	742	-	742
FIVE STAR Cinema Inc.	-	2,863	-	-	2,863	-	2,863
Hillsford Property Corporation	-	4	-	-	4	-	4
Integrated Eco-Resort Inc.	-	28	-	-	28	-	28
Laodian Land Corporation	-	33	-	-	33	-	33
Leisure and Allied Industries Phils. Inc.	-	8,860	(8,860)	-	-	-	-
Makati Cornerstone Leasing Corp.	10,134	4	-	-	10,138	-	10,138
Makati Development Corporation (Conso)	12,314	51,578	-	-	63,892	-	63,892
North Eastern Commercial Corp.	439	-	(439)	-	-	-	-
North Triangle Depot Commercial Corp	19	1,769	-	-	1,787	-	1,787
North Ventures Commercial Corp.	204	976	(939)	-	240	-	240
NorthBeacon Commercial Corporation	-	119	(68)	-	50	-	50
Nuevocentro, Inc. (Conso)	-	84	-	-	84	-	84
Primavera Towncentre, Inc.	-	191	-	-	191	-	191
Red Creek Properties, Inc.	-	75	-	-	75	-	75
Roxas Land Corp.	-	1,001	-	-	1,001	-	1,001
Serendra Inc.	-	43	-	-	43	-	43
Soltea Commercial Corp.	71	5,360	-	-	5,431	-	5,431
Station Square East Commercial Corp	33	185	(122)	-	96	-	96
Subic Bay Town Center Inc.	145	50	-	-	195	-	195
Summerhill Commercial Ventures Corp.	115	1,655	-	-	1,770	-	1,770
Ten Knots Philippines, Inc.(Conso)	-	11,560	-	-	11,560	-	11,560
Westview Commercial Ventures Corp.	-	24	-	-	24	-	24
Subtotal	52,194	2,624,307	(96,717)	-	2,579,783	-	2,579,783

Names and Designation of debtor	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.							
Accendo Commercial Corp	10,064	126,278	(32,615)	-	103,727	-	103,727
ALI Capital Corp. (Conso)	1,052	-	(1,052)	-	-	-	-
Alveo Land Corporation (Conso)	676	-	(91)	-	584	-	584
Amaia Land Corporation (Conso)	141	47,818	(47,405)	-	554	-	554
Amorsedia Development Corporation (Conso)	-	8,787	(8,714)	-	72	-	72
Arvo Commercial Corporation	129	-	-	-	129	-	129
Aviana Development Corporation	5,663	25,973	(36,626)	-	(4,990)	-	(4,990)
Avida Land Corporation (Conso)	971	50,091	(47,387)	-	3,675	-	3,675
Avala Land Inc.	30,147	266,126	(262,613)	-	33,660	-	33,660
Avala Land International Sales, Inc.(Conso)	-	3,460	-	-	3,460	-	3,460
Avala Property Management Corporation (Conso)	21	-	-	-	21	-	21
AvalaLand Estates Inc. (Conso)	41	7	-	-	49	-	49
AvalaLand Hotels and Resorts Corp. (Conso)	8,133	85,704	-	-	93,837	-	93,837
Avalaland Logistics Holdings Corp. (Conso)	79	229,700	(128,245)	-	101,534	-	101,534
AvalaLand Malls, Inc. (Conso)	5	30,022	(60,003)	-	(29,976)	-	(29,976)
Avalaland Premier, Inc.	21	-	-	-	21	-	21
Bay City Commercial Ventures Corp.	8,820	145,945	(16,316)	-	138,450	-	138,450
BellaVita Land Corp.	-	46	-	-	46	-	46
Capitol Central Commercial Ventures Corp.	-	108,171	(39,450)	-	68,721	-	68,721
Cavite Commercial Towncenter, Inc.	305	69,897	-	-	70,202	-	70,202
Cebu District Property Enterprise, Inc.	-	49,421	(253)	-	49,168	-	49,168
Makati Development Corporation (Conso)	1,523	176	-	-	1,699	-	1,699
North Triangle Depot Commercial Corp	-	15,742	(15,724)	-	18	-	18
Nuevocentro, Inc. (Conso)	-	8,183	(25)	-	8,159	-	8,159
Primavera Towncentre, Inc.	1,487	-	-	-	1,487	-	1,487
Soltea Commercial Corp.	-	56,757	-	-	56,757	-	56,757
Ten Knots Philippines, Inc.(Conso)	10,160	58,645	(35,351)	-	33,453	-	33,453
Subtotal	79,439	1,386,951	(731,869)	-	734,520	-	734,520
Amount Owed by ALI & Subsidiaries TO BG North Properties Inc.							
Amorsedia Development Corporation (Conso)	-	-	-	-	-	-	-
Avida Land Corporation (Conso)	138	-	(138)	-	-	-	-
Avala Land Inc.	1,686	-	(1,686)	-	-	-	-
Avala Land International Sales, Inc.(Conso)	51	-	(51)	-	-	-	-
Avala Property Management Corporation (Conso)	1,896	-	(1,896)	-	-	-	-
BG North Properties Inc.	-	-	-	-	-	-	-
BG South Properties, Inc.	570,207	-	(570,207)	-	-	-	-
BG West Properties, Inc	2,040,443	-	(2,040,443)	-	-	-	-
Makati Development Corporation (Conso)	5,800	-	(5,800)	-	-	-	-
Subtotal	2,620,220	-	(2,620,220)	-	-	-	-
Amount Owed by ALI & Subsidiaries TO BG South Properties, Inc.							
Alveo Land Corporation (Conso)	116,850	-	(116,850)	-	-	-	-
Amorsedia Development Corporation (Conso)	2,033	-	(2,033)	-	-	-	-
Avida Land Corporation (Conso)	1,646	-	(1,646)	-	-	-	-
Avala Land Inc.	1,216	-	(1,216)	-	-	-	-
Avala Property Management Corporation (Conso)	180	-	(180)	-	-	-	-
BG West Properties, Inc	684	-	(684)	-	-	-	-
Makati Development Corporation (Conso)	30,126	-	(30,126)	-	-	-	-
Subtotal	152,736	-	(152,736)	-	-	-	-
Amount Owed by ALI & Subsidiaries TO BG West Properties, Inc							
Alveo Land Corporation (Conso)	-	161,249	-	-	161,249	-	161,249
Amorsedia Development Corporation (Conso)	8	2,033	-	-	2,042	-	2,042
Avida Land Corporation (Conso)	-	2,189	-	-	2,189	-	2,189
Avala Land Inc.	7,254	2,825	-	-	10,078	-	10,078
Avala Land International Sales, Inc.(Conso)	-	51	-	-	51	-	51
Avala Property Management Corporation (Conso)	3,060	2,136	-	-	5,196	-	5,196
BG West Properties, Inc	195	2,526,285	(2,526,480)	-	-	-	-
Makati Development Corporation (Conso)	66,033	59,696	-	-	125,728	-	125,728
Serendra Inc.	-	-	-	-	-	-	-
Subtotal	76,549	2,756,464	(2,526,480)	-	306,533	-	306,533
Amount Owed by ALI & Subsidiaries TO Buendia Landholdings, Inc.							
AvalaLand Estates Inc. (Conso)	-	1,506	(1,506)	-	-	-	-
Crans Montana Property Holdings Corporation	2,000	5,244	(4,228)	-	3,017	-	3,017
Subtotal	2,000	6,751	(5,734)	-	3,017	-	3,017

Names and Designation of debtor	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							
Accendo Commercial Corp	48	109	(157)	-	-	-	-
Alabang Commercial Corporation (Conso)	-	-	-	-	-	-	-
Alveo Land Corporation (Conso)	10,909	25,811	(26,687)	-	10,033	-	10,033
Amaia Land Corporation (Conso)	22	-	(22)	-	-	-	-
Arvo Commercial Corporation	-	15,049	-	-	15,049	-	15,049
Aviana Development Corporation	24	15,609	(593)	-	15,040	-	15,040
Avida Land Corporation (Conso)	1,210	11,236	(11,598)	-	848	-	848
Avala Land Inc.	5,235	70,029	(69,934)	-	5,330	-	5,330
Avala Property Management Corporation (Conso)	6	-	-	-	6	-	6
AvalaLand Hotels and Resorts Corp. (Conso)	7,776	30,938	(31,081)	-	7,633	-	7,633
AvalaLand Logistics Holdings Corp. (Conso)	-	87,987	(62,212)	-	25,774	-	25,774
AvalaLand Malls, Inc. (Conso)	60	1,664	(1,693)	-	31	-	31
AvalaLand Metro North, Inc.	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	5,032	60,187	-	-	65,219	-	65,219
BellaVita Land Corp.	20	-	-	-	20	-	20
Cagayan De Oro Gateway Corporation	179	508	(508)	-	179	-	179
Capitol Central Commercial Ventures Corp.	-	20,469	(10,336)	-	10,133	-	10,133
Cavite Commercial Towncenter, Inc.	-	5,264	(35)	-	5,229	-	5,229
Cebu District Property Enterprise, Inc.	-	29,536	(29,536)	-	-	-	-
Laodican Land Corporation	2,034	748	-	-	2,782	-	2,782
Leisure and Allied Industries Phils. Inc.	108	3,116	(3,225)	-	-	-	-
Makati Development Corporation (Conso)	24	10,243	(10,057)	-	211	-	211
North Eastern Commercial Corp.	1	-	(1)	-	-	-	-
North Triangle Depot Commercial Corp	12	18,222	(13,065)	-	5,168	-	5,168
North Ventures Commercial Corp.	-	-	-	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	2,363	2,314	-	-	4,677	-	4,677
Soltea Commercial Corp.	-	11,371	-	-	11,371	-	11,371
Station Square East Commercial Corp	-	1,277	-	-	1,277	-	1,277
Ten Knots Development Corporation(Conso)	-	7,422	(305)	-	7,117	-	7,117
Ten Knots Philippines, Inc.(Conso)	-	46,286	-	-	46,286	-	46,286
Subtotal	35,063	475,395	(271,044)	-	239,413	-	239,413
Amount Owed by ALI & Subsidiaries TO Capitol Central Commercial Ventures Corp.							
Accendo Commercial Corp	19	-	(16)	-	2	-	2
Adauce Commercial Corp.	5	14	-	-	18	-	18
Alabang Commercial Corporation (Conso)	1	-	-	-	1	-	1
Amaia Land Corporation (Conso)	-	467	(467)	-	-	-	-
Arvo Commercial Corporation	22	-	-	-	22	-	22
Avala Land Inc.	8,468	-	(8,468)	-	-	-	-
AvalaLand Malls, Inc. (Conso)	164	20,656	(19,223)	-	1,597	-	1,597
AvalaLand Metro North, Inc.	-	-	-	-	-	-	-
Bav City Commercial Ventures Corp.	-	2	-	-	2	-	2
Cagayan De Oro Gateway Corporation	18	1,175	(1,172)	-	21	-	21
Cebu District Property Enterprise, Inc.	-	3	-	-	3	-	3
Cebu Leisure Co. Inc.	3	1,251	(1,248)	-	7	-	7
Leisure and Allied Industries Phils. Inc.	-	2,350	(2,350)	-	-	-	-
Makati Development Corporation (Conso)	60	-	-	-	60	-	60
North Eastern Commercial Corp.	1	-	(1)	-	-	-	-
North Triangle Depot Commercial Corp	8	-	-	-	8	-	8
Station Square East Commercial Corp	1	1,277	-	-	1,278	-	1,278
Westview Commercial Ventures Corp.	18	-	(17)	-	1	-	1
Subtotal	8,788	27,195	(32,963)	-	3,020	-	3,020

Names and Designation of debtor	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	-	1
Alveo Land Corporation (Conso)	(46)	724	-	-	678	-	678
Amaia Land Corporation (Conso)	717	1,286	(1,488)	-	514	-	514
Arvo Commercial Corporation	3	1	-	-	4	-	4
Avida Land Corporation (Conso)	156	-	-	-	156	-	156
Avala Land Inc.	24	-	-	-	24	-	24
Avala Malls Zing (AMZING), Inc.	58	-	-	-	58	-	58
Avala Property Management Corporation (Conso)	589	-	-	-	589	-	589
AvalaLand Estates Inc. (Conso)	25	-	-	-	25	-	25
Avalaland Logistics Holdings Corp. (Conso)	25	-	-	-	25	-	25
Avalaland Malls Synergies, Inc.	(189)	-	(77)	-	(266)	-	(266)
AvalaLand Malls, Inc. (Conso)	54	27	-	-	81	-	81
AvalaLand Offices, Inc. (Conso)	25	-	-	-	25	-	25
Bav 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.	622	838	(876)	-	584	-	584
Makati Cornerstone Leasing Corp.	6	-	-	-	6	-	6
Makati Development Corporation (Conso)	64	-	-	-	64	-	64
North Ventures Commercial Corp.	5	-	-	-	5	-	5
Serendra Inc.	-	1	-	-	1	-	1
Soltea Commercial Corp.	50	1	-	-	51	-	51
Station Square East Commercial Corp	1	1	-	-	2	-	2
Summerhill Commercial Ventures Corp.	137	-	-	-	137	-	137
Ten Knots Development Corporation(Conso)	11	-	-	-	11	-	11
Subtotal	2,367	2,878	(2,441)	-	2,804	-	2,804
Amount Owed by ALI & Subsidiaries TO Cebu District Property Enterprise, Inc.							
Avala Land Inc.	-	5	-	-	5	-	5
Makati Development Corporation (Conso)	-	3,967	-	-	3,967	-	3,967
Subtotal	-	3,972	-	-	3,972	-	3,972
Amount Owed by ALI & Subsidiaries TO Cebu Leisure Co. Inc.							
Accendo Commercial Corp	4,009	4,151	(7,138)	-	1,022	-	1,022
Alabang Commercial Corporation (Conso)	39	-	-	-	39	-	39
ALI Capital Corp. (Conso)	7,197	6,500	(13,697)	-	-	-	-
Alveo Land Corporation (Conso)	-	5,031	(4)	-	5,027	-	5,027
Amaia Land Corporation (Conso)	6	-	(6)	-	-	-	-
Amorsedia Development Corporation (Conso)	-	-	-	-	-	-	-
APRISA Business Process Solutions, Inc	1	-	(1)	-	-	-	-
Arvo Commercial Corporation	49	-	-	-	49	-	49
Avida Land Corporation (Conso)	-	5,005	(5,005)	-	-	-	-
Avala Land Inc.	24,121	31,221	(28,183)	-	27,159	-	27,159
Avala Land International Sales, Inc.(Conso)	30	-	-	-	30	-	30
Avala Malls Zing (AMZING), Inc.	12	-	-	-	12	-	12
AvalaLand Hotels and Resorts Corp. (Conso)	21	26,713	-	-	26,734	-	26,734
Avalaland Logistics Holdings Corp. (Conso)	19,182	47,827	(16,922)	-	50,087	-	50,087
AvalaLand Malls, Inc. (Conso)	1,589	957	-	-	2,546	-	2,546
Avalaland Medical Facilities Leasing Inc.	163	-	-	-	163	-	163
Avalaland Metro North, Inc.	-	2	-	-	2	-	2
Bav City Commercial Ventures Corp.	73,581	40,852	(67,807)	-	46,625	-	46,625
Caqavan De Oro Gateway Corporation	68	3	-	-	71	-	71
Capitol Central Commercial Ventures Corp.	1	1	-	-	2	-	2
Cebu District Property Enterprise, Inc.	-	37,204	(6,159)	-	31,045	-	31,045
Cebu Leisure Co. Inc.	2	-	-	-	2	-	2
Central Bloc Hotel Ventures	-	267	-	-	267	-	267
Makati Cornerstone Leasing Corp.	-	-	-	-	-	-	-
Makati Development Corporation (Conso)	-	16,220	(16,030)	-	191	-	191
North Eastern Commercial Corp.	1	-	(1)	-	-	-	-
North Triangle Depot Commercial Corp	949	3,116	(2,999)	-	1,065	-	1,065
North Ventures Commercial Corp.	-	1	-	-	1	-	1
Primavera Towncentre, Inc.	9,783	19,651	(19,088)	-	10,346	-	10,346
Soltea Commercial Corp.	5	-	-	-	5	-	5
Station Square East Commercial Corp	1	-	-	-	1	-	1
Ten Knots Development Corporation(Conso)	7,055	7,479	(7,438)	-	7,096	-	7,096
Ten Knots Philippines, Inc.(Conso)	74,247	77,967	(78,269)	-	73,946	-	73,946
Subtotal	222,108	330,169	(268,745)	-	283,532	-	283,532

Names and Designation of debtor	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.							
ALI Capital Corp. (Conso)	5.869	-	(5.869)	-	-	-	-
Alveo Land Corporation (Conso)	1	-	-	-	1	-	1
Amaia Land Corporation (Conso)	2.553	523.318	(522.519)	-	3.352	-	3.352
Amorsedia Development Corporation (Conso)	749.126	851.511	(983.292)	-	617.345	-	617.345
Arca South Integrated Terminal, Inc	58.825	66.384	(65.892)	-	59.317	-	59.317
AREIT, Inc.	31.988	12.908	(21.951)	-	22.945	-	22.945
Arvo Commercial Corporation	26.258	-	-	-	26.258	-	26.258
Aurora Properties, Inc.	14.882	-	-	-	14.882	-	14.882
Avida Land Corporation (Conso)	6.653	500	(1.120)	-	6.033	-	6.033
Avala Land Inc.	22.362	238.429	(251.433)	-	9.358	-	9.358
Avala Property Management Corporation (Conso)	-	-	-	-	-	-	-
AvalaLand Estates Inc. (Conso)	27	700.625	(593.365)	-	107.287	-	107.287
AvalaLand Hotels and Resorts Corp. (Conso)	16.510	50.469	(14.797)	-	52.183	-	52.183
Avalaland Logistics Holdings Corp. (Conso)	422	-	(421)	-	1	-	1
Avalaland Malls Sveriores, Inc.	55	-	-	-	55	-	55
AvalaLand Malls, Inc. (Conso)	1.642	-	(1.642)	-	-	-	-
AvalaLand Offices, Inc. (Conso)	12.263	-	(12.263)	-	-	-	-
Bav City Commercial Ventures Corp.	132.354	108.271	(220.393)	-	20.231	-	20.231
Capitol Central Commercial Ventures Corp.	8	-	-	-	8	-	8
Cavite Commercial Towncenter, Inc.	4.407	110.194	-	-	114.601	-	114.601
Crans Montana Property Holdings Corporation	673.559	968.033	(939.288)	-	702.304	-	702.304
Crimson Field Enterprises, Inc.	20.197	31.680	(22.799)	-	29.078	-	29.078
Direct Power Services Inc.	15	-	(15)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	108	-	-	-	108	-	108
Makati Development Corporation (Conso)	9.612	10.116	(9.993)	-	9.735	-	9.735
North Triangle Depot Commercial Corp	-	100.760	(95)	-	100.666	-	100.666
Nuevocentro, Inc. (Conso)	7	45.523	(20.506)	-	25.024	-	25.024
Red Creek Properties, Inc.	12.065	28.581	(11.054)	-	29.591	-	29.591
Soltea Commercial Corp.	36.132	54.405	(58.506)	-	32.031	-	32.031
Ten Knots Development Corporation(Conso)	-	13.099	(68)	-	13.031	-	13.031
Ten Knots Philippines, Inc.(Conso)	704	3.267	(3.275)	-	696	-	696
Vesta Property Holdings Inc.	18.033	-	-	-	18.033	-	18.033
Subtotal	1.856.639	3.918.072	(3.760.554)	-	2.014.157	-	2.014.157
Amount Owed by ALI & Subsidiaries TO Central Bloc Hotel Ventures							
Alveo Land Corporation (Conso)	-	-	-	-	-	-	-
Amaia Land Corporation (Conso)	-	-	-	-	-	-	-
Avala Land Inc.	8.005	-	(8.002)	-	3	-	3
AvalaLand Hotels and Resorts Corp. (Conso)	136.217	121.342	-	-	257.559	-	257.559
AvalaLand Malls, Inc. (Conso)	-	-	-	-	-	-	-
Ten Knots Development Corporation(Conso)	20.174	12.500	(32.674)	-	-	-	-
Subtotal	164.396	133.842	(40.676)	-	257.562	-	257.562
Amount Owed by ALI & Subsidiaries TO Crans Montana Property Holdings Corporation							
Accendo Commercial Corp	8	-	(3)	-	6	-	6
Alveo Land Corporation (Conso)	8	22	-	-	30	-	30
Aviana Development Corporation	-	3	-	-	3	-	3
Avala Land Inc.	(5)	-	-	-	(5)	-	(5)
Avala Property Management Corporation (Conso)	75	28	-	-	103	-	103
AvalaLand Estates Inc. (Conso)	-	-	-	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	6	43	-	-	49	-	49
Avalaland Medical Facilities Leasing Inc.	-	-	-	-	-	-	-
Avalaland Premier, Inc.	-	3	-	-	3	-	3
CECI Realty Corp.	-	10	-	-	10	-	10
Makati Development Corporation (Conso)	-	9	-	-	9	-	9
Ten Knots Philippines, Inc.(Conso)	-	3	-	-	3	-	3
Subtotal	92	120	(3)	-	209	-	209
Amount Owed by ALI & Subsidiaries TO Crimson Field Enterprises, Inc.							
Avala Land Inc.	10.050	-	-	-	10.050	-	10.050
Subtotal	10.050	-	-	-	10.050	-	10.050
Amount Owed by ALI & Subsidiaries TO Darong Agricultural and Development Corporation							
Avalaland Logistics Holdings Corp. (Conso)	-	26.849	(26.849)	-	-	-	-
Subtotal	-	26.849	(26.849)	-	-	-	-

Names and Designation of debtor	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 Direct Power Services Inc.							
Accendo Commercial Corp	11	447,856	(447,867)	-	-	-	-
Adauqe Commercial Corp.	-	8,310	(7,702)	-	607	-	607
Alabano Commercial Corporation (Conso)	15,956	185,308	(186,493)	-	14,771	-	14,771
ALI Capital Corp. (Conso)	25,536	70,675	(96,195)	-	16	-	16
ALI-CII Development Corporation	3,001	31,799	(29,624)	-	5,175	-	5,175
ALO Prime Realty Corporation	-	8,896	(6,416)	-	2,480	-	2,480
Alveo Land Corporation (Conso)	12,309	113,019	(124,426)	-	902	-	902
Amaia Land Corporation (Conso)	168	25,009	(25,001)	-	176	-	176
Amorsedia Development Corporation (Conso)	-	76,959	(76,959)	-	-	-	-
AREIT, Inc.	88,561	299,299	(301,871)	-	85,989	-	85,989
Arvo Commercial Corporation	21,135	104,539	(104,361)	-	21,313	-	21,313
Aviana Development Corporation	26	48,514	(48,539)	-	-	-	-
Avida Land Corporation (Conso)	214	110,575	(110,778)	-	11	-	11
Avala Land Inc.	88,301	2,012,415	(1,877,330)	-	223,387	-	223,387
Avala Property Management Corporation (Conso)	-	8,891	(8,133)	-	758	-	758
AvalaLand Estates Inc. (Conso)	-	90,421	(90,421)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	26,489	441,687	(420,789)	-	47,388	-	47,388
Avalaland Logistics Holdings Corp. (Conso)	123,695	1,003,425	(1,064,770)	-	62,350	-	62,350
AvalaLand Malls, Inc. (Conso)	46,156	642,242	(625,382)	-	63,016	-	63,016
Avalaland Metro North, Inc.	13,818	158,946	(154,565)	-	18,199	-	18,199
AvalaLand Offices, Inc. (Conso)	26,422	302,514	(252,971)	-	75,966	-	75,966
Bav City Commercial Ventures Corp.	23,956	904,021	(773,595)	-	154,381	-	154,381
Cacavan De Oro Gateway Corporation	58	-	-	-	58	-	58
Capitol Central Commercial Ventures Corp.	19,620	239,823	(243,232)	-	16,211	-	16,211
Cavite Commercial Towncenter, Inc.	4,786	203,288	(162,677)	-	45,396	-	45,396
Cebu District Property Enterprise, Inc.	-	160,370	(150,860)	-	9,510	-	9,510
Central Bloc Hotel Ventures	1,936	21,069	(21,252)	-	1,753	-	1,753
Crans Montana Property Holdings Corporation	-	50,308	(6,473)	-	43,836	-	43,836
Hillsford Property Corporation	3,838	17,754	(8,808)	-	12,784	-	12,784
Laodian Land Corporation	8,618	11,770	(8,836)	-	11,551	-	11,551
Makati Cornerstone Leasing Corp.	10,091	126,452	(113,149)	-	23,395	-	23,395
Makati Development Corporation (Conso)	1,211	76,238	(74,028)	-	3,421	-	3,421
North Eastern Commercial Corp.	11,741	-	(11,741)	-	-	-	-
North Triangle Depot Commercial Corp	20,116	340,963	(338,068)	-	23,011	-	23,011
North Ventures Commercial Corp.	8,562	97,111	(98,039)	-	7,633	-	7,633
NorthBeacon Commercial Corporation	7,526	87,658	(88,532)	-	6,653	-	6,653
Nuevocentro, Inc. (Conso)	-	15,061	(15,061)	-	-	-	-
Philippine Integrated Energy Solutions, Inc.	30,390	356,076	(360,388)	-	26,078	-	26,078
Primavera Towncentre, Inc.	126	-	-	-	126	-	126
Serendra Inc.	5,020	30,166	(29,690)	-	5,496	-	5,496
Soltea Commercial Corp.	6,613	218,519	(218,818)	-	6,314	-	6,314
Station Square East Commercial Corp	23,451	268,310	(270,437)	-	21,324	-	21,324
Subic Bay Town Center Inc.	4,011	45,917	(46,236)	-	3,692	-	3,692
Summerhill Commercial Ventures Corp.	9,922	116,914	(118,120)	-	8,716	-	8,716
Sunnvfield E-Office Corp	-	13,783	(4,840)	-	8,942	-	8,942
Ten Knots Development Corporation(Conso)	1,914	79,583	(81,497)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	670	176,708	(166,085)	-	11,294	-	11,294
Westview Commercial Ventures Corp.	780	6,599	(6,609)	-	770	-	770
Subtotal	696,752	9,855,762	(9,477,665)	-	1,074,849	-	1,074,849
Amount Owed by ALI & Subsidiaries TO Ecoholdings Company, Inc.							
AvalaLand Hotels and Resorts Corp. (Conso)	301	-	-	-	301	-	301
Ten Knots Development Corporation(Conso)	23,861	1,429	(11,604)	-	13,686	-	13,686
Ten Knots Philippines, Inc.(Conso)	221,232	8,805	(2,303)	-	227,734	-	227,734
Subtotal	245,394	10,233	(13,906)	-	241,721	-	241,721
Amount Owed by ALI & Subsidiaries TO First Longfield Investments Ltd.							
ALI Capital Corp. (Conso)	81,881	10,799	-	-	92,681	-	92,681
Arca South Integrated Terminal, Inc	10,799	-	-	-	10,799	-	10,799
Avala Land Inc.	191,290	183,385	(161,169)	-	213,505	-	213,505
Avalaland Malls Snerories, Inc.	2,211	-	-	-	2,211	-	2,211
Subtotal	286,181	194,184	(161,169)	-	319,195	-	319,195

Names and Designation of debtor	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 FIVE STAR Cinema Inc.							
Accendo Commercial Corp	1	-	(1)	-	-	-	-
Alabang Commercial Corporation (Conso)	584	-	-	-	584	-	584
Arvo Commercial Corporation	1	-	(1)	-	-	-	-
Avala Land Inc.	11,897	12,065	(23,936)	-	26	-	26
AvalaLand Malls, Inc. (Conso)	125	-	(125)	-	-	-	-
Bav City Commercial Ventures Corp.	3,204	3,366	(3,394)	-	3,176	-	3,176
Cavite Commercial Towncenter, Inc.	-	11,871	-	-	11,871	-	11,871
Cebu Leisure Co. Inc.	3	1	-	-	5	-	5
Makati Cornerstone Leasing Corp.	1	-	-	-	1	-	1
North Eastern Commercial Corp.	5	-	(5)	-	-	-	-
North Triangle Depot Commercial Corp	10	12,426	(12,318)	-	117	-	117
North Ventures Commercial Corp.	1	1	-	-	2	-	2
NorthBeacon Commercial Corporation	2	-	-	-	2	-	2
Soltea Commercial Corp.	5	-	-	-	5	-	5
Station Square East Commercial Corp	6	-	(2)	-	4	-	4
Summerhill Commercial Ventures Corp.	(49)	1	-	-	(48)	-	(48)
Subtotal	15,794	39,731	(39,782)	-	15,743	-	15,743
Amount Owed by ALI & Subsidiaries TO Hillsford Property Corporation							
Accendo Commercial Corp	13,586	21,828	(35,414)	-	-	-	-
ALI Capital Corp. (Conso)	-	7,000	(7,000)	-	-	-	-
Alveo Land Corporation (Conso)	6,462	1,263	(7,677)	-	49	-	49
Amaia Land Corporation (Conso)	110	4,004	(4,110)	-	4	-	4
Amorsedia Development Corporation (Conso)	25,236	35,285	(60,437)	-	84	-	84
Arvo Commercial Corporation	-	3,135	(16)	-	3,119	-	3,119
Avida Land Corporation (Conso)	19	-	(19)	-	-	-	-
Avala Land Inc.	-	75,129	(75,062)	-	67	-	67
AvalaLand Estates Inc. (Conso)	94	-	(94)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	21,777	55,951	(69,339)	-	8,389	-	8,389
AvalaLand Logistics Holdings Corp. (Conso)	41,377	117,976	(149,338)	-	10,015	-	10,015
AvalaLand Malls, Inc. (Conso)	509	6,014	(6,524)	-	-	-	-
AvalaLand Offices, Inc. (Conso)	-	21	-	-	21	-	21
Bav City Commercial Ventures Corp.	55,199	70,288	(73,931)	-	51,556	-	51,556
Cavite Commercial Towncenter, Inc.	37,153	45,591	(71,201)	-	11,543	-	11,543
Cebu District Property Enterprise, Inc.	-	40,433	(31,572)	-	8,861	-	8,861
Laodian Land Corporation	-	6,060	(6,060)	-	-	-	-
North Eastern Commercial Corp.	2	-	(2)	-	-	-	-
NorthBeacon Commercial Corporation	1	-	-	-	1	-	1
Nuevocentro, Inc. (Conso)	5,998	47	(6,016)	-	28	-	28
Soltea Commercial Corp.	9,124	9,223	(18,347)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	13,237	14,614	(21,395)	-	6,456	-	6,456
Subtotal	229,883	513,863	(643,552)	-	100,194	-	100,194
Amount Owed by ALI & Subsidiaries TO Integrated Eco-Resort Inc.							
Avala Land Inc.	-	-	-	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	559	9	-	-	568	-	568
Bav City Commercial Ventures Corp.	112	-	-	-	112	-	112
Ten Knots Development Corporation(Conso)	39,010	1,229,416	(1,192,757)	-	75,669	-	75,669
Ten Knots Philippines, Inc.(Conso)	530,454	5,111,895	(5,129,595)	-	512,753	-	512,753
Subtotal	570,135	6,341,319	(6,322,353)	-	589,102	-	589,102
Amount Owed by ALI & Subsidiaries TO Lagdigan Land Corporation							
Bav City Commercial Ventures Corp.	1,003	-	-	-	1,003	-	1,003
Cagayan De Oro Gateway Corporation	1,045	-	-	-	1,045	-	1,045
Summerhill Commercial Ventures Corp.	128	-	-	-	128	-	128
Subtotal	2,176	-	-	-	2,176	-	2,176
Amount Owed by ALI & Subsidiaries TO Leisure and Allied Industries Phils. Inc.							
Alabang Commercial Corporation (Conso)	1,800	-	(1,800)	-	-	-	-
Alveo Land Corporation (Conso)	-	164	(164)	-	-	-	-
Avida Land Corporation (Conso)	-	2,000	(2,000)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	-	210	(210)	-	-	-	-
Capitol Central Commercial Ventures Corp.	-	11	(11)	-	-	-	-
Cavite Commercial Towncenter, Inc.	-	2,308	(1,275)	-	1,033	-	1,033
Subtotal	1,800	4,693	(5,461)	-	1,033	-	1,033

Names and Designation of debtor	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.							
Accendo Commercial Corp	73,006	5,245	(78,213)	-	38	-	38
Alabang Commercial Corporation (Conso)	6	-	-	-	6	-	6
ALI Capital Corp. (Conso)	12,634	6,000	(18,634)	-	-	-	-
Alveo Land Corporation (Conso)	(13,273)	12,869	-	-	(403)	-	(403)
Amaia Land Corporation (Conso)	149	-	-	-	149	-	149
Amorsedia Development Corporation (Conso)	44,627	10,797	(55,245)	-	178	-	178
APRISA Business Process Solutions, Inc	-	-	-	-	-	-	-
AREIT, Inc.	-	23,240	-	-	23,240	-	23,240
Arvo Commercial Corporation	2,619	15,130	-	-	17,749	-	17,749
Avida Land Corporation (Conso)	(27,998)	62,680	(14,582)	-	20,101	-	20,101
Avala Land Inc.	239,648	76,954	(80,928)	-	235,673	-	235,673
Avala Property Management Corporation (Conso)	10	-	(524)	-	(514)	-	(514)
AvalaLand Estates Inc. (Conso)	110	-	(219)	-	(110)	-	(110)
AvalaLand Hotels and Resorts Corp. (Conso)	(13,305)	44,520	(7,225)	-	23,990	-	23,990
AvalaLand Logistics Holdings Corp. (Conso)	31,002	166,382	(84,855)	-	112,530	-	112,530
AvalaLand Malls Svncoies, Inc.	71	-	-	-	71	-	71
AvalaLand Malls, Inc. (Conso)	1,303	7,537	(8,700)	-	141	-	141
Bav City Commercial Ventures Corp.	71,583	111,928	(132,012)	-	51,499	-	51,499
BellaVita Land Corp.	357	26,378	(9,985)	-	16,750	-	16,750
Cadavan De Oro Gateway Corporation	3	-	-	-	3	-	3
Capitol Central Commercial Ventures Corp.	26	15,843	(866)	-	15,004	-	15,004
Cavite Commercial Towncenter, Inc.	7	58,668	-	-	58,675	-	58,675
Cebu Leisure Co. Inc.	5	-	-	-	5	-	5
Crans Montana Property Holdings Corporation	11,160	11,891	(11,620)	-	11,430	-	11,430
Leisure and Allied Industries Phils. Inc.	-	4,992	(4,992)	-	-	-	-
Makati Cornerstone Leasing Corp.	-	-	(1,550)	-	(1,550)	-	(1,550)
Makati Development Corporation (Conso)	10,479	51,998	(18,864)	-	43,613	-	43,613
North Triangle Depot Commercial Corp	107	25,581	(25,202)	-	487	-	487
North Ventures Commercial Corp.	27	-	-	-	27	-	27
Nuevocentro, Inc. (Conso)	56	-	(111)	-	(56)	-	(56)
Soltea Commercial Corp.	201	11,468	-	-	11,669	-	11,669
Station Square East Commercial Corp	15	1	-	-	16	-	16
Summerhill Commercial Ventures Corp.	151	-	-	-	151	-	151
Ten Knots Philippines, Inc.(Conso)	6,460	17,012	(15,424)	-	8,048	-	8,048
Subtotal	451,245	767,115	(569,751)	-	648,609	-	648,609

Names and Designation of debtor	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 Eastern Commercial Corp.							
Accendo Commercial Corp	74.832	10.000	(84.832)	-	-	-	-
Alabang Commercial Corporation (Conso)	17	-	(17)	-	-	-	-
ALI Capital Corp. (Conso)	95.374	-	(95.374)	-	-	-	-
ALI-CII Development Corporation	-	-	-	-	-	-	-
Alveo Land Corporation (Conso)	62.949	25.000	(87.949)	-	-	-	-
Amaia Land Corporation (Conso)	208.532	-	(208.532)	-	-	-	-
Amorsedia Development Corporation (Conso)	330	-	(330)	-	-	-	-
AREIT, Inc.	106.941	-	(106.941)	-	-	-	-
Arvo Commercial Corporation	103.293	6.330	(109.623)	-	-	-	-
Aviana Development Corporation	10.152	-	(10.152)	-	-	-	-
Avida Land Corporation (Conso)	6.523	-	(6.523)	-	-	-	-
Avala Land Inc.	99.239	-	(99.239)	-	-	-	-
Avala Malls Zina (AMZING), Inc.	560	-	(560)	-	-	-	-
Avala Property Management Corporation (Conso)	-	-	-	-	-	-	-
AvalaLand Estates Inc. (Conso)	30.320	-	(30.320)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	317.230	28.000	(345.230)	-	-	-	-
AvalaLand Logistics Holdings Corp. (Conso)	172.923	23.420	(196.343)	-	-	-	-
AvalaLand Malls Svnraies, Inc.	4	-	(4)	-	-	-	-
AvalaLand Malls, Inc. (Conso)	60.688	-	(60.688)	-	-	-	-
AvalaLand Metro North, Inc.	7	-	(7)	-	-	-	-
Bav City Commercial Ventures Corp.	652.029	1.082.190	(1.734.219)	-	-	-	-
Cagavan De Oro Gateway Corporation	2.881	-	(2.881)	-	-	-	-
Capitol Central Commercial Ventures Corp.	51.954	-	(51.954)	-	-	-	-
Cavite Commercial Towncenter, Inc.	44.634	22.000	(66.634)	-	-	-	-
Cebu District Property Enterprise, Inc.	-	5.100	(5.100)	-	-	-	-
Cebu Leisure Co. Inc.	4	-	(4)	-	-	-	-
Crans Montana Property Holdings Corporation	22	-	(22)	-	-	-	-
Direct Power Services Inc.	23	-	(23)	-	-	-	-
Hillsford Property Corporation	4	-	(4)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	642	-	(642)	-	-	-	-
Makati Cornerstone Leasing Corp.	4	-	(4)	-	-	-	-
Makati Development Corporation (Conso)	51.095	-	(51.095)	-	-	-	-
North Eastern Commercial Corp.	11	-	(11)	-	-	-	-
North Triangle Depot Commercial Corp	22.743	-	(22.743)	-	-	-	-
North Ventures Commercial Corp.	29	-	(29)	-	-	-	-
NorthBeacon Commercial Corporation	30	-	(30)	-	-	-	-
Nuevocentro, Inc. (Conso)	84	-	(84)	-	-	-	-
Primavera Towncentre, Inc.	11.193	-	(11.193)	-	-	-	-
Serendra Inc.	1	-	(1)	-	-	-	-
Soltea Commercial Corp.	87.785	-	(87.785)	-	-	-	-
Station Square East Commercial Corp	24	-	(24)	-	-	-	-
Subic Bay Town Center Inc.	32	-	(32)	-	-	-	-
Summerhill Commercial Ventures Corp.	1.641	-	(1.641)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	73.480	34.990	(108.470)	-	-	-	-
Westview Commercial Ventures Corp.	1.524	-	(1.524)	-	-	-	-
Subtotal	2.351.783	1.237.030	(3.588.813)	-	-	-	-

Names and Designation of debtor	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							
Accendo Commercial Corp	8	2	-	-	11	-	11
Alabang Commercial Corporation (Conso)	119	1	-	-	120	-	120
ALI Capital Corp. (Conso)	876	-	(876)	-	-	-	-
Alveo Land Corporation (Conso)	87	-	-	-	87	-	87
Amaia Land Corporation (Conso)	571	157	(273)	-	455	-	455
Amorsedia Development Corporation (Conso)	34	-	-	-	34	-	34
Arvo Commercial Corporation	1,873	-	-	-	1,873	-	1,873
Avida Land Corporation (Conso)	717	2,135	(298)	-	2,553	-	2,553
Avala Land Inc.	40,291	3,020	(3,605)	-	39,706	-	39,706
Avala Malls Zina (AMZING), Inc.	119	-	(50)	-	69	-	69
AvalaLand Estates Inc. (Conso)	77	-	-	-	77	-	77
AvalaLand Hotels and Resorts Corp. (Conso)	9	-	-	-	9	-	9
Avalaland Logistics Holdings Corp. (Conso)	879	-	-	-	879	-	879
Avalaland Malls Synergies, Inc.	-	-	-	-	-	-	-
AvalaLand Malls, Inc. (Conso)	4,009	1,038	-	-	5,047	-	5,047
Avalaland Medical Facilities Leasing Inc.	119	-	-	-	119	-	119
Avalaland Metro North, Inc.	31	1	-	-	32	-	32
Bav City Commercial Ventures Corp.	346	1,095	-	-	1,441	-	1,441
BG South Properties, Inc.	10	-	(10)	-	-	-	-
BG West Properties, Inc.	-	10	-	-	10	-	10
Caaavan De Oro Gateway Corporation	105	4	-	-	109	-	109
Capitol Central Commercial Ventures Corp.	32	4	-	-	36	-	36
Cavite Commercial Towncenter, Inc.	33	-	-	-	33	-	33
Cebu Leisure Co. Inc.	30	-	-	-	30	-	30
Crans Montana Property Holdings Corporation	145	-	-	-	145	-	145
Direct Power Services Inc.	-	-	-	-	-	-	-
Leisure and Allied Industries Phils. Inc.	3,352	19,923	(24,513)	-	(1,238)	-	(1,238)
Makati Cornerstone Leasing Corp.	-	1	-	-	1	-	1
Makati Development Corporation (Conso)	4,662	-	-	-	4,662	-	4,662
North Eastern Commercial Corp.	692	-	(692)	-	-	-	-
North Ventures Commercial Corp.	148	2	-	-	150	-	150
NorthBeacon Commercial Corporation	3	-	-	-	3	-	3
Nuevocentro, Inc. (Conso)	115	-	-	-	115	-	115
Serendra Inc.	-	-	-	-	-	-	-
Soltea Commercial Corp.	420	4	-	-	424	-	424
Station Square East Commercial Corp	113	1	-	-	115	-	115
Subic Bay Town Center Inc.	2	4	-	-	6	-	6
Summerhill Commercial Ventures Corp.	704	1	-	-	705	-	705
Ten Knots Development Corporation(Conso)	19	-	-	-	19	-	19
Ten Knots Philippines, Inc.(Conso)	160	-	-	-	160	-	160
Subtotal	60,910	27,404	(30,317)	-	57,998	-	57,998

Names and Designation of debtor	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.							
Accendo Commercial Corp	35,521	82,343	(26,412)	-	91,452	-	91,452
Alabang Commercial Corporation (Conso)	19	-	-	-	19	-	19
ALI Capital Corp. (Conso)	94,686	105,232	(199,918)	-	-	-	-
Alveo Land Corporation (Conso)	10,871	58,304	(95,327)	-	(26,152)	-	(26,152)
Amaia Land Corporation (Conso)	30,968	8	-	-	30,976	-	30,976
Amorsedia Development Corporation (Conso)	5,287	9,298	(14,376)	-	209	-	209
Arca South Integrated Terminal, Inc	187	-	(142)	-	45	-	45
Arvo Commercial Corporation	161,677	176,822	(185,197)	-	153,303	-	153,303
Avida Land Corporation (Conso)	850	8	-	-	857	-	857
Avala Land Inc.	5,176	223,968	(226,847)	-	2,297	-	2,297
Avala Malls Zing (AMZING), Inc.	367	-	-	-	367	-	367
Avala Property Management Corporation (Conso)	1,791	8	-	-	1,798	-	1,798
AvalaLand Estates Inc. (Conso)	52	8	-	-	59	-	59
AvalaLand Hotels and Resorts Corp. (Conso)	58,732	81,602	(69,267)	-	71,067	-	71,067
AvalaLand Logistics Holdings Corp. (Conso)	45,854	226,438	(26,073)	-	246,220	-	246,220
AvalaLand Malls Svnroies, Inc.	1	-	-	-	1	-	1
AvalaLand Malls, Inc. (Conso)	4,489	18,323	(16,571)	-	6,242	-	6,242
AvalaLand Medical Facilities Leasing Inc.	194	-	-	-	194	-	194
AvalaLand Metro North, Inc.	3	1	-	-	5	-	5
AvalaLand Offices, Inc. (Conso)	-	8	-	-	8	-	8
Bav City Commercial Ventures Corp.	504,186	552,426	(567,200)	-	489,412	-	489,412
Cagayan De Oro Gateway Corporation	6	-	-	-	6	-	6
Capitol Central Commercial Ventures Corp.	61,004	104,493	(82,470)	-	83,027	-	83,027
Cavite Commercial Towncenter, Inc.	84,145	123,739	-	-	207,884	-	207,884
Cebu District Property Enterprise, Inc.	-	23,842	-	-	23,842	-	23,842
Crans Montana Property Holdings Corporation	240	31,070	(20,265)	-	11,044	-	11,044
Leisure and Allied Industries Phils. Inc.	297	62,562	(61,441)	-	1,418	-	1,418
Makati Development Corporation (Conso)	2,742	35,474	(16,054)	-	22,162	-	22,162
North Eastern Commercial Corp.	148	-	(148)	-	-	-	-
North Triangle Depot Commercial Corp	25,355	39,411	(29,411)	-	35,354	-	35,354
NorthBeacon Commercial Corporation	14	15	-	-	28	-	28
Nuevocentro, Inc. (Conso)	(25,992)	-	-	-	(25,992)	-	(25,992)
Soltea Commercial Corp.	3,247	49,506	-	-	52,753	-	52,753
Station Square East Commercial Corp	23	4	-	-	27	-	27
Subic Bay Town Center Inc.	2	25	-	-	27	-	27
Summerhill Commercial Ventures Corp.	282	-	-	-	282	-	282
Ten Knots Development Corporation(Conso)	8,850	8,988	(14,168)	-	3,670	-	3,670
Ten Knots Philippines, Inc.(Conso)	6,305	14,957	(5,776)	-	15,486	-	15,486
Subtotal	1,127,578	2,028,881	(1,657,062)	-	1,499,396	-	1,499,396

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Amount Owed by ALI & Subsidiaries TO NorthBeacon Commercial Corporation							
Accendo Commercial Corp	1,500	52,587	-	-	54,087	-	54,087
Alabanq Commercial Corporation (Conso)	-	-	-	-	16	-	16
ALI Capital Corp. (Conso)	85,997	134,668	(220,665)	-	-	-	-
Alveo Land Corporation (Conso)	9,140	14,791	(23,009)	-	923	-	923
Amaia Land Corporation (Conso)	309	13,067	(13,009)	-	367	-	367
Amorsedia Development Corporation (Conso)	16,960	17,545	(34,505)	-	-	-	-
APRISA Business Process Solutions, Inc	3	-	(3)	-	-	-	-
AREIT, Inc.	5	8,487	(2,783)	-	5,709	-	5,709
Arvo Commercial Corporation	17,755	19,379	(25,090)	-	12,044	-	12,044
Aviana Development Corporation	6,463	3	(6,488)	-	(22)	-	(22)
Avida Land Corporation (Conso)	1,540	3,548	(2,026)	-	3,061	-	3,061
Avala Land Inc.	6,799	352,150	(351,759)	-	7,191	-	7,191
Avala Malls Zino (AMZING), Inc.	31	11,419	-	-	11,450	-	11,450
AvalaLand Hotels and Resorts Corp. (Conso)	63,554	151,170	(108,378)	-	106,347	-	106,347
Avalaland Logistics Holdings Corp. (Conso)	31,158	107,279	(61,858)	-	76,579	-	76,579
AvalaLand Malls, Inc. (Conso)	2,899	500	(2,235)	-	1,164	-	1,164
Avalaland Metro North, Inc.	10	-	-	-	10	-	10
Bav City Commercial Ventures Corp.	315,989	479,201	(533,824)	-	261,366	-	261,366
Caqavan De Oro Gateway Corporation	11	-	-	-	11	-	11
Capitol Central Commercial Ventures Corp.	7,109	39,106	(24,064)	-	22,151	-	22,151
Cavite Commercial Towncenter, Inc.	122,834	119,776	(129,771)	-	112,839	-	112,839
Cebu District Property Enterprise, Inc.	-	38,367	-	-	38,367	-	38,367
Crans Montana Property Holdings Corporation	8,005	21,514	(16,625)	-	12,894	-	12,894
Direct Power Services Inc.	-	-	-	-	-	-	-
Hillsford Property Corporation	6	-	-	-	6	-	6
Leisure and Allied Industries Phils. Inc.	(2)	4,802	(4,797)	-	2	-	2
Makati Cornerstone Leasing Corp.	106	-	-	-	106	-	106
Makati Development Corporation (Conso)	3	-	-	-	3	-	3
North Eastern Commercial Corp.	114	-	(114)	-	-	-	-
North Triangle Depot Commercial Corp	107	20,716	-	-	20,824	-	20,824
North Ventures Commercial Corp.	59	29	-	-	88	-	88
Nuevocentro, Inc. (Conso)	5,856	2,208	-	-	8,065	-	8,065
Primavera Towncentre, Inc.	9,499	21,463	-	-	30,962	-	30,962
Soltea Commercial Corp.	49,942	50,872	(71,646)	-	29,168	-	29,168
Station Square East Commercial Corp	21	-	-	-	21	-	21
Subic Bay Town Center Inc.	40	24	-	-	65	-	65
Summerhill Commercial Ventures Corp.	119	-	-	-	119	-	119
Ten Knots Development Corporation(Conso)	-	61,639	-	-	61,639	-	61,639
Ten Knots Philippines, Inc.(Conso)	12,061	82,641	-	-	94,702	-	94,702
Subtotal	776.021	1,828.949	(1,632.649)	-	972.322	-	972.322
Amount Owed by ALI & Subsidiaries TO Nuevocentro, Inc.							
Alveo Land Corporation (Conso)	9	34	-	-	43	-	43
Amaia Land Corporation (Conso)	82	-	-	-	82	-	82
Amorsedia Development Corporation (Conso)	-	-	-	-	-	-	-
Arvo Commercial Corporation	158	-	-	-	158	-	158
Avida Land Corporation (Conso)	651	20	-	-	671	-	671
Avala Land Inc.	762	-	(26)	-	737	-	737
AvalaLand Estates Inc. (Conso)	208	-	-	-	208	-	208
AvalaLand Hotels and Resorts Corp. (Conso)	61	-	-	-	61	-	61
Avalaland Logistics Holdings Corp. (Conso)	2,027	7,322	(7,933)	-	1,417	-	1,417
AvalaLand Malls, Inc. (Conso)	223	-	(223)	-	-	-	-
Bav City Commercial Ventures Corp.	382	-	(382)	-	-	-	-
CECI Realty Corp.	71	-	-	-	71	-	71
Crans Montana Property Holdings Corporation	152	-	-	-	152	-	152
Nuevocentro, Inc. (Conso)	-	560	-	-	560	-	560
Primavera Towncentre, Inc.	691	-	-	-	691	-	691
Prow Holdings, Inc.	199,256	124,180	-	-	323,436	-	323,436
Vesta Property Holdings Inc.	26	-	-	-	26	-	26
Subtotal	204.759	132.116	(8,563)	-	328.313	-	328.313

Names and Designation of debtor	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.							
Accendo Commercial Corp	14,911	217,786	(177,630)	-	55,067	-	55,067
Alabang Commercial Corporation (Conso)	11,490	173,913	(180,805)	-	4,598	-	4,598
ALI Capital Corp. (Conso)	14,033	12,947	(26,980)	-	-	-	-
Alveo Land Corporation (Conso)	52,010	148,731	(79,155)	-	121,586	-	121,586
Amaia Land Corporation (Conso)	(12,744)	12,783	-	-	39	-	39
Amorsedia Development Corporation (Conso)	6,219	18,811	(24,762)	-	268	-	268
AREIT, Inc.	14,643	77,400	(44,184)	-	47,859	-	47,859
Arvo Commercial Corporation	4,093	8	(8,956)	-	(4,855)	-	(4,855)
Aviana Development Corporation	-	10,210	(174)	-	10,035	-	10,035
Avida Land Corporation (Conso)	54,085	10,039	(64,125)	-	-	-	-
Avala Land Inc.	47,191	445,075	(433,687)	-	58,579	-	58,579
AvalaLand Estates Inc. (Conso)	(13,067)	-	-	-	(13,067)	-	(13,067)
AvalaLand Hotels and Resorts Corp. (Conso)	82,814	278,511	(184,631)	-	176,694	-	176,694
AvalaLand Logistics Holdings Corp. (Conso)	32,641	175,498	(127,736)	-	80,403	-	80,403
AvalaLand Malls, Inc. (Conso)	147,969	386,446	(384,705)	-	149,710	-	149,710
Bav City Commercial Ventures Corp.	8,299	166,301	(170,195)	-	4,406	-	4,406
Caqavan De Oro Gateway Corporation	18,223	129,186	(117,692)	-	29,718	-	29,718
Capitol Central Commercial Ventures Corp.	122	12,274	(12,244)	-	152	-	152
Cavite Commercial Towncenter, Inc.	36,235	67,833	(125,383)	-	(21,315)	-	(21,315)
Cebu District Property Enterprise, Inc.	-	61,787	(35,608)	-	26,179	-	26,179
Crans Montana Property Holdings Corporation	45,021	48,089	(46,763)	-	46,347	-	46,347
Direct Power Services Inc.	-	-	-	-	-	-	-
Makati Cornerstone Leasing Corp.	2	-	-	-	2	-	2
Makati Development Corporation (Conso)	-	61,052	(30,139)	-	30,913	-	30,913
North Eastern Commercial Corp.	-	-	-	-	-	-	-
North Triangle Depot Commercial Corp	7,371	62,379	(51,151)	-	18,599	-	18,599
Primavera Towncentre, Inc.	3,174	7,016	(3,048)	-	7,141	-	7,141
Red Creek Properties, Inc.	-	21,032	(961)	-	20,071	-	20,071
Soltea Commercial Corp.	-	11,091	(11,091)	-	-	-	-
Ten Knots Development Corporation(Conso)	10,167	23,214	(553)	-	32,829	-	32,829
Ten Knots Philippines, Inc.(Conso)	-	36,623	(1,339)	-	35,284	-	35,284
Westview Commercial Ventures Corp.	2,650	-	-	-	2,650	-	2,650
Subtotal	587,553	2,676,037	(2,343,698)	-	919,892	-	919,892
Amount Owed by ALI & Subsidiaries TO Primavera Towncentre, Inc.							
Amaia Land Corporation (Conso)	127	-	-	-	127	-	127
Arvo Commercial Corporation	402	-	-	-	402	-	402
Avida Land Corporation (Conso)	93	-	-	-	93	-	93
Avala Land Inc.	1,407	-	-	-	1,407	-	1,407
AvalaLand Malls, Inc. (Conso)	6	-	-	-	6	-	6
AvalaLand Offices, Inc. (Conso)	838	-	-	-	838	-	838
Cavite Commercial Towncenter, Inc.	4,554	-	-	-	4,554	-	4,554
North Ventures Commercial Corp.	4	-	-	-	4	-	4
Subtotal	7,431	-	-	-	7,431	-	7,431
Amount Owed by ALI & Subsidiaries TO Prow Holdings, Inc.							
Subtotal	-	-	-	-	-	-	-
Amount Owed by ALI & Subsidiaries TO Red Creek Properties, Inc.							
Avala Land Inc.	18,001	-	-	-	18,001	-	18,001
Subtotal	18,001	-	-	-	18,001	-	18,001
Amount Owed by ALI & Subsidiaries TO Regent Time International, Limited							
Avala Land Inc.	641,534	59,184	-	-	700,718	-	700,718
Subtotal	641,534	59,184	-	-	700,718	-	700,718
Amount Owed by ALI & Subsidiaries TO Regent Wise Investments Limited							
Avala Land Inc.	2,722,022	165,371	-	-	2,887,393	-	2,887,393
Regent Wise Investments Limited(Conso)	(140,552)	38	-	-	(140,514)	-	(140,514)
Subtotal	2,581,470	165,409	-	-	2,746,880	-	2,746,880
Amount Owed by ALI & Subsidiaries TO Roxas Land Corp.							
Avida Land Corporation (Conso)	-	3,029	-	-	3,029	-	3,029
Avala Property Management Corporation (Conso)	1,060	-	-	-	1,060	-	1,060
Makati Development Corporation (Conso)	-	14,737	-	-	14,737	-	14,737
Subtotal	1,060	17,767	-	-	18,827	-	18,827

Names and Designation of debtor	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.							
Accendo Commercial Corp	(1)	2,750	(30)	-	2,719	-	2,719
ALI Capital Corp. (Conso)	31	11,000	(10,970)	-	62	-	62
Alveo Land Corporation (Conso)	19,321	115,913	(79,899)	-	55,335	-	55,335
Amaia Land Corporation (Conso)	4,297	2	(2,443)	-	1,856	-	1,856
Amorsedia Development Corporation (Conso)	2	-	-	-	2	-	2
Arvo Commercial Corporation	15,359	-	(15,359)	-	-	-	-
Aviana Development Corporation	(1)	12,205	(205)	-	11,999	-	11,999
Avida Land Corporation (Conso)	3,648	20,010	(19,477)	-	4,181	-	4,181
Avala Land Inc.	128,001	302,703	(353,404)	-	77,300	-	77,300
Avala Land International Sales, Inc.(Conso)	-	-	-	-	-	-	-
Avala Property Management Corporation (Conso)	17,819	-	-	-	17,819	-	17,819
AvalaLand Estates Inc. (Conso)	15,031	10,130	(25,130)	-	31	-	31
AvalaLand Hotels and Resorts Corp. (Conso)	125	11,561	-	-	11,686	-	11,686
Avalaland Logistics Holdings Corp. (Conso)	-	35,796	(33,515)	-	2,281	-	2,281
AvalaLand Malls, Inc. (Conso)	-	179	-	-	179	-	179
Bav City Commercial Ventures Corp.	67	21,109	(11,176)	-	10,000	-	10,000
BellaVita Land Corp.	1	-	-	-	1	-	1
BG North Properties Inc.	-	-	-	-	-	-	-
BG West Properties, Inc.	17,002	-	-	-	17,002	-	17,002
Cadavan De Oro Gateway Corporation	38	-	-	-	38	-	38
Capitol Central Commercial Ventures Corp.	-	20,198	(10,075)	-	10,123	-	10,123
Cavite Commercial Towncenter, Inc.	-	12,649	(2,471)	-	10,179	-	10,179
Crans Montana Property Holdings Corporation	3,559	3,618	(7,176)	-	-	-	-
Leisure and Allied Industries Phils. Inc.	426	-	(70)	-	356	-	356
Makati Development Corporation (Conso)	183	-	-	-	183	-	183
North Triangle Depot Commercial Corp	-	15,114	(15,015)	-	98	-	98
Nuevocentro, Inc. (Conso)	5,180	-	(5,130)	-	50	-	50
Soltea Commercial Corp.	47	-	-	-	47	-	47
Ten Knots Philippines, Inc.(Conso)	49	12,032	(12,081)	-	-	-	-
Subtotal	230.181	606.970	(603.626)	-	233.525	-	233.525
Amount Owed by ALI & Subsidiaries TO Soltea Commercial Corp.							
Accendo Commercial Corp	15	-	(14)	-	2	-	2
Alabang Commercial Corporation (Conso)	38	-	-	-	38	-	38
Alveo Land Corporation (Conso)	2,800	7,285	(6,797)	-	3,288	-	3,288
Amaia Land Corporation (Conso)	108	1,505	(1,505)	-	108	-	108
Arvo Commercial Corporation	37	-	-	-	37	-	37
Avida Land Corporation (Conso)	3,043	1,389	(1,111)	-	3,320	-	3,320
Avala Hotels Inc.	-	-	-	-	-	-	-
Avala Land Inc.	1,736	10,605	(10,605)	-	1,736	-	1,736
Avala Malls Zina (AMZING), Inc.	63	-	-	-	63	-	63
AvalaLand Estates Inc. (Conso)	-	-	-	-	-	-	-
Avalaland Logistics Holdings Corp. (Conso)	-	-	-	-	-	-	-
Avalaland Malls Synergies, Inc.	151	-	(151)	-	-	-	-
AvalaLand Malls, Inc. (Conso)	1,480	8,446	(8,046)	-	1,880	-	1,880
Avalaland Metro North, Inc.	-	13	(12)	-	1	-	1
Bav City Commercial Ventures Corp.	15	53	-	-	69	-	69
Cadavan De Oro Gateway Corporation	16	-	-	-	16	-	16
Cavite Commercial Towncenter, Inc.	94	-	-	-	94	-	94
Cebu Leisure Co, Inc.	20	-	-	-	20	-	20
Leisure and Allied Industries Phils. Inc.	-	1,742	(1,742)	-	-	-	-
Makati Cornerstone Leasing Corp.	15	-	-	-	15	-	15
North Eastern Commercial Corp.	53	-	(53)	-	-	-	-
North Triangle Depot Commercial Corp	97	3	-	-	100	-	100
North Ventures Commercial Corp.	18	2	-	-	19	-	19
NorthBeacon Commercial Corporation	16	-	-	-	16	-	16
Serendra Inc.	15	-	-	-	15	-	15
Station Square East Commercial Corp	62	-	-	-	62	-	62
Summerhill Commercial Ventures Corp.	24	-	-	-	24	-	24
Subtotal	9.915	31.043	(30.036)	-	10.922	-	10.922

Names and Designation of debtor	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.							
Accendo Commercial Corp	153.068	153.834	(306.902)	-	-	-	-
ALI Capital Corp. (Conso)	36.420	48.800	(85.220)	-	-	-	-
Alveo Land Corporation (Conso)	58	3.004	-	-	3.062	-	3.062
Amaia Land Corporation (Conso)	310	-	(7)	-	302	-	302
Amorsedia Development Corporation (Conso)	-	-	-	-	-	-	-
Arvo Commercial Corporation	3.678	3.192	(4.007)	-	2.862	-	2.862
Avida Land Corporation (Conso)	81	-	(47)	-	35	-	35
Avala Land Inc.	162.061	227.777	(220.158)	-	169.680	-	169.680
Avala Property Management Corporation (Conso)	-	1.000	-	-	1,000	-	1,000
AvalaLand Hotels and Resorts Corp. (Conso)	56.048	58.581	(84.581)	-	30.048	-	30.048
AvalaLand Logistics Holdings Corp. (Conso)	22.806	36.771	(37.519)	-	22.058	-	22.058
AvalaLand Malls, Inc. (Conso)	119	-	(119)	-	-	-	-
AvalaLand Metro North, Inc.	3	-	-	-	3	-	3
Bav City Commercial Ventures Corp.	100.464	182.695	(283.158)	-	-	-	-
Cadavan De Oro Gateway Corporation	151	-	-	-	151	-	151
Capitol Central Commercial Ventures Corp.	3.905	3.742	(4.123)	-	3.523	-	3.523
Cavite Commercial Towncenter, Inc.	11.530	14.188	(25.250)	-	467	-	467
Cebu District Property Enterprise, Inc.	-	12.294	(10.292)	-	2.003	-	2.003
Laadigan Land Corporation	-	6.272	(6.272)	-	-	-	-
Soltea Commercial Corp.	522	509	(1.030)	-	-	-	-
Summerhill Commercial Ventures Corp.	544	-	-	-	544	-	544
Ten Knots Development Corporation (Conso)	90	-	(90)	-	-	-	-
Ten Knots Philippines, Inc. (Conso)	12.196	12.590	(24.789)	-	(3)	-	(3)
Subtotal	564.053	765.247	(1,093,564)	-	235.736	-	235.736

Names and Designation of debtor	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							
Accendo Commercial Corp	30,386	253,517	(136,869)	-	147,034	-	147,034
Alabang Commercial Corporation (Conso)	8	4	-	-	12	-	12
ALI Capital Corp. (Conso)	59,024	74,698	(133,722)	-	-	-	-
Alveo Land Corporation (Conso)	59,792	116,405	(158,056)	-	18,141	-	18,141
Amaia Land Corporation (Conso)	1,896	28,948	(28,820)	-	2,024	-	2,024
Amorsedia Development Corporation (Conso)	12,451	17,717	(30,168)	-	-	-	-
APRISA Business Process Solutions, Inc	152	18,796	(18,529)	-	419	-	419
Arca South Integrated Terminal, Inc	1	-	-	-	1	-	1
Arvo Commercial Corporation	63,850	82,694	(91,483)	-	55,062	-	55,062
Aviana Development Corporation	11	20,629	(10,094)	-	10,546	-	10,546
Avida Land Corporation (Conso)	1,846	32,030	(31,990)	-	1,886	-	1,886
Avala Land Inc.	9,726	615,407	(618,163)	-	6,970	-	6,970
Avala Malls Zina (AMZING), Inc.	329	-	-	-	329	-	329
AvalaLand Estates Inc. (Conso)	12,004	14	(8,006)	-	4,012	-	4,012
AvalaLand Hotels and Resorts Corp. (Conso)	126,744	278,877	(271,451)	-	134,170	-	134,170
Avalaland Logistics Holdings Corp. (Conso)	121,980	363,655	(308,187)	-	177,449	-	177,449
AvalaLand Malls, Inc. (Conso)	19,723	41,108	(55,022)	-	5,808	-	5,808
Avalaland Metro North, Inc.	68	-	-	-	68	-	68
Bav City Commercial Ventures Corp.	164,762	607,239	(489,531)	-	282,470	-	282,470
BellaVita Land Corp.	16	-	-	-	16	-	16
BG North Properties Inc.	1,522	-	(1,522)	-	-	-	-
BG South Properties, Inc.	716	-	(716)	-	-	-	-
BG West Properties, Inc	-	2,238	-	-	2,238	-	2,238
Caqavan De Oro Gateway Corporation	667	-	-	-	667	-	667
Capitol Central Commercial Ventures Corp.	61,888	97,753	(132,397)	-	27,243	-	27,243
Cavite Commercial Towncenter, Inc.	104,308	294,036	(208,799)	-	189,546	-	189,546
Cebu District Property Enterprise, Inc.	-	141,412	(21,824)	-	119,588	-	119,588
Cebu Leisure Co. Inc.	18	-	-	-	18	-	18
Crans Montana Property Holdings Corporation	2,025	-	-	-	2,025	-	2,025
Laodian Land Corporation	5,510	8,188	(7,111)	-	6,588	-	6,588
Leisure and Allied Industries Phils. Inc.	2,202	4,520	(4,466)	-	2,256	-	2,256
Makati Development Corporation (Conso)	984	91,985	(36,207)	-	56,762	-	56,762
North Eastern Commercial Corp.	53	-	(53)	-	-	-	-
North Triangle Depot Commercial Corp	654	125,856	-	-	126,510	-	126,510
North Ventures Commercial Corp.	8	-	-	-	8	-	8
NorthBeacon Commercial Corporation	14	-	-	-	14	-	14
Nuevocentro, Inc. (Conso)	44	28,171	(28,214)	-	-	-	-
Primavera Towncentre, Inc.	10,618	12,758	(10,103)	-	13,273	-	13,273
Red Creek Properties, Inc.	55,921	84,158	(123,041)	-	17,039	-	17,039
Serendra Inc.	684	36	-	-	720	-	720
Soltea Commercial Corp.	80,379	98,264	(163,089)	-	15,554	-	15,554
Subic Bay Town Center Inc.	2	-	-	-	2	-	2
Ten Knots Development Corporation(Conso)	28,720	73,910	(82,450)	-	20,181	-	20,181
Ten Knots Philippines, Inc.(Conso)	22,881	165,982	(162,352)	-	26,510	-	26,510
Subtotal	1,064,590	3,781,006	(3,372,436)	-	1,473,160	-	1,473,160

Names and Designation of debtor	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.							
Accendo Commercial Corp	48	-	(3)	-	44	-	44
Alabang Commercial Corporation (Conso)	2	-	-	-	2	-	2
Alveo Land Corporation (Conso)	-	2	-	-	2	-	2
Amala Land Corporation (Conso)	(188)	20,400	-	-	20,212	-	20,212
Amorsedia Development Corporation (Conso)	5,216	10,296	(15,466)	-	46	-	46
Arvo Commercial Corporation	1,359	1	-	-	1,360	-	1,360
Avida Land Corporation (Conso)	-	2	-	-	2	-	2
Avala Land Inc.	3,082	25,718	(25,718)	-	3,082	-	3,082
Avala Malls Zing (AMZING), Inc.	17	-	-	-	17	-	17
AvalaLand Estates Inc. (Conso)	-	41,516	(20,879)	-	20,638	-	20,638
AvalaLand Hotels and Resorts Corp. (Conso)	30,848	112,235	(93,482)	-	49,601	-	49,601
AvalaLand Logistics Holdings Corp. (Conso)	37,751	164,749	(111,340)	-	91,160	-	91,160
AvalaLand Malls, Inc. (Conso)	2,786	31,585	(29,984)	-	4,386	-	4,386
AvalaLand Metro North, Inc.	1	-	-	-	1	-	1
AvalaLand Offices, Inc. (Conso)	-	2	-	-	2	-	2
Bav City Commercial Ventures Corp.	84,475	222,435	(183,028)	-	123,881	-	123,881
Capitol Central Commercial Ventures Corp.	42	17,223	(8,426)	-	8,839	-	8,839
Cavite Commercial Towncenter, Inc.	18,120	23,645	(15,523)	-	26,241	-	26,241
Cebu District Property Enterprise, Inc.	-	54,659	(32,187)	-	22,472	-	22,472
Leisure and Allied Industries Phils. Inc.	(388)	11	(1)	-	(378)	-	(378)
Makati Development Corporation (Conso)	-	30,365	(20,042)	-	10,322	-	10,322
North Eastern Commercial Corp.	3	-	(3)	-	-	-	-
North Triangle Deot Commercial Corp	21	1,963	(1,906)	-	77	-	77
North Ventures Commercial Corp.	3	1	-	-	3	-	3
NorthBeacon Commercial Corporation	7	-	(2)	-	5	-	5
Nuevocentro, Inc. (Conso)	32,665	66	(32,731)	-	-	-	-
Primavera Towncentre, Inc.	160	-	-	-	160	-	160
Soltea Commercial Corp.	(546)	5,675	-	-	5,130	-	5,130
Station Square East Commercial Corp	1	-	-	-	1	-	1
Summerhill Commercial Ventures Corp.	-	-	-	-	-	-	-
Ten Knots Development Corporation (Conso)	-	2	-	-	2	-	2
Ten Knots Philippines, Inc. (Conso)	27,671	45,591	(64,312)	-	8,950	-	8,950
Subtotal	243,154	808,138	(655,033)	-	396,259	-	396,259

Names and Designation of debtor	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.							
Accendo Commercial Corp	32,229	70,336	(51,791)	-	50,774	-	50,774
Alabang Commercial Corporation (Conso)	15	1	-	-	15	-	15
ALI Capital Corp. (Conso)	3,723	5,000	(8,577)	-	145	-	145
Alveo Land Corporation (Conso)	35,217	39,402	(69,611)	-	5,008	-	5,008
Amaia Land Corporation (Conso)	1,949	-	(883)	-	1,066	-	1,066
Amorsedia Development Corporation (Conso)	5,188	5,268	(10,283)	-	173	-	173
Arvo Commercial Corporation	533,921	637,501	(638,655)	-	532,768	-	532,768
Avida Land Corporation (Conso)	392,813	-	(962)	-	391,851	-	391,851
Avala Land Inc.	20,057	175,645	(195,651)	-	51	-	51
Avala Malls Zing (AMZING), Inc.	189	-	-	-	189	-	189
AvalaLand Hotels and Resorts Corp. (Conso)	57,097	237,159	(149,326)	-	144,930	-	144,930
Avalaland Logistics Holdings Corp. (Conso)	74,018	184,166	(104,187)	-	153,997	-	153,997
Avalaland Malls Smerodies, Inc.	-	-	-	-	-	-	-
AvalaLand Malls, Inc. (Conso)	3,976	11,494	-	-	15,470	-	15,470
Avalaland Metro North, Inc.	7	5	-	-	12	-	12
AvalaLand Offices, Inc. (Conso)	1	-	-	-	1	-	1
Bav City Commercial Ventures Corp.	713,068	1,428,029	(1,364,561)	-	776,535	-	776,535
BellaVita Land Corp.	536	-	(469)	-	67	-	67
Capitol Central Commercial Ventures Corp.	-	22,975	(10,850)	-	12,125	-	12,125
Cavite Commercial Towncenter, Inc.	4,582	49,740	-	-	54,322	-	54,322
Cebu District Property Enterprise, Inc.	-	36,792	(964)	-	35,828	-	35,828
Direct Power Services Inc.	162	-	(6)	-	157	-	157
Laodiaoan Land Corporation	-	7,456	(37)	-	7,419	-	7,419
Leisure and Allied Industries Phils. Inc.	(2,237)	7,510	(6,168)	-	(895)	-	(895)
Makati Development Corporation (Conso)	843	11,810	-	-	12,653	-	12,653
North Eastern Commercial Corp.	46	-	(46)	-	-	-	-
North Triangle Depot Commercial Corp	5,321	17,590	-	-	22,911	-	22,911
North Ventures Commercial Corp.	14	1	-	-	15	-	15
NorthBeacon Commercial Corporation	19	21	-	-	40	-	40
Nuevocentro, Inc. (Conso)	16,273	8,533	(24,727)	-	79	-	79
Primavera Towncentre, Inc.	10,861	14,614	(10,596)	-	14,879	-	14,879
Soltea Commercial Corp.	2,714	15,053	(15,493)	-	2,274	-	2,274
Station Square East Commercial Corp	46	-	-	-	46	-	46
Subic Bay Town Center Inc.	1	-	-	-	1	-	1
Ten Knots Development Corporation(Conso)	-	45,394	(11,435)	-	33,959	-	33,959
Ten Knots Philippines, Inc.(Conso)	3,232	27,620	(13,243)	-	17,609	-	17,609
Subtotal	1,915,879	3,059,116	(2,688,520)	-	2,286,476	-	2,286,476
Amount Owed by ALI & Subsidiaries TO Sunnyfield E-Office Corp							
ALI Capital Corp. (Conso)	16,643	15,800	(32,443)	-	-	-	-
Avida Land Corporation (Conso)	798	21,700	(21,964)	-	533	-	533
Avala Land Inc.	-	31,203	(31,159)	-	44	-	44
AvalaLand Hotels and Resorts Corp. (Conso)	-	22,342	-	-	22,342	-	22,342
Avalaland Logistics Holdings Corp. (Conso)	17,912	46,345	(36,194)	-	28,062	-	28,062
Bav City Commercial Ventures Corp.	5	21,249	(1,157)	-	20,097	-	20,097
Crans Montana Property Holdings Corporation	20,167	21,252	(23,355)	-	18,064	-	18,064
Makati Cornerstone Leasing Corp.	3	-	-	-	3	-	3
North Triangle Depot Commercial Corp	-	4,003	-	-	4,003	-	4,003
Nuevocentro, Inc. (Conso)	96	-	(96)	-	-	-	-
Ten Knots Development Corporation(Conso)	6,097	6,096	(12,192)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	39,609	60,507	(63,871)	-	36,245	-	36,245
Subtotal	101,329	250,496	(222,433)	-	129,392	-	129,392

Names and Designation of debtor	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	64.080	65.746	(91.496)	-	38.331	-	38.331
ALI Capital Corp. (Conso)	2.481	71.530	(74.011)	-	-	-	-
Alveo Land Corporation (Conso)	7.805	4	(7.809)	-	-	-	-
Arvo Commercial Corporation	1.585	-	(1.386)	-	199	-	199
Avida Land Corporation (Conso)	-	-	-	-	-	-	-
Avala Land Inc.	588	167.950	(151.788)	-	16.749	-	16.749
AvalaLand Hotels and Resorts Corp. (Conso)	19.330	46.151	(49.358)	-	16.122	-	16.122
AvalaLand Logistics Holdings Corp. (Conso)	29.880	69.290	-	-	99.170	-	99.170
AvalaLand Malls, Inc. (Conso)	906	-	(906)	-	-	-	-
Bav City Commercial Ventures Corp.	146.245	153.819	(212.544)	-	87.519	-	87.519
Capitol Central Commercial Ventures Corp.	4.232	4.290	(6.911)	-	1.611	-	1.611
Cavite Commercial Towncenter, Inc.	104.969	154.833	(163.025)	-	96.778	-	96.778
Cebu District Property Enterprise, Inc.	-	205.009	(85.493)	-	119.517	-	119.517
Soltea Commercial Corp.	2	-	-	-	2	-	2
Ten Knots Philippines, Inc.(Conso)	45.841	46.061	(81.815)	-	10.088	-	10.088
Subtotal	427.945	984.683	(926.542)	-	486.086	-	486.086
Amount Owed by ALI & Subsidiaries TO Ten Knots Development Corporation							
ALI Capital Corp. (Conso)	-	-	-	-	-	-	-
Avala Hotels Inc.	-	17	-	-	17	-	17
Avala Land Inc.	-	5.074	(4.943)	-	131	-	131
AvalaLand Hotels and Resorts Corp. (Conso)	14.452	11.172	-	-	25.624	-	25.624
AvalaLand Malls, Inc. (Conso)	10	-	-	-	10	-	10
AvalaLand Medical Facilities Leasing Inc.	-	-	-	-	-	-	-
Direct Power Services Inc.	9	-	-	-	9	-	9
Ecoholdings Companv. Inc.	1	3	-	-	4	-	4
Integrated Eco-Resort Inc.	55	-	-	-	55	-	55
Makati Development Corporation (Conso)	103	5.039	-	-	5.142	-	5.142
Soltea Commercial Corp.	95	-	-	-	95	-	95
Ten Knots Development Corporation(Conso)	-	576.900	(576.900)	-	-	-	-
Ten Knots Philippines, Inc.(Conso)	574.608	3.794.097	(3.642.823)	-	725.882	-	725.882
Subtotal	589.333	4,392.304	(4,224.666)	-	756.971	-	756.971
Amount Owed by ALI & Subsidiaries TO Ten Knots Philippines, Inc.							
Accendo Commercial Corp	23	-	-	-	23	-	23
Adauce Commercial Corp.	12	-	(12)	-	-	-	-
ALI Capital Corp. (Conso)	40.294	12.305	-	-	52.599	-	52.599
Amaia Land Corporation (Conso)	5	-	-	-	5	-	5
Avala Land Inc.	1.635	-	(1.169)	-	467	-	467
AvalaLand Hotels and Resorts Corp. (Conso)	6.078	8.770	-	-	14.848	-	14.848
AvalaLand Malls, Inc. (Conso)	-	-	-	-	-	-	-
AvalaLand Premier, Inc.	11	-	(11)	-	-	-	-
Ecoholdings Companv. Inc.	695	-	-	-	695	-	695
Integrated Eco-Resort Inc.	79	206	-	-	285	-	285
Philippine Integrated Energy Solutions, Inc.	2	-	(2)	-	-	-	-
Ten Knots Development Corporation(Conso)	9.627	3.340	-	-	12.967	-	12.967
Ten Knots Philippines, Inc.(Conso)	-	158.000	(158.000)	-	-	-	-
Subtotal	58.462	182.621	(159.194)	-	81.889	-	81.889
Amount Owed by ALI & Subsidiaries TO Verde Golf Development Corporation							
Avala Land Inc.	222	-	-	-	222	-	222
Subtotal	222	-	-	-	222	-	222

Names and Designation of debtor	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.							
Accendo Commercial Corp	-	35.028	-	-	35.028	-	35.028
ALI Capital Corp. (Conso)	10.635	-	(10.635)	-	-	-	-
Alveo Land Corporation (Conso)	80.910	-	-	-	80.910	-	80.910
Amaia Land Corporation (Conso)	-	2.344	(2.332)	-	12	-	12
Amorsedia Development Corporation (Conso)	476.054	626.786	(753.127)	-	349.712	-	349.712
Arca South Integrated Terminal, Inc	-	928	(26)	-	902	-	902
Arvo Commercial Corporation	79.044	56.936	(93.142)	-	42.838	-	42.838
Avida Land Corporation (Conso)	12.446	20.117	(20.121)	-	12.442	-	12.442
Avala Land Inc.	36.913	323.663	(354.632)	-	5.944	-	5.944
Avala Land International Sales, Inc.(Conso)	188	-	-	-	188	-	188
AvalaLand Estates Inc. (Conso)	-	337.983	(115.217)	-	222.766	-	222.766
AvalaLand Hotels and Resorts Corp. (Conso)	101.127	144.246	(118.836)	-	126.536	-	126.536
Avalaland Logistics Holdings Corp. (Conso)	14.029	168.966	(84.147)	-	98.849	-	98.849
AvalaLand Malls, Inc. (Conso)	1.248	-	(1.248)	-	-	-	-
Avalaland Medical Facilities Leasing Inc.	2.796	-	-	-	2.796	-	2.796
Bav City Commercial Ventures Corp.	35.669	8.349	(41.891)	-	2.126	-	2.126
Caqavan De Oro Gateway Corporation	3	-	-	-	3	-	3
Cavite Commercial Towncenter, Inc.	5.585	40.147	-	-	45.732	-	45.732
Cebu District Property Enterprise, Inc.	-	32.191	(30.687)	-	1.504	-	1.504
CECI Realty Corp.	-	22	-	-	22	-	22
Crans Montana Property Holdings Corporation	71.978	140.021	(80.175)	-	131.825	-	131.825
Crimson Field Enterprises, Inc.	-	78.352	-	-	78.352	-	78.352
Makati Development Corporation (Conso)	34	53.587	(6.119)	-	47.502	-	47.502
North Eastern Commercial Corp.	35	-	(35)	-	-	-	-
North Triangle Depot Commercial Corp	20.190	38.263	(58.187)	-	266	-	266
Nuevocentro, Inc. (Conso)	176.724	258.679	(409.319)	-	26.083	-	26.083
Red Creek Properties, Inc.	212.404	237.781	(225.867)	-	224.318	-	224.318
Soltea Commercial Corp.	276	11.723	(200)	-	11.800	-	11.800
Summerhill Commercial Ventures Corp.	21.691	-	(19.947)	-	1.744	-	1.744
Ten Knots Development Corporation(Conso)	3.052	28.022	(6.242)	-	24.833	-	24.833
Ten Knots Philippines, Inc.(Conso)	100.421	161.266	(213.683)	-	48.003	-	48.003
Subtotal	1,463.452	2,805.398	(2,645.814)	-	1,623.036	-	1,623.036
Amount Owed by ALI & Subsidiaries TO Westview Commercial Ventures Corp.							
Adauce Commercial Corp.	(3)	-	-	-	(3)	-	(3)
Amaia Land Corporation (Conso)	578	-	-	-	578	-	578
AREIT, Inc.	6.424	5.811	-	-	12.236	-	12.236
Avida Land Corporation (Conso)	326	-	-	-	326	-	326
Avala Land Inc.	121	-	-	-	121	-	121
Capitol Central Commercial Ventures Corp.	54	-	-	-	54	-	54
North Triangle Depot Commercial Corp	5	-	-	-	5	-	5
Subic Bay Town Center Inc.	10	-	-	-	10	-	10
Subtotal	7.516	5.811	-	-	13.327	-	13.327
Amount Owed by ALI & Subsidiaries TO Whiteknight Holdings, Inc.							
Avala Land Inc.	3.010	14	(3.024)	-	-	-	-
AvalaLand Hotels and Resorts Corp. (Conso)	14.621	15.288	(15.511)	-	14.398	-	14.398
Avalaland Logistics Holdings Corp. (Conso)	3.090	6.279	(3.358)	-	6.011	-	6.011
AvalaLand Malls, Inc. (Conso)	1.400	-	(1.400)	-	-	-	-
Avalaland Medical Facilities Leasing Inc.	2.928	-	-	-	2.928	-	2.928
Bav City Commercial Ventures Corp.	19.433	25.596	(27.253)	-	17.776	-	17.776
North Triangle Depot Commercial Corp	-	3.192	(25)	-	3.166	-	3.166
Summerhill Commercial Ventures Corp.	557	-	(425)	-	132	-	132
Ten Knots Philippines, Inc.(Conso)	14.199	14.961	(15.043)	-	14.117	-	14.117
Subtotal	59.238	65.329	(66.039)	-	58.528	-	58.528
OVERALL TOTAL	132,786,749	205,537,498	(192,231,904)	(358,678)	145,733,665	-	145,733,665

Ayala Land, Inc. and Subsidiaries
Schedule D - Long-Term Debt

As of December 31, 2024

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	10,000,000	9,989,594		3.626%	N/A, Bullet	May 04, 2025
Philippine Peso	6,250,000	6,237,893		3.862%	N/A, Bullet	September 29, 2025
Philippine Peso	7,000,000	6,992,501		4.750%	N/A, Bullet	October 25, 2025
Philippine Peso	8,000,000	-	7,987,266	4.850%	N/A, Bullet	March 23, 2026
Philippine Peso	8,000,000	-	7,977,618	6.369%	N/A, Bullet	May 06, 2026
Philippine Peso	1,000,000	-	983,758	4.990%	N/A, Bullet	February 06, 2027
Philippine Peso	7,000,000	-	6,990,112	5.262%	N/A, Bullet	May 02, 2027
Philippine Peso	7,000,000	-	6,957,383	6.211%	N/A, Bullet	July 04, 2027
Philippine Peso	12,000,000	-	11,945,937	5.809%	N/A, Bullet	May 05, 2028
Philippine Peso	10,075,000	-	9,983,971	6.025%	N/A, Bullet	June 26, 2028
Philippine Peso	14,000,000	-	13,890,083	6.805%	N/A, Bullet	July 04, 2029
Philippine Peso	3,000,000	-	2,983,627	4.078%	N/A, Bullet	October 26, 2031
Philippine Peso	4,925,000	-	4,870,924	6.295%	N/A, Bullet	June 26, 2033
Philippine Peso	2,000,000	-	1,989,334	6.000%	N/A, Bullet	October 10, 2033
Philippine Peso	6,000,000	-	5,925,274	6.993%	N/A, Bullet	July 18, 2034
Philippine Peso	8,000,000	-	7,901,778	6.133%	N/A, Bullet	November 13, 2034
Bank loan -US Dollar						
Bank Loan (MBTC)	3,226,355	-	3,181,475	5.061%	N/A, Bullet	November 06, 2028
Bank loan -Peso						
Bank of the Philippine Islands	306,000	16,844	237,750	6.055%	Quarterly	October 06, 2027
Others	96,165,120	594,606	92,273,124	Various fixed and floating rates	Various	Various from 2027 to 2033
Sub-Total		23,831,438	186,079,415			
Subsidiaries:						
Bonds- Foreign currency						
Malaysian Ringgit	3,840,000		3,883,463	4.50%	Semi-Annually	August 8, 2029
Bank loan -Peso						
Bank of the Philippine Islands	7,469,031	1,054,193	4,282,916	Various fixed and floating rates	Various	Various from 2025 to 2028
Others	40,610,000	1,312,931	38,760,018	Various fixed and floating rates	Various	Various from 2025 to 2032
Bank loan -MYR						
Malaysian Ringgit	Various	39,972	2,240,616	Various	Various	Various from 2028 to 2030
Sub-Total		2,407,096	49,167,013			
Total		26,238,534	235,246,428			

Ayala Land, Inc. and Subsidiaries**Schedule E - Indebtedness to Related Parties (Long-term Loans from Related Companies)**

As of December 31, 2024

Name of related party		Balance at beginning of period (in '000)	Balance at end of period (in '000)
Bank of the Philippine Islands	Php	2,225,325	5,591,703

Ayala Land, Inc. and Subsidiaries**Schedule F- Guarantees of Securities of Other Issuers**

As of December 31, 2024

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, 2024

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	15,611,430,925	119,989,379	(1,031,444,814)	14,699,975,490	-	7,624,318,976	127,080,482	-
Preferred Stock	15,000,000,000	13,066,494,759		(624,002,228)	12,442,492,531	-	12,163,180,640	-	-

Ayala Land, Inc.**Reconciliation of Retained Earnings Available for Dividend Declaration**

For the year ended December 31, 2024

Unappropriated Retained Earnings, beginning of the year/ period		Php	62,745,876,480
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		151,086,801
	Reversal of Retained earnings appropriation/s		-
Less:	Category B: Items that are directly debited to Unappropriated retained earnings		
	Dividend declarations during the period		(7,431,668,441)
	Effects of prior period adjustments		-
Unappropriated Retained Earnings, as adjusted, beginning			55,465,294,840
Add/Less:	Net Income (loss) for the current year/period		27,803,335,791
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		-
	Unrealized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)		(19,455,865)
	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			27,783,879,926
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)		(7,351,390,933)
	Net movement of deferred tax asset not considered in the reconciling items under the previous categories		(928,606,127)
	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		3,227,355
	Adjustment due to deviation from PFRS/GAAP - gain (loss)		
	Others (describe nature)		
Total Retained Earnings, end of the year/period available for dividend declaration			74,972,405,061

Ayala Land, Inc. and Subsidiaries**Financial Soundness Indicators**

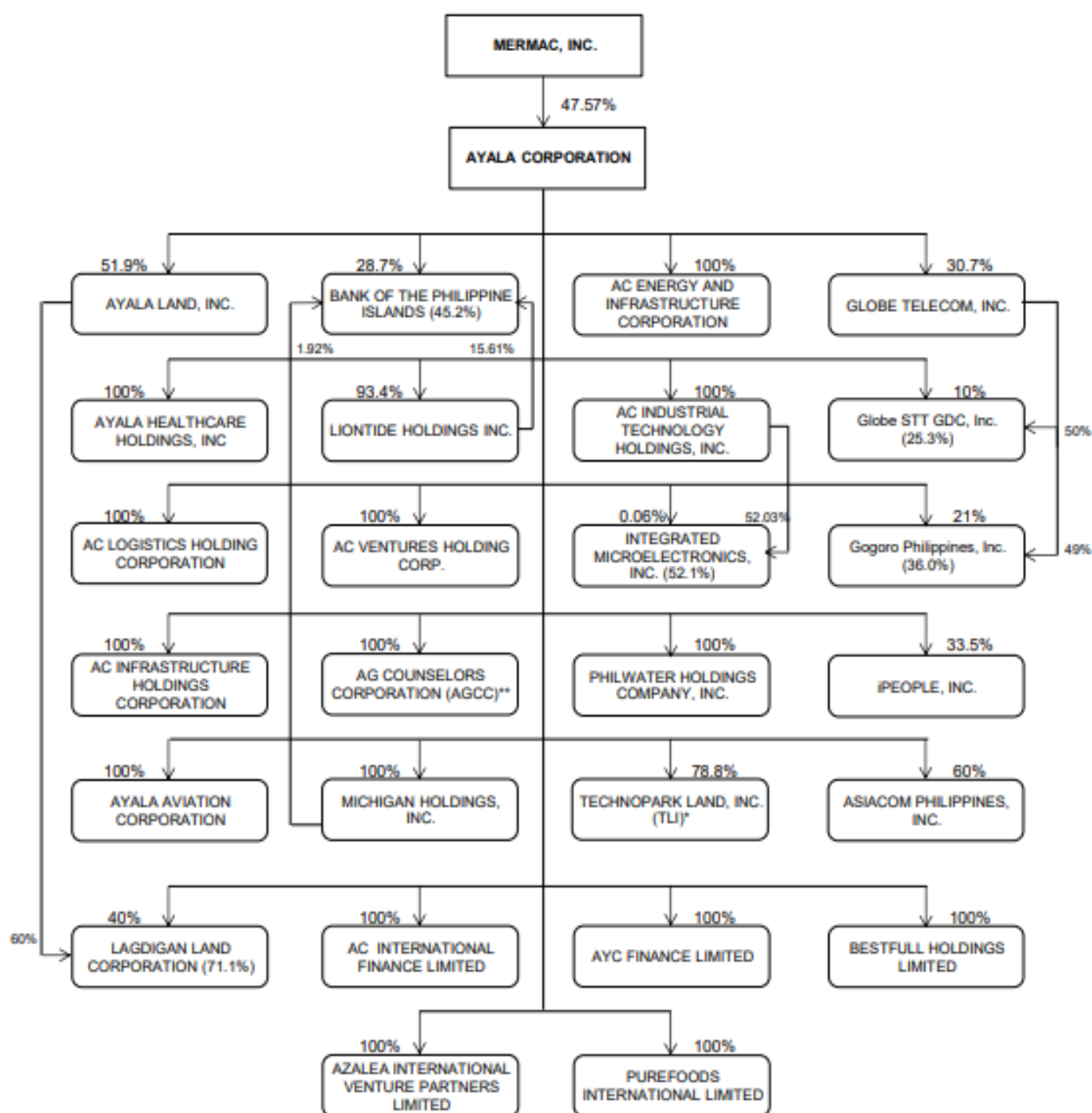
As at December 31, 2024

Ratio	Formula	2024	2023	2022
Current ratio	Current Assets / Current liabilities	1.75	1.76	1.77
Acid test ratio	Quick assets (Total current assets excluding inventory)/ Current liabilities	0.84	0.87	0.88
Solvency ratio	EBITDA / Total debt (Total debt includes short-term debt, long-term debt and current portion of long-term debt)	0.25	0.23	0.20
Debt-to-equity ratio	Total debt / Consolidated stockholders' equity	0.79	0.81	0.80
Asset-to-equity ratio	Total assets / Consolidated stockholders' equity	2.56	2.65	2.66
Interest rate coverage ratio	EBITDA / Interest expense	5.09	5.19	4.82
Return on equity	Net income attributable to equity holders of the company / Average total stockholders' equity attributable to ALI equity holders	0.10	0.09	0.07
Return on assets	Net income after tax / Average total assets	0.04	0.04	0.03
Net profit margin	Net income attributable to equity holders of the company / Total consolidated revenue	0.16	0.16	0.15

AYALA LAND, INC. AND SUBSIDIARIES

Map of the Group of Companies within which the Parent Company belongs

As of December 31, 2024



Legend:

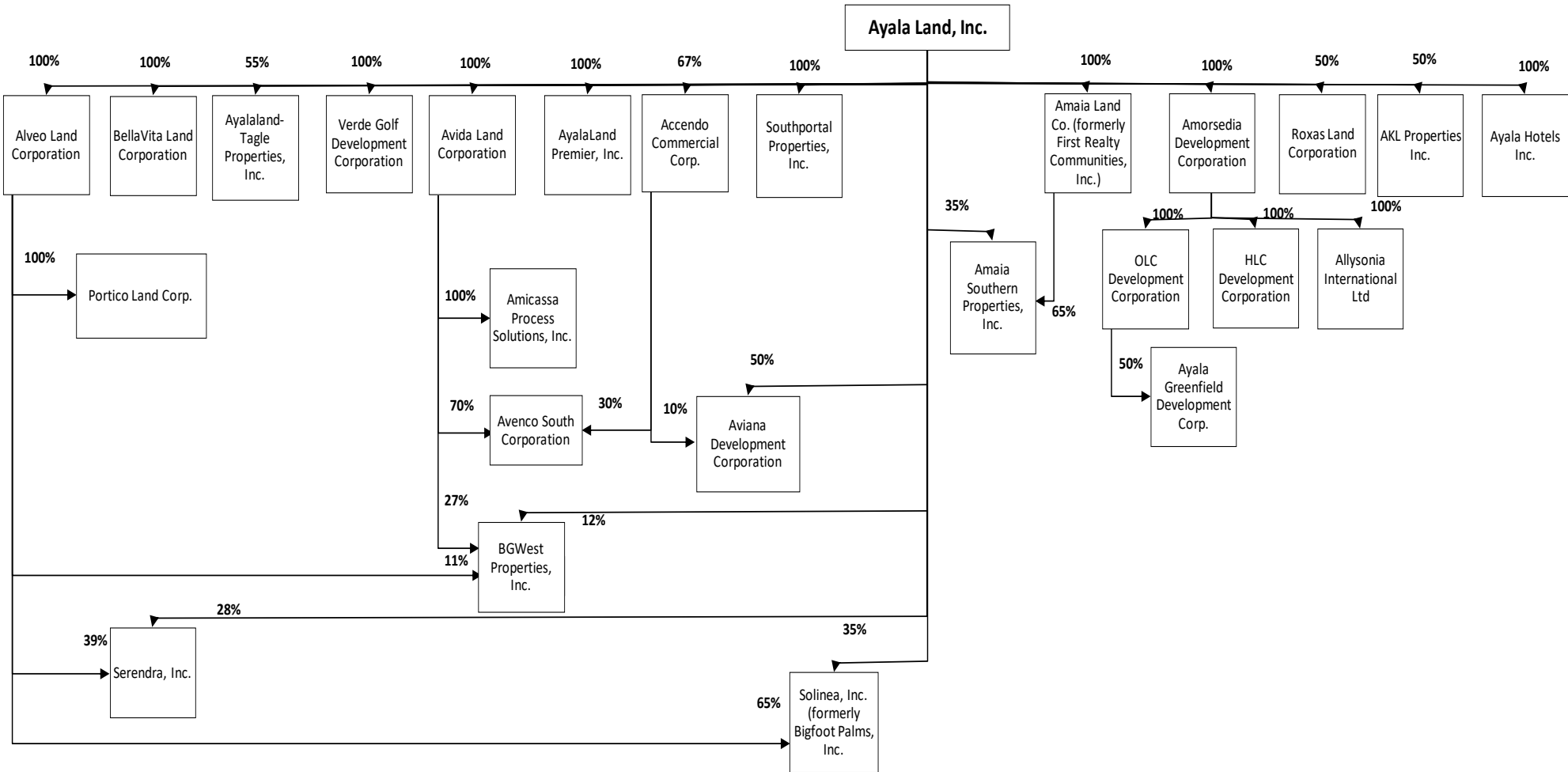
% of ownership appearing outside the box - direct % of economic ownership

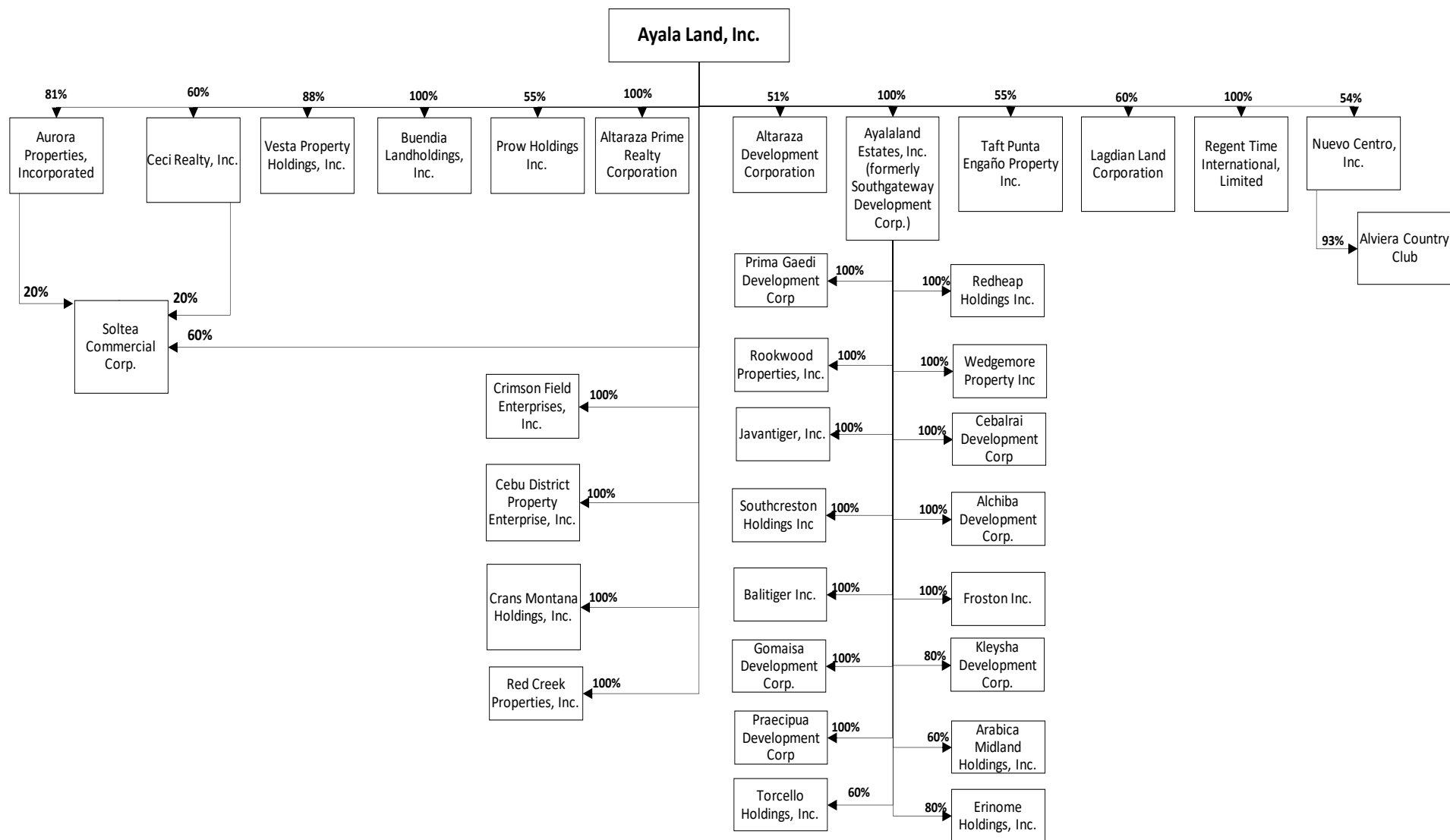
% of ownership appearing inside the box - effective % of economic ownership

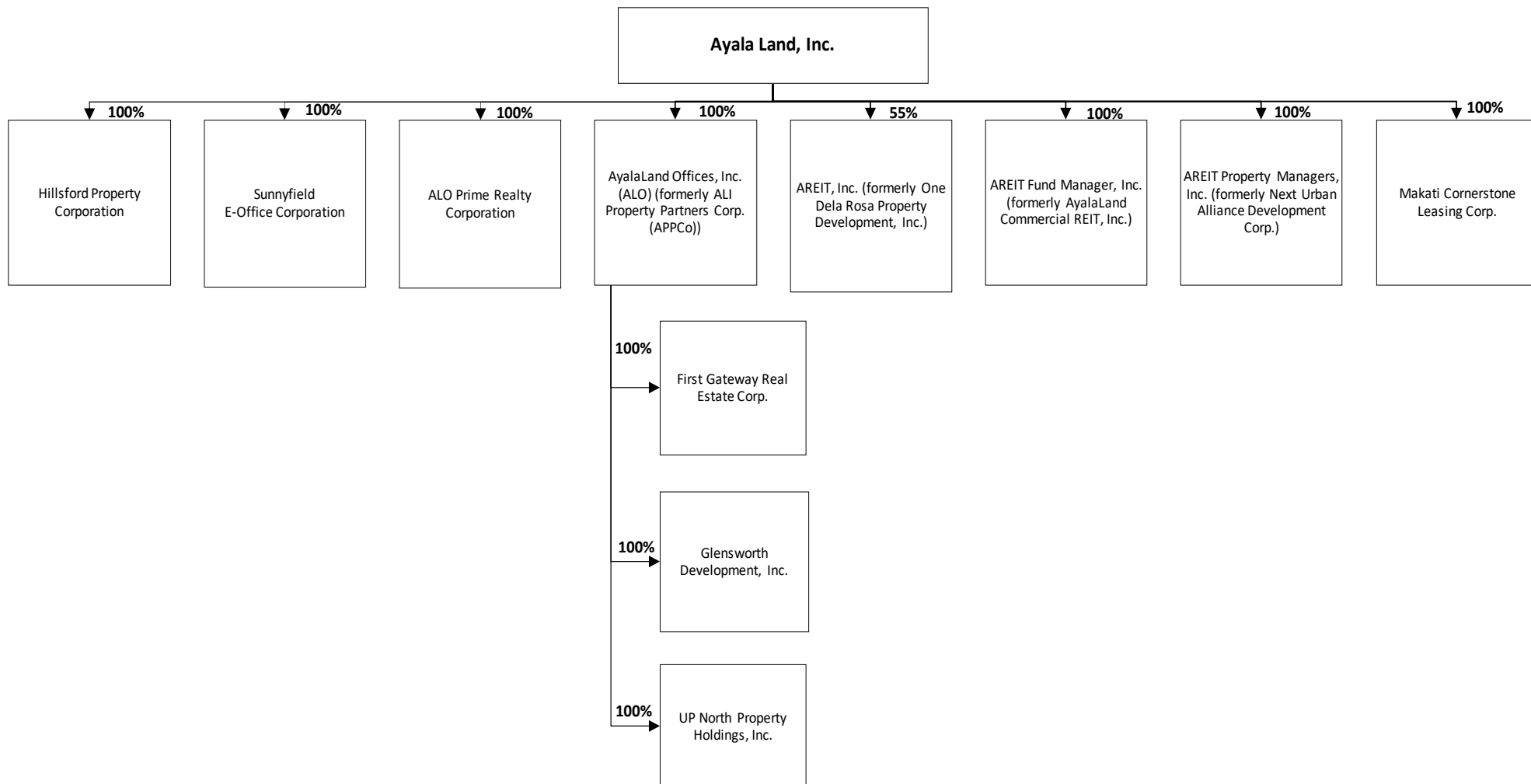
*On December 10, 2021, the BOD and stockholders of TLI approved the plan to shorten its corporate term to June 30, 2023. On December 23, 2021, the SEC approved the amendment of the Fourth Article of the Articles of Incorporation to shorten the corporate term to June 30, 2023. It is anticipated that it will not carry out any significant business operation or activity until approval of closure from other regulatory bodies.

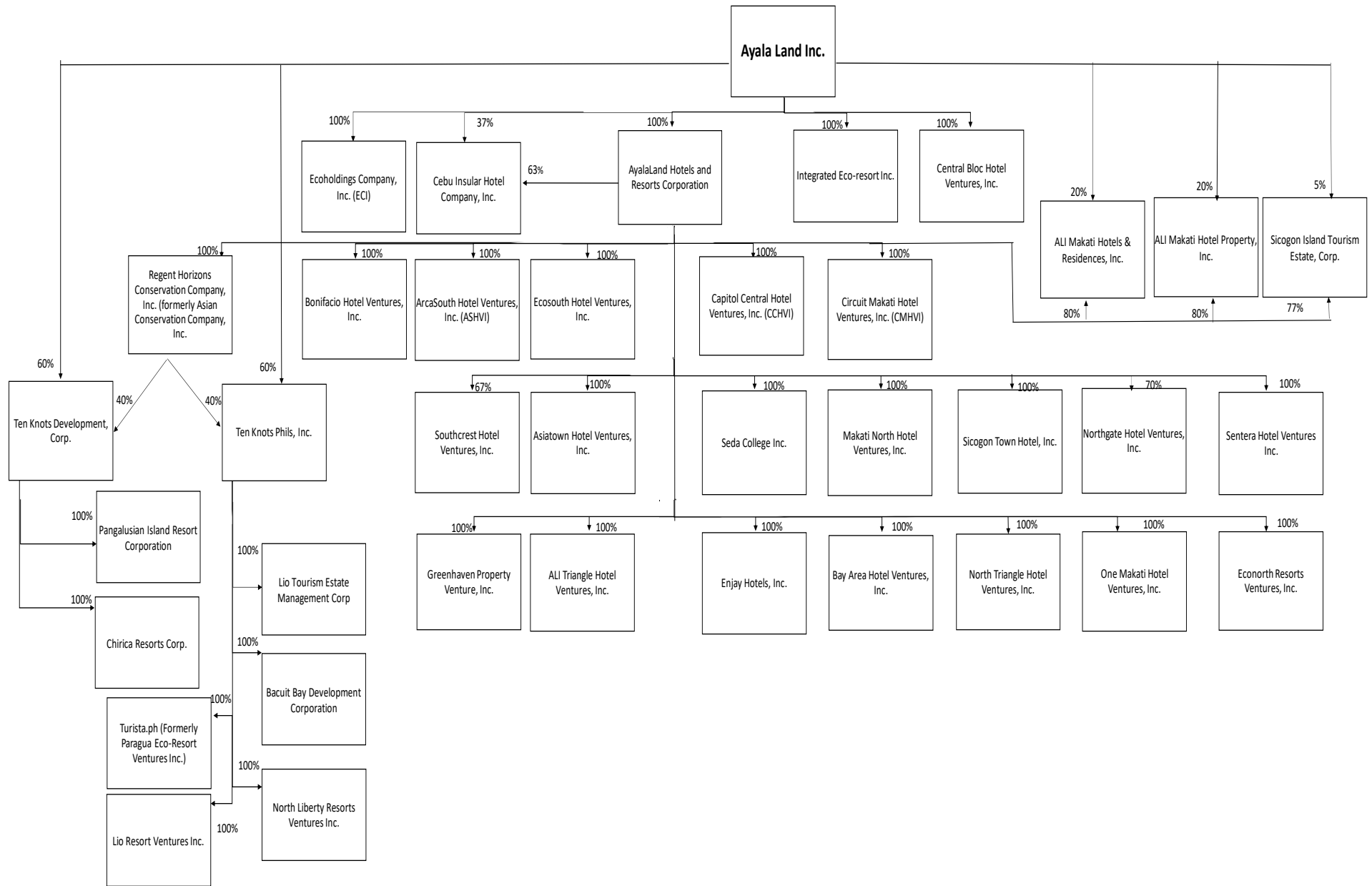
**On January 6, 2025, the SEC approved the amendment to AGCC's AOI including (1) the change of its corporate name to ACX Holdings Corporation, and (2) the change in its business from a business of advisory, consultancy assistance and other allied services, into a holding company with principal business interest in the consumer retail space.

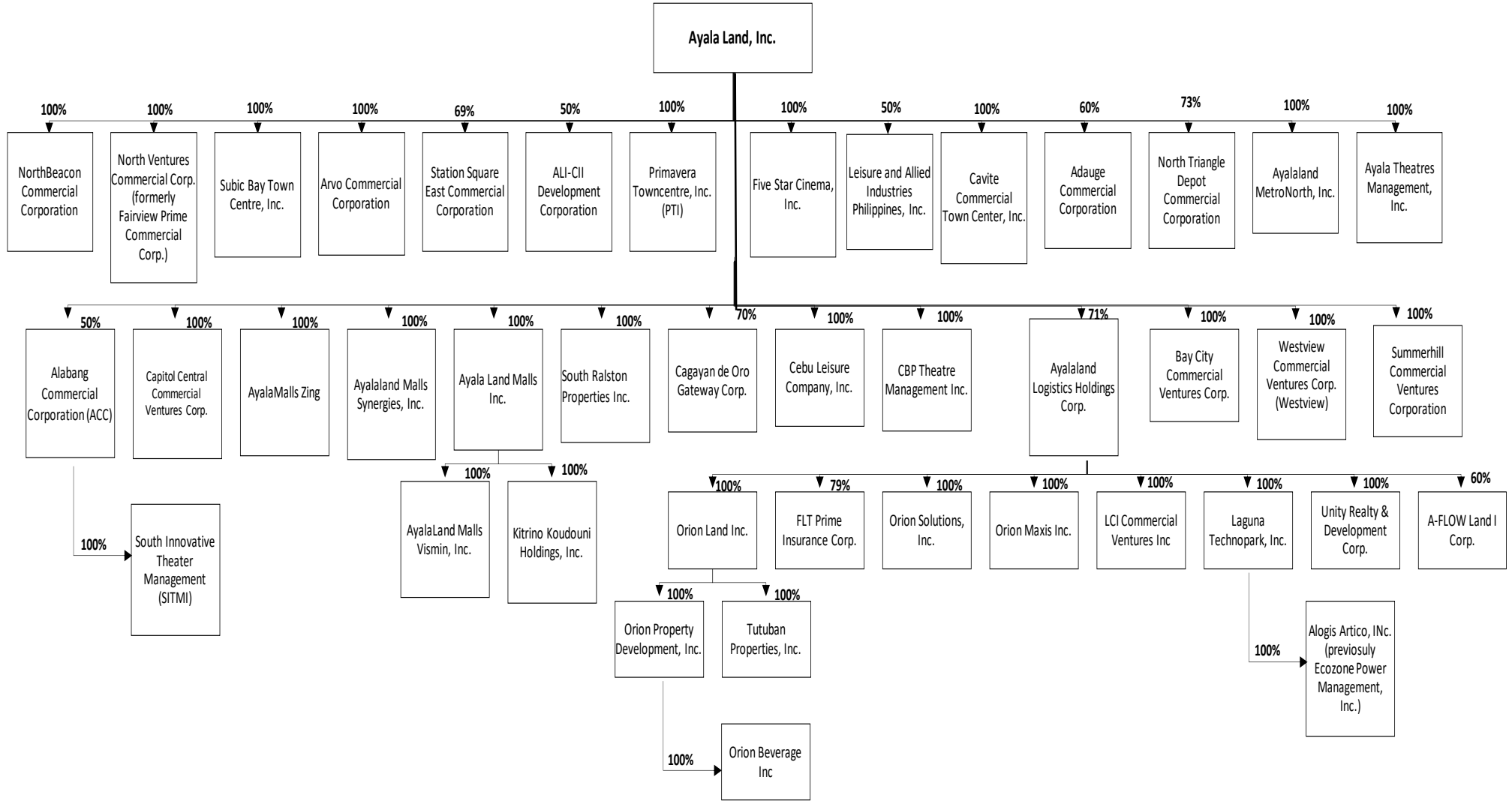
Subsidiaries

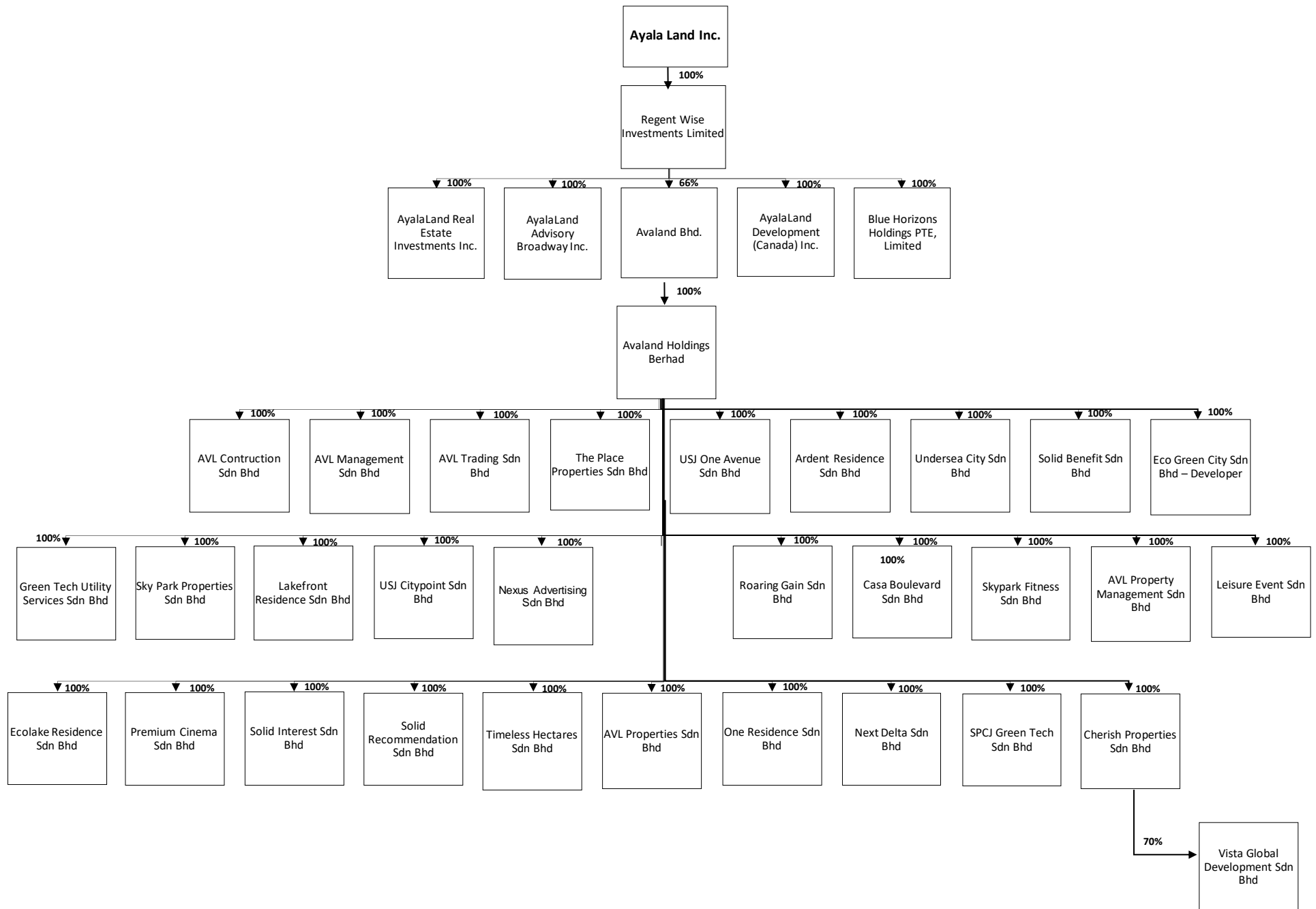


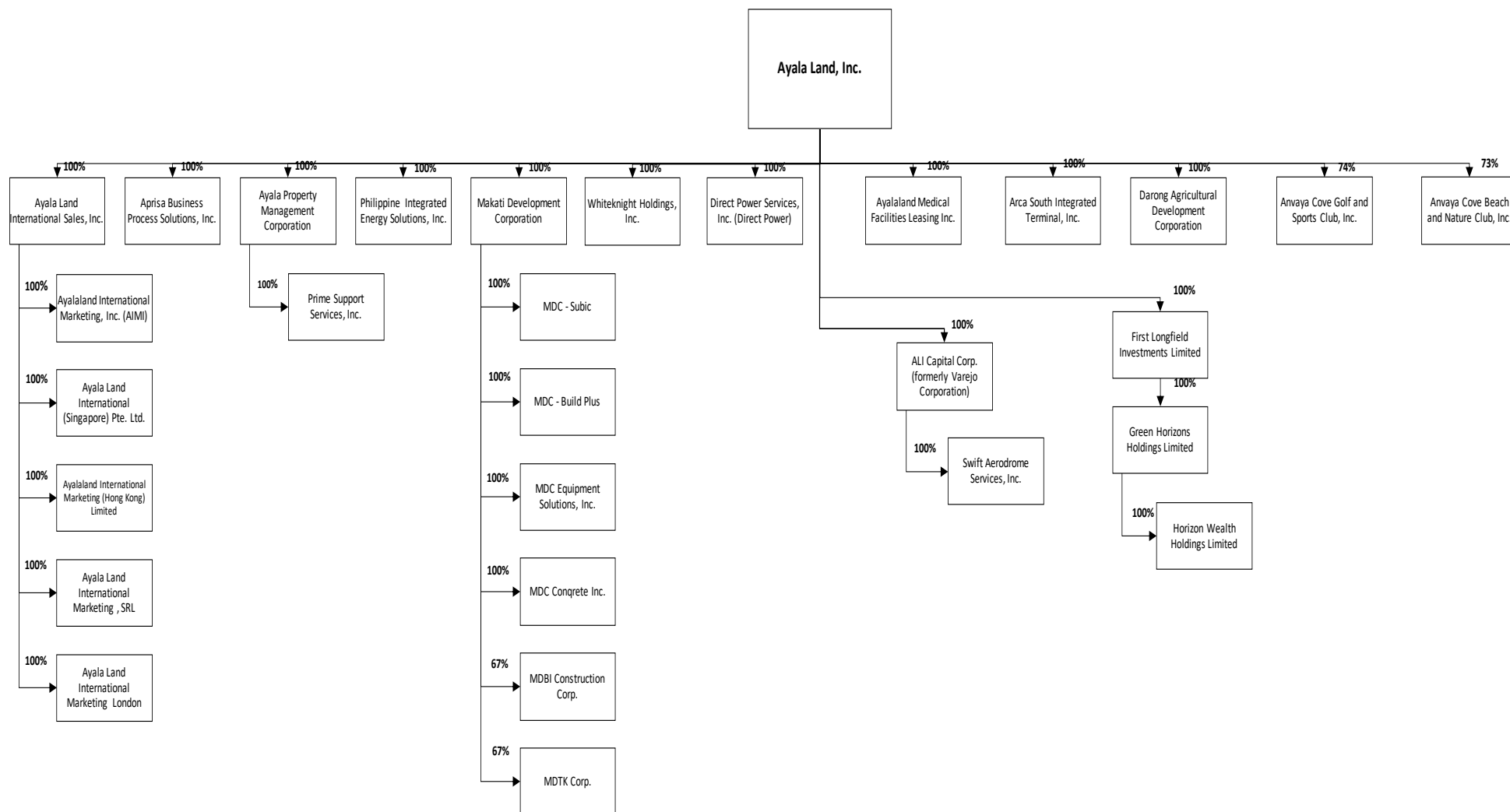




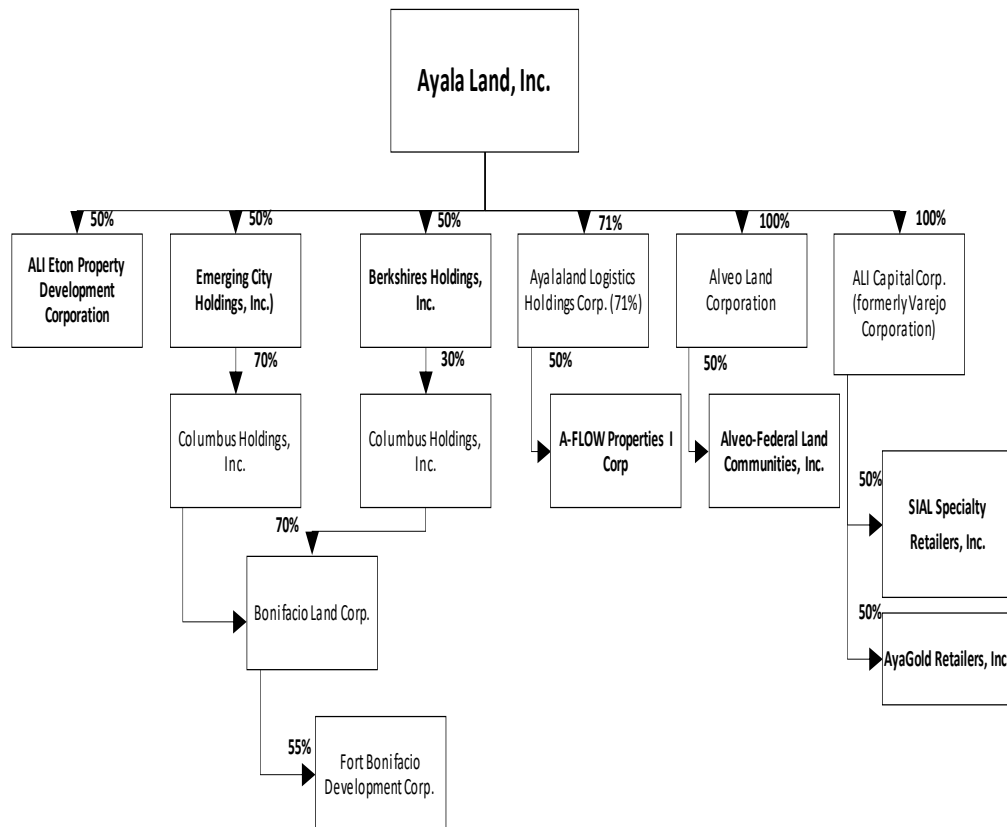




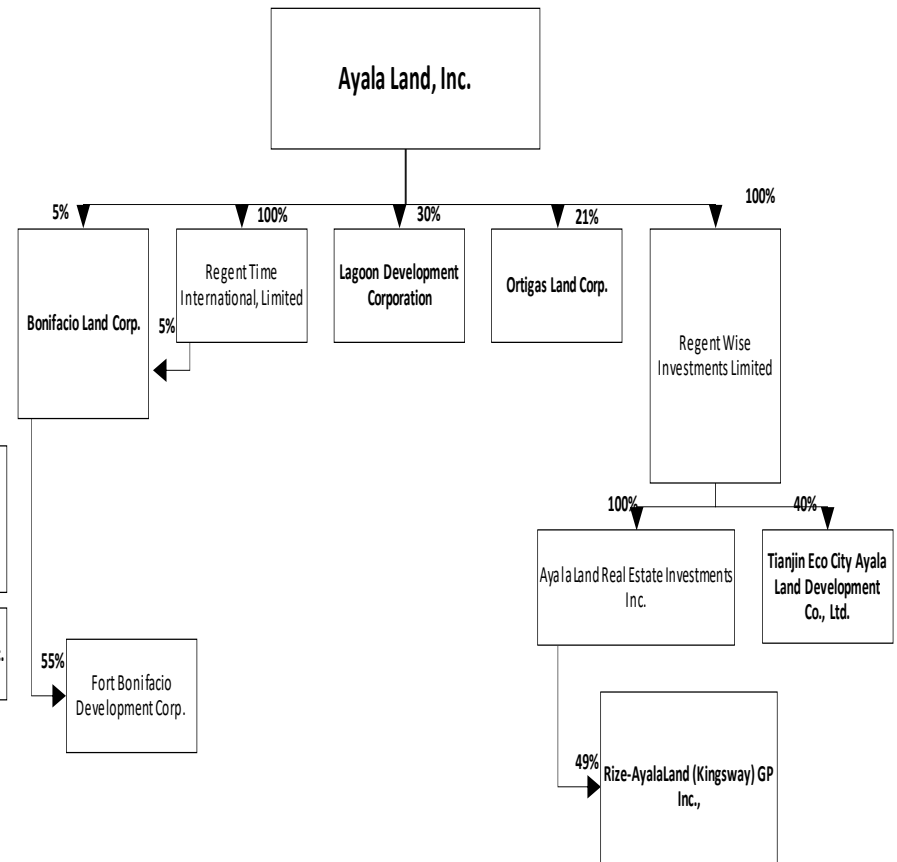




Investments in Joint Ventures



Investments in Associates



Ayala Land, Inc. and Subsidiaries**Bond Proceeds**

As at December 31, 2024

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 12.31.2024

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 12.31.2024

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 Bonds¹
due 2028 (Series A- P10.1 Billion) and 2033 (Series B- P4.9 Billion)**

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	14,000,000,000.00²	15,000,000,000.00³
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	52,500,000.00	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	173,243,185.00	183,774,819.71
Net Proceeds	13,823,598,915.00	14,816,225,180.29

Balance of Proceeds as of 12.31.2024

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 12.31.2024

NIL

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.

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.

P12.0 Billion Fixed Rate Bonds due 2028⁴

(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 12.31.2024

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 12.31.2024

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.

P10.0 Billion Fixed Rate Bonds due 2025

(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	2,525,030.00	2,525,030.00
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	5,000,000.00	4,758,330.00
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	176,790.67
Listing Fee	100,000.00	100,000.00
Total Expenses	121,125,030.00	120,060,150.67
Net Proceeds	9,878,874,970.00	9,879,939,849.33

Balance of Proceeds as of 12.31.2024**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 refinance any short-term loans that will be drawn to finance the early redemption of the Company's 5.625% per annum ₱8.0 billion fixed-rate bonds due 2025 issued in 2014, and partially finance the Company's general corporate requirements.

P6.3 Billion Fixed Rate Bonds due 2025

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	6,250,000,000.00	6,250,000,000.00
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	1,578,155.00	1,578,155.00
Documentary Stamp Tax	46,875,000.00	46,875,000.00
Underwriting Fee	23,437,500.00	23,437,500.00
Estimated Professional Expenses & Agency fees	5,000,000.00	5,520,092.00
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	274,183.33
Listing Fee	100,000.00	100,000.00
Total Expenses	77,990,655.00	77,784,930.33
Net Proceeds	6,172,009,345.00	6,172,215,069.67

Balance of Proceeds as of 12.31.2024**NIL**

Ayala Land raised from the Bonds gross proceeds of P6.3 billion. After issue-related expenses, actual net proceeds amounted to approximately P6.17 billion. Net proceeds were used to refinance the Company's 4.725% per annum ₱1.8 billion term loan maturity on September 29, 2020, 4.625% per annum ₱4.0 billion bond maturity on October 10, 2020 and a portion of its existing short-term loans.

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	124,378,163.98
Net Proceeds	9,874,256,875.00	9,875,621,836.02

Balance of Proceeds as of 12.31.2024**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.

P3.0 Billion Fixed Rate Bonds due 2024

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	3,000,000,000.00	3,000,000,000.00
Less: Estimated Upfront Expenses		
SEC Registration & Legal Research Fee	757,500.00	757,500.00
Documentary Stamp Tax	22,500,000.00	22,500,000.00
Underwriting Fee	11,250,000.00	11,025,000.00
Estimated Professional Expenses & Agency fees	9,000,000.00	3,965,234.71
Marketing/Printing/Photocopying Costs and OPEs	1,000,000.00	69,300.00
Listing Fee	150,000.00	151,708.34
Total Expenses	44,657,500.00	42,433,977.76
Net Proceeds	2,955,342,500.00	2,957,566,022.24

Balance of Proceeds as of 12.31.2024

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 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 12.31.2024

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	5,000,000.00	990,430.17
Listing Fee	100,000.00	100,000.00
Total Expenses	77,117,500.00	67,269,117.37
Net Proceeds	6,925,382,500.00	6,932,730,882.63

Balance of Proceeds as of 12.31.2024

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.

P7.0 Billion Fixed Rate Bonds due 2025

(In pesos)	ESTIMATED PER PROSPECTUS	ACTUAL
Issue Amount	7,000,000,000.00	8,000,000,000.00
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	7,500,000.00	2,301,963.00
Marketing/Printing/Photocopying Costs and OPEs	2,500,000.00	248,847.18
Listing Fee	100,000.00	100,000.00
Total Expenses	73,117,500.00	65,668,310.18
Net Proceeds	6,926,882,500.00	6,934,331,689.82

Balance of Proceeds as of 12.31.2024

NIL

Ayala Land raised from the Bonds gross proceeds of P7.0 billion. After issue-related expenses, actual net proceeds amounted to approximately P6.9 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 12.31.2024

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 12.31.2024

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, 2024

Amounts in '000 Php	2024	2023
Total PWC Audit Fees (Excluding OPE)	31,454	31,508
Non-audit services fees:		
Other assurance services	-	-
Tax services	-	-
All other services	8,863	7,724
Total Non-audit Fees	8,863	7,724
Total Audit and Non-audit Fees	40,317	39,232

COVER SHEET

for

AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1	5	2	7	4	7			
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COMPANY NAME

[illegible]**PRINCIPAL OFFICE (No./Street/Barangay/City/Town/Province)**[illegible]

Form Type

A	F	S	
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Department requiring the report

S	E	C	
---	---	---	--

Secondary License Type, if applicable

N	/	A	
---	---	---	--

COMPANY INFORMATION

Company's Email Address

investorrelations@ayalaland.com.ph

**Company's Telephone
Number(s)**

7 908-3677

Mobile Number

--

No. of Stockholders

12,960

Annual Meeting (Month/Day)

04/27

Fiscal Year (Month/Day)

12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person

Ma. Luisa D. Chiong

Email Address

chiong.malou@ayalaland.com.ph

**Telephone
Number(s)**

7 908-3681

Mobile Number

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.



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 Financial Statements

Our Opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Ayala Land, Inc. (the "Parent Company") as at December 31, 2024 and 2023, 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 financial statements of the Parent Company comprise:

- the statements of financial position as at December 31, 2024 and 2023;
- the statements of income for the years ended December 31, 2024 and 2023;
- the statements of comprehensive income for the years ended December 31, 2024 and 2023;
- the statements of changes in equity for the years ended December 31, 2024 and 2023;
- the statements of cash flows for the years ended December 31, 2024 and 2023; and
- the notes to the financial statements, comprising material accounting policy 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 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), together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and Code of Ethics.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas, 1226 Makati City, Philippines
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Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
Page 2

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

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

In preparing the 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 Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
Page 3

- 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 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 financial statements, including the disclosures, and whether the 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.



Independent Auditor's Report
To the Board of Directors and Stockholders of
Ayala Land, Inc.
Page 4

Report on the Bureau of Internal Revenue Requirement

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information in Note 33 to the financial statements is presented for the purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic 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 financial statements. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic 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.

A handwritten signature in black ink, appearing to read "R. Danao", with a long, sweeping horizontal stroke extending to the right.

Roderick M. Danao
Partner

CPA Cert. No. 88453

P.T.R. No. 0011280, issued on January 3, 2025, Makati City

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, 2025

Makati City
February 19, 2025

Ayala Land, Inc.

Statements of Financial Position
As at December 31, 2024 and 2023
(All amounts in Philippine Peso)

	Notes	2024	2023
Assets			
Current assets			
Cash and cash equivalents	2	891,172,963	487,063,380
Financial assets at fair value through profit or loss (FVTPL)	3	308,477,771	35,834,889
Accounts and notes receivable	4	76,413,484,824	76,999,244,528
Inventories	5	67,780,690,033	66,451,148,351
Other current assets	6	22,827,565,321	22,081,932,663
Total current assets		168,221,390,912	166,055,223,811
Non-current assets			
Accounts and notes receivable, net of current portion	4	21,375,212,076	15,162,061,188
Financial assets at fair value through other comprehensive income (FVOCI)	7	781,337,497	716,337,497
Investments in subsidiaries, associates and joint ventures	8	221,337,924,182	210,165,412,168
Right-of-use assets, net	27	286,760,381	338,995,109
Investment properties, net	9	82,461,745,604	85,530,894,359
Property and equipment, net	10	3,498,711,381	2,161,396,792
Deferred tax assets, net	19	3,020,316,585	2,638,624,661
Other non-current assets	11	14,547,584,415	12,438,086,461
Total non-current assets		347,309,592,121	329,151,808,235
Total assets		515,530,983,033	495,207,032,046

(forward)

Ayala Land, Inc.

Statements of Financial Position
As at December 31, 2024 and 2023
(All amounts in Philippine Peso)

(continuation)

	Notes	2024	2023
Liabilities and Equity			
Current liabilities			
Short-term debts	13	9,267,000,000	7,005,000,000
Accounts and other payables	12	72,172,292,058	75,948,712,903
Current portion of lease liabilities	27	46,606,885	40,042,512
Current portion of long-term debt	13	23,831,437,922	18,495,800,819
Deposits and other current liabilities	14	6,616,438,358	8,908,303,492
Total current liabilities		111,933,775,223	110,397,859,726
Non-current liabilities			
Long-term debts, net of current portion	13	186,079,414,527	178,825,121,828
Pension liabilities	21	1,427,914,425	1,419,513,560
Lease liabilities, net of current portion	27	280,740,495	325,809,896
Deposits and other non-current liabilities	15	11,010,711,727	13,141,106,486
Total non-current liabilities		198,798,781,174	193,711,551,770
Total liabilities		310,732,556,397	304,109,411,496
Equity	16		
Paid-in capital		98,624,014,659	98,115,042,022
Equity reserves		3,254,264,425	3,254,264,425
Treasury stock		(30,127,751,530)	(22,776,360,598)
Accumulated other comprehensive loss		(513,994,822)	(534,465,053)
Retained earnings		133,561,893,904	113,039,139,754
Total equity		204,798,426,636	191,097,620,550
Total liabilities and equity		515,530,983,033	495,207,032,046

The notes on pages 1 to 84 are an integral part of these financial statement.

Ayala Land, Inc.

Statements of Income

For the years ended December 31, 2024 and 2023

(All amounts in Philippine Peso, except earnings per share)

	Notes	2024	2023
Income			
Real estate revenue	17	32,824,850,698	33,107,277,509
Interest income		490,574,527	291,517,667
Dividend income	20	20,320,544,643	9,672,354,814
Other income	18	8,818,170,764	8,710,955,277
		62,454,140,632	51,782,105,267
Cost and expenses	18		
Cost of real estate sales		20,260,447,606	20,120,010,169
General and administrative expenses		1,844,776,359	2,031,096,302
Interest and other financing charges		12,114,436,502	10,667,413,049
Other charges and expenses		672,656,487	79,200,098
		34,892,316,954	32,897,719,618
Income before income tax		27,561,823,678	18,884,385,649
Income tax (benefit) expense	19	(241,512,113)	306,065,429
Net income for the year		27,803,335,791	18,578,320,220
Earnings Per Share			
Basic and diluted	22	1.87	1.23

The notes on pages 1 to 84 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Comprehensive Income
For the years ended December 31, 2024 and 2023
(All amounts in Philippine Peso)

	Notes	2024	2023
Net income for the year		27,803,335,791	18,578,320,220
Other comprehensive income (loss)			
<i>Item that will not be subsequently reclassified to profit or loss in subsequent years:</i>			
Change in fair value reserve of financial assets at FVOCI	7	65,000,000	53,138,215
Remeasurement loss on pension liability, net of tax	21	(44,529,769)	(607,136,013)
		20,470,231	(553,997,798)
Total comprehensive income for the year		27,823,806,022	18,024,322,422

The notes on pages 1 to 84 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Changes in Equity For the years ended December 31, 2024 and 2023 (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 January 1, 2023	97,636,861,482	2,061,846,271	(19,080,713,529)	19,532,745	100,122,974,279	180,760,501,248
Comprehensive income						
Net income for year	-	-	-	-	18,578,320,220	18,578,320,220
Other comprehensive (loss)	-	-	-	(553,997,798)	-	(553,997,798)
Total comprehensive income for the year	-	-	-	(553,997,798)	18,578,320,220	18,024,322,422
Transaction with owners						
Share-based compensation	149,456,256	-	-	-	-	149,456,256
Issuance of shares	328,724,284	-	-	-	-	328,724,284
Acquisition of treasury shares	-	-	(3,695,647,069)	-	-	(3,695,647,069)
Legal merger	-	1,192,418,154	-	-	-	1,192,418,154
Cash dividends declared	-	-	-	-	(5,662,154,745)	(5,662,154,745)
Total transaction with owners	478,180,540	1,192,418,154	(3,695,647,069)	-	(5,662,154,745)	(7,687,203,120)
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 32.2)	-	-	-	-	151,086,801	151,086,801
Restated balance, 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 income	-	-	-	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

The notes on pages 1 to 84 are an integral part of these financial statements.

Ayala Land, Inc.

Statements of Cash Flows
For the years ended December 31, 2024 and 2023
(All amounts in Philippine Peso)

	Notes	2024	2023
Cash flows from operating activities			
Income before income tax		27,561,823,678	18,884,385,649
Adjustments for:			
Interest expense and amortization of transaction cost	18	12,114,436,502	10,667,413,049
Depreciation	18	1,553,179,849	1,581,131,236
Cost of share-based payments	23	107,467,521	149,456,256
Unrealized loss on foreign exchange		6,552,076	690,644,102
Provision for impairment losses and write-offs	4	46,076,792	10,390,658
Unrealized loss on financial assets at FVTPL	18	(25,941,153)	(3,582,320)
(Gain) loss on sale of property and equipment	18	(1,000,759)	882,448
Dividend income	20	(20,320,544,643)	(9,672,354,814)
Gain on sale of investment in subsidiaries, associates and joint ventures	18	(1,371,803,663)	(985,286,988)
Interest income		(490,574,527)	(291,517,667)
Retirement benefit expense	21	270,574,415	203,430,962
Gain on sale of investment property	18	(6,999,925,794)	(7,070,706,133)
Operating income before working capital changes		12,450,320,294	14,164,286,438
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Accounts and notes receivable	4	556,973,805	17,373,009,657
Inventories	5,9	(3,523,177,610)	(3,495,728,833)
Other current assets	6	995,683,484	(3,516,289,922)
(Decrease) increase in:			
Deposits and other current liabilities	14	(2,291,865,134)	(7,259,100,184)
Accounts and other payables	12	(3,481,200,925)	13,061,520,800
Cash generated from operations		4,706,733,914	30,327,697,956
Dividends received		20,455,452,059	-
Interest received		489,463,018	291,460,177
Interest paid, inclusive of capitalized borrowing cost		(12,025,972,001)	(10,666,445,665)
Net cash from operating activities		13,625,676,990	19,952,712,468
Cash flows from investing activities			
Proceeds from disposal/redemption of:			
Investments in subsidiaries, associates and joint ventures	8	11,877,486,617	6,973,429,865
Investment properties	9	19,979,010,529	9,731,829,886
Property and equipment	10	44,607,417	61,501,689
Financial assets at fair value through profit of loss	24	892,623,430	966,106,294
Financial assets at FVOCI		-	562,018
Purchases/additions to:			
Financial assets at FVTPL	24	(1,139,325,158)	(991,477,111)
Property and equipment	10	(475,135,845)	(605,324,583)
Investment properties	9	(12,325,162,696)	(7,152,852,168)
Investments in subsidiaries, associates and joint ventures	8	(21,678,194,968)	(15,587,580,685)
Increase in other non-current assets	11	(2,109,497,954)	(7,399,235,716)
Increase in accounts and notes receivable - nontrade	4	(6,213,150,888)	(1,006,304,676)
Net cash used in investing activities		(11,146,739,516)	(15,009,345,187)

(forward)

Ayala Land, Inc.

Statements of Cash Flows
For the years ended December 31, 2024 and 2023
(All amounts in Philippine Peso)

(continuation)

	Notes	2024	2023
Cash flows from financing activities			
Proceeds from short-term and long-term debts	13	171,037,855,000	75,612,000,000
Proceeds from capital stock subscriptions		401,505,116	328,724,284
Decrease in deposits and other non-current liabilities	15	(2,130,394,758)	(7,423,599,654)
Payments of contribution	21	(284,418,069)	(425,475,692)
Payments of lease liabilities	27	(66,851,331)	(66,039,194)
Acquisition of treasury shares	16	(7,351,390,932)	(3,695,647,069)
Payments of cash dividends	16	(7,390,081,473)	(5,454,086,760)
Payments of short-term and long-term debts	13	(156,290,855,000)	(63,891,726,563)
Net cash used in financing activities		(2,074,631,447)	(5,015,850,648)
Net increase (decrease) in cash and cash equivalents		404,306,027	(72,483,367)
Cash and cash equivalents			
At January 1		487,063,380	559,609,838
Effect of exchange rate changes on cash and cash equivalents		(196,444)	(63,091)
At December 31		891,172,963	487,063,380

Non-cash investing and financing activities

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The notes on pages 1 to 84 are an integral part of these financial statements.

Ayala Land, Inc.

Notes to the Financial Statements

As at and for the years ended December 31, 2024 and 2023

(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 with corporate life of fifty years. The Parent Company is a subsidiary of Ayala Corporation (AC). AC is a publicly-listed company, 47.57%-owned by Mermac, Inc. and the rest by the public as of December 31, 2024. 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 19, 2025.

2 Cash and cash equivalents

The account as at December 31 consists of:

	2024	2023
Cash on hand	1,585,210	1,504,610
Cash in banks	820,173,753	485,426,955
Cash equivalents	69,414,000	131,815
	891,172,963	487,063,380

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.

As at December 31, 2024 and 2023, there is no restriction on the Parent Company’s cash and cash equivalents balances.

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 December 31, 2024, the financial assets at FVTPL of the Parent Company amounted to P308.5 million (2023 - P35.8 million).

The details of the movement of fair value measurement of financial assets at FVTPL as at December 31 is shown below:

	Note	2024	2023
At January 1		35,834,889	6,881,752
Additions		1,139,325,158	991,477,111
Disposals		(892,623,430)	(966,106,294)
Unrealized gain (loss) included under other income	18	25,941,153	3,582,320
At December 31		308,477,770	35,834,889

4 Accounts and notes receivable

The account as at December 31 consists of:

	Note	2024	2023
Trade receivable from:			
Residential, commercial and office development		29,459,307,666	27,404,621,770
Shopping centers		2,712,294,570	2,278,339,113
Corporate business		2,749,669,657	2,104,050,388
Others		907,100,697	297,439,715
Receivable from related parties	20	50,211,071,379	48,625,025,398
Advances to other companies		7,382,329,642	6,897,590,213
Dividends receivable		4,833,528,702	4,968,436,118
Receivable from employees		208,774,329	216,217,460
Interest receivable		14,600,170	13,488,661
		98,478,676,812	92,805,208,836
Allowance for impairment losses		(689,979,912)	(643,903,120)
		97,788,696,900	92,161,305,716
Less: Non-current portion		21,375,212,076	15,162,061,188
Current portion of accounts and notes receivable		76,413,484,824	76,999,244,528

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, dividends receivable and interest receivable are due on demand (Note 20).
- Advances to other companies mainly comprise of 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. The advances 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 follow:

		Trade		Advances to other companies	Total
	Note	Shopping centers	Corporate business		
At January 1, 2023		233,522,330	209,982,369	190,007,763	633,512,462
Provisions (reversal) during the year	18	(17,053,982)	25,764,932	1,679,708	10,390,658
At December 31, 2023		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

In 2024, 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:

	2024	2023
Proceeds from sale of receivables	4,950,807,044	5,654,788,352
Carrying amount	(5,524,684,642)	(6,437,407,040)
Loss on sale	(573,877,598)	(782,618,688)

The loss on sale is presented as part of interest expense and other financing charges in the statement of income.

As at December 31, 2024, the Parent Company has an outstanding finance lease receivable (under “receivable from related parties”) from AREIT, a subsidiary, for the lease of land and building for a period of 34 years amounting to P962.1 million (2023 - P940.0 million). In 2024, interest income earned amounts to P62.0 million (2023 - P60.4 million) (Note 27) presented within interest income in the statement of income.

5 Inventories

The account as at December 31 consists of:

	2024	2023
Real estate - at cost		
Residential and commercial lots	53,175,187,988	53,572,476,977
Residential and commercial units	14,605,502,045	12,878,671,374
	67,780,690,033	66,451,148,351

Movements in inventories follow:

	Notes	Residential and commercial lots	Residential and condominium units	Total
As at January 1, 2023		41,296,172,714	11,368,028,498	52,664,201,212
Construction and development costs incurred		6,270,070,378	10,712,850,126	16,982,920,504
Cost of real estate sold	18	(3,135,219,840)	(9,522,495,185)	(12,657,715,025)
Transfers within inventories		(320,287,935)	320,287,935	-
Transfers from investment properties	9	9,461,741,660	-	9,461,741,660
As at December 31, 2023		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

As at December 31, 2024 and 2023, 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:

	2024	2023
Prepaid taxes and licenses	14,467,220,110	12,837,432,153
Advances to contractors and suppliers	4,442,299,854	7,058,335,399
Prepayments, net	3,889,065,795	2,024,124,287
Input value added tax (VAT)	28,979,562	162,040,824
	22,827,565,321	22,081,932,663

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 from billings 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 2024, the cost to obtain contracts, which includes prepaid commissions, amounted to P583.0 million (2023 - P589.5 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	2024	2023
Shares of stock:			
Quoted		76,897,205	76,773,170
Unquoted		461,996,972	462,121,007
		538,894,177	538,894,177
Net unrealized fair value gain	16	242,443,320	177,443,320
		781,337,497	716,337,497

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	2024	2023
At January 1		177,443,320	124,305,105
Fair value changes during the year	16	65,000,000	53,138,215
At December 31		242,443,320	177,443,320

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	
	2024	2023	2024	2023
Subsidiaries:				
Property Development:				
Ayala Hotels, Inc. (AHI)	100	100	13,763,396,233	13,763,396,233
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	-	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
Amorsedia Development Corporation and Subsidiaries (ADC)	100	100	2,274,943,627	2,274,943,627
Crans Montana Holdings, Inc.	100	100	505,329,030	505,329,030
Red Creek Properties, Inc. (RCPI)	100	100	431,511,128	431,511,128
Southportal Properties, Inc. (Southportal)	100	100	290,000,000	290,000,000
Crimson Field Enterprises, Inc.	100	100	219,714,272	219,714,272
Ayala Land Premier, Inc. (ALPI)	100	100	17,500,000	5,000,000
Altaraza Prime Realty Corporation (Altaraza)	100	100	4,000,000	4,000,000
Verde Golf Development Corp (Verde Golf)	100	100	3,125,000	3,125,000
Buendia Landholdings, Inc. (BLI)	100	100	2,833,562	2,833,562
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	1,568,325,000
Taft Punta Engaño Property Inc. (TPEPI)	55	55	550,000,000	550,000,000
Altaraza Development Corporation	51	51	188,062,500	188,062,500
AKL Properties, Inc. (AKL)	50	50	3,083,523,294	3,083,523,294
BGWest Properties (BGW)	50	50	1,340,000,000	1,340,000,000
Aviana Development Corporation	50	50	966,000,000	966,000,000
Roxas Land Corp (RLC)	50	50	137,272,960	137,272,960
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
Ayala Land Sales, Inc. (ALSI)	-	100	-	10,000,000
CMPI Holdings, Inc. (CMPI)	-	60	-	28,800,000
Corporate Business:				
AyalaLand Offices, Inc. and Subsidiaries (ALO)	100	100	5,622,486,376	6,522,486,376
Makati Cornerstone Leasing Corp.(MCLC)	100	100	2,213,961,000	2,213,961,000
ALO Prime Realty Corporation	100	100	549,676,554	733,676,554
AREIT Fund Manager, Inc. (formerly AyalaLand Commercial REIT, Inc. (ALCRI))	100	100	300,000,000	300,000,000
Sunnyfield E-Office Corporation (Sunnyfield)	100	100	173,000,000	173,000,000
Hillsford Property Corporation (Hillsford)	100	100	150,000,000	150,000,000
AREIT Property Management, Inc. (formerly Next Urban Alliance Development Corp.)	100	100	365,500	365,500
AREIT, Inc. (AREIT) (formerly One Dela Rosa Property Development, Inc.(ODR)) (Note 20)	55	66	41,431,976,726	30,586,290,223
Nuevo Centro, Inc. (Nuevo Centro)	55	55	819,223,620	819,223,620
Prow Holdings, Inc. (Prow)	55	55	670,273,870	670,273,870
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	4,929,421,699
North Ventures Commercial Corp. (NVCC)	100	100	3,784,145,284	3,784,145,284
AyalaLand MetroNorth, Inc. (AMNI)	100	100	3,445,726,210	3,745,726,210
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	1,496,390,793	1,496,390,793
Northbeacon Commercial Corporation (NBCC)	100	100	1,188,100,000	1,238,100,000
Westview Commercial Ventures Corp. (Westview)	100	100	510,160,572	731,075,299
Subic Bay Town Centre, Inc. (SBTCI)	100	100	478,500,000	478,500,000
Primavera Towncentre, Inc. (PTI)	100	100	248,420,000	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	100	46,000,000	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	100	250,000	250,000
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	2,640,805,402
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

(forward

	Percentages of direct ownership		Carrying amounts	
	2024	2023	2024	2023
Soltea Commercial Corp. (Soltea)	60	60	796,416,740	796,416,740
Adauge Commercial Corporation (Adauge)	60	60	600,000,000	600,000,000
Alabang Commercial Corporation (ACC)	50	50	258,431,769	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
North Eastern Commercial Corp. (NECC)	-	100	-	1,300,000,000
Hotels and Resorts:				
AyalaLand Hotels and Resorts Corporation and Subsidiaries (AHRC)	100	100	16,760,432,000	16,760,432,000
Ecoholdings Company, Inc. (ECI)	100	100	718,368,400	718,368,400
Integrated Eco-resort, Inc. (IERI)	100	100	492,922,224	492,922,224
Central Bloc Hotel Ventures, Inc.	100	100	47,500,000	47,500,000
Ten Knots Development, Corporation and Subsidiaries (TKDC)	60	60	495,000,000	495,000,000
Ten Knots Phils., Inc. (TKPI)	60	60	93,131,600	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)	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	100	128,000,000	128,000,000
Aprisa Business Process Solutions (Aprisa)	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	100	1,000,000	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	76	499,416,789	532,713,951
Anvaya Cove Beach & Nature Club Inc. (Anvaya Cove Beach)	73	73	496,367,712	498,810,548
ALInet.com, Inc. (ALInet)	-	100	-	130,482,764
Ayala Land Club Management, Inc.	-	100	-	2,500,000
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)*	-	50	-	1,810,000,000
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
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
			221,657,883,888	210,485,371,874
Allowance for probable losses			(319,959,706)	(319,959,706)
			221,337,924,182	210,165,412,168

*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 incorporated and domiciled in the Philippines except for Regent Time which is domiciled and incorporated in British Virgin Islands and First Longfield and Regent Wise which are domiciled and incorporated in Hong Kong.

As at December 31, 2024 and 2023, 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:

	2024	2023
At January 1	210,165,412,168	200,565,974,361
Additions	21,457,280,242	15,587,580,685
Disposals	(10,284,768,228)	(5,988,142,878)
At December 31	221,337,924,182	210,165,412,168

(i) Additions

The following are the material additions to investments in subsidiaries, associates and joint ventures for the years ended December 31:

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	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
				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.

2023

- Investment in AREIT, Inc.

On September 20, 2023, 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 six properties. The properties of ALI relevant to the transaction, and its corresponding increase in investment in subsidiaries amount, are as follows:

Property	Parties	Number of shares	Issue price	Investment amount
Glorietta BPO 1	ALI and AREIT	83,530,422	37	3,090,625,614
Glorietta BPO 2	ALI and AREIT	88,249,457	37	3,265,229,909
Glorietta Mall Wings 1 and 2	ALI and AREIT	93,210,163	37	3,448,776,031
				9,804,631,554

- Investment in AyalaLand Estates, Inc.

In 2023, the Parent Company made an additional capital infusion P1,970.67 million to AyalaLand Estates, Inc. There has been no change in percentage of direct ownership as the additional shares came from the increased in capital stock.

- Investment in ALI-ETON Property Development Corporation

ALI-ETON Property Development Corporation (ALI-ETON) was incorporated on March 13, 2016. ALI-ETON is a joint venture between Ayala Land, Inc. and LT Parent Company, Inc. The ALI and LT Parent Company, 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.

In 2023, the Parent Company made an additional equity infusion to fund the development requirements of Parklinks amounting to P1,920.0 million.

- Investment in Ayala Land-Tagle Property Inc.

In 2023, the Parent Company made additional infusion amounting to P1,265.0 million, which increased the Parent Company's total investment from P303.325 million to 1,568.3 million as at December 31, 2023.

(ii) Disposals

The following are the material disposals to investments in subsidiaries, associates and joint ventures for the years ended December 31:

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.

2023

- Investment in AREIT, Inc.

In 2023, 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	March 29, 2023	205,000,000	32.10	6,580,500,000	5,595,213,012	985,286,988

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).

(iii) Other transactions involving investments in subsidiaries and joint ventures

- Investment in AKL Properties Inc.

AKL is a 50:50 venture between Ayala Land, Inc. and Royal Asia Land, Inc. (RALI), and is organized primarily for future mixed-use development in South Luzon area.

In 2023, the Parent Company, through its 50.0% effective ownership and by virtue of Development Management Agreement, exercises control over the operations and management of AKL. Accordingly, the Parent Company reclassified the amount from investment in joint ventures to investment in subsidiaries.

As at December 31, 2024 and 2023, the Parent Company's investment in AKL amounted to P3,083.5 million.

The Parent Company considers a joint venture and an associate as 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 joint venture and associate 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 joint venture with material interest follows:

ALI Eton

	2024	2023
Current assets	26,718,451	22,043,118
Non-current assets	4,305,942	4,289,259
Current liabilities	(10,249,746)	(6,426,059)
Non-current liabilities	(814,444)	(371,951)
Equity	19,960,203	19,534,367
Proportion of Parent Company's ownership	50.0%	50.0%
Parent Company's share in identifiable net assets	9,980,102	9,767,184
Carrying amount of the investment	9,306,500	9,306,500

	2024	2023
Revenue	4,488,688	3,617,321
Cost and expenses	(3,862,224)	(3,077,696)
Net income (continuing operations)	626,464	539,625
Parent Company's share in net income for the year	313,232	269,813
Total comprehensive income	626,464	539,625
Parent Company's share in total comprehensive income for the year	313,232	269,813

The summarized financial information, as presented in thousands, of the Parent Company's significant associate with material interest follows:

OLC

	2024	2023
Current assets	32,528,276	32,554,643
Non-current assets	35,260,570	28,827,055
Current liabilities	(22,512,719)	(23,147,183)
Non-current liabilities	(25,894,993)	(21,253,275)
Equity	19,381,134	16,981,240
Proportion of Parent Company's ownership	21.0%	21.0%
Parent Company's share in identifiable net assets	4,070,038	3,566,060
Carrying amount of the investment	7,190,242	7,190,242

	2024	2023
Revenue	14,802,433	12,769,959
Cost and expenses	(10,938,871)	(9,529,626)
Net income (continuing operations)	3,863,562	3,240,333
Parent Company's share in net income for the year	811,348	680,470
Total comprehensive income	3,834,466	2,553,524
Parent Company's share in total comprehensive income for the year	805,238	536,240

As at December 31, 2024 and 2023, there are no significant associates considered to be with material interest.

9 Investment properties, net

The movement of the account follows:

	Notes	Land	Buildings	Construction-in-progress	Total
Cost					
At January 1, 2023		39,507,796,351	28,055,371,247	42,442,260,485	110,005,428,083
Additions		2,790,637,210	1,261,301,760	3,463,854,706	7,515,793,676
Transfers to inventories	5	(9,461,741,660)	-	-	(9,461,741,660)
Transfers from property and equipment	10	-	1,211,140,209	230,400,568	1,441,540,777
Transfers within investment properties		(3,230,702,167)	10,308,316,748	(7,077,614,581)	-
Disposals/transfers via property for share swap		(1,054,553,043)	(3,746,914,803)	(2,183,935)	(4,803,651,781)
At December 31, 2023		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	10	44,000	-	(1,078,960,607)	(1,078,916,607)
Transfers within investment properties		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/transfers via property for share swap		(451,954,783)	(14,455,745,052)	-	(14,907,699,835)
At December 31, 2024		32,595,768,492	29,361,670,870	39,069,979,795	101,027,419,157
Accumulated depreciation					
At January 1, 2023		-	18,497,960,199	-	18,497,960,199
Depreciation	18	-	1,337,909,511	-	1,337,909,511
Disposals/transfers via property for share swap		-	(1,048,428,615)	-	(1,048,428,615)
At December 31, 2023		-	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/transfers via property for share swap		-	(1,897,615,100)	-	(1,897,615,100)
At December 31, 2024		-	18,186,639,912	-	18,186,639,912
Accumulated impairment losses					
At December 31, 2023		153,825,482	225,208,159	-	379,033,641
At December 31, 2024		153,825,482	225,208,159	-	379,033,641
Net book value					
At December 31, 2023		28,397,611,209	18,076,565,907	39,056,717,243	85,530,894,359
At December 31, 2024		32,441,943,010	10,949,822,799	39,069,979,795	82,461,745,604

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 any and 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 (CIP) pertain to buildings under construction to be leased as retail and office spaces upon completion. Ongoing projects are expected to be completed in 2025 to 2028. The Parent Company capitalized borrowing costs for its investment properties under construction. In 2024, interest capitalized amounted to P614.8 million (2023 - P683.1 million) with a capitalization rate of 5.4% (2023- 4.50%).

In 2024 and 2023, ALI and AREIT executed the Deed of Exchange on the property-for-share swap transaction with details as follows (Note 18).

	Note	2024	2023
Fair value of consideration received		17,894,780,244	9,742,440,027
Carrying value of investment property sold		(10,894,854,450)	(2,700,371,213)
Gain on property for share swap	18	6,999,925,794	7,042,068,814

The aggregate fair value of the Parent Company's investment properties amounted to P368,299.3 million and as at December 31, 2024 (2023 - P383,781.1 million). The fair value hierarchy of the Parent Company's investment properties is disclosed in Note 24.

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 short-term and long-term debts are secured by real estate mortgages covering both land and building. Net book value of the investment property used as collateral amounted to P2,144.4 million and as at December 31, 2024 (2023 - P3,154.5 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	2024	2023
Rental income from investment properties	17	5,294,572,624	6,231,936,611
Direct operating expenses		2,593,850,899	3,203,393,633

10 Property and equipment, net

Property and equipment as at December 31 consist of:

	Notes	Land, buildings and improvements	Furniture, fixtures and equipment	Transportation equipment	Total
Cost					
At January 1, 2023		3,540,461,870	2,128,836,069	601,849,878	6,271,147,817
Additions		477,183,647	69,604,666	58,536,270	605,324,583
Disposals		(59,749,760)	(4,622,925)	(874,107)	(65,246,792)
Transfers within property and equipment		280,343,594	(258,313,702)	(22,029,892)	-
Transfers to investment properties	9	(1,441,540,777)	-	-	(1,441,540,777)
At December 31, 2023		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
Accumulated depreciation and amortization					
At January 1, 2023		806,481,204	1,774,927,241	469,160,777	3,050,569,222
Depreciation	18	46,727,242	84,167,203	58,324,346	189,218,791
Disposals		(13,391,229)	(17,234,638)	(874,107)	(31,499,974)
Transfer within property and equipment		214,191,515	(203,329,506)	(10,862,009)	-
At December 31, 2023		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)
Transfer from investment properties		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
Net book value					
December 31, 2023		1,742,689,842	296,973,808	121,733,142	2,161,396,792
December 31, 2024		2,925,297,665	441,152,380	132,261,336	3,498,711,381

In 2023, gain on property-for-share swap amounted to P28.6 million gain (2024 - nil) which is included under "Other income" in the Parent Company's statement of income (Note 18).

Depreciation of property and equipment included in the general and administrative expenses amounted to P173.1 million in 2024 (2023 - P189.2 million) (Note 18). No interest on borrowings capitalized in 2024 and 2023.

The Parent Company has no restrictions on its property and equipment and none of these have been pledged as security for its obligations.

As at December 31, 2024, assets under construction amounting to P2,639.2 million (2023 - P 1,362.8 million) are included in the land, buildings and improvements.

11 Other non-current assets

The account consists of:

	2024	2023
Prepayments	3,884,383,885	4,142,665,439
Advances to contractors and supplies	2,414,033,270	974,929,733
Deposit on land purchases	1,346,399,671	1,346,399,671
Deferred charges	375,289,106	427,201,074
Recoverable deposits	260,009,562	249,735,488
Others	6,267,468,921	5,297,155,056
	14,547,584,415	12,438,086,461

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 noncurrent prepaid management fees. As at December 31, 2024, non-current portion of cost to obtain contracts, which includes prepaid commissions, amounted P188.2 million (2023 - P194.4 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	2024	2023
Accounts payable		31,935,604,663	33,981,554,425
Payable to related parties	20	16,283,318,401	17,738,277,450
Accrued expenses			
Salaries and employee benefits		5,628,620,162	5,865,829,035
Professional and management fees		1,555,173,426	1,149,843,893
Advertising and promotions		936,744,168	956,403,956
Project costs		922,884,365	945,884,365
Commissions		476,741,267	504,702,389
Utilities		575,628,163	575,628,163
Representation		387,428,816	387,393,907
Repairs and maintenance		74,559,784	387,055,791
Rentals		32,743,247	34,930,347
Others		375,558,501	478,719,372
Taxes payable		7,990,063,485	7,578,043,129
Liability for purchased land - current portion		2,015,507,230	2,543,665,432
Interest payable		1,767,672,414	1,679,207,913
Retentions payable		1,214,043,966	1,141,573,336
		72,172,292,058	75,948,712,903

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.

Taxes payable pertain to statutory liabilities for expanded withholding tax, withholding tax on compensation, final tax and fringe benefit tax.

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.

13 Short-term and long-term debts

As at December 31, 2024, short-term debts of P9,267.0 million (2023 - P7,005.0 million) represent peso-denominated bank loans. Peso-denominated short-term loans have a weighted average cost 6.07% (2023 - 6.01%).

Below is the summary of the outstanding long-term debts issued by the Parent Company, net of related unamortized debt issuance costs:

Year issued	Maturity year	Term (Years)	Interest rate	Principal amount	Outstanding balance		Features
					2024	2023	
Bonds							
2013	2033	20	6.00%	2,000,000,000	1,989,334,337	1,988,434,154	Unsecured ; fixed; interest payable semi-annually
2016	2026	10	4.85%	8,000,000,000	7,987,266,355	7,978,689,291	Unsecured ; fixed; interest payable semi-annually
2016	2025	9.5	4.75%	7,000,000,000	6,992,500,678	6,984,429,364	Unsecured ; fixed; interest payable semi-annually
2017	2027	10	5.26%	7,000,000,000	6,990,112,422	6,986,234,747	Unsecured ; fixed; interest payable semi-annually
2019	2026	7	6.37%	8,000,000,000	7,977,617,571	7,962,226,665	Unsecured ; fixed; interest payable quarterly
2019	2027	5	4.76%	3,000,000,000	-	2,993,838,039	Unsecured ; fixed; interest payable quarterly
2019	2025	7.3	4.99%	1,000,000,000	983,758,018	976,665,228	Unsecured ; fixed; interest payable quarterly
2020	2025	5	3.86%	6,250,000,000	6,237,892,582	6,222,200,008	Unsecured ; fixed; interest payable quarterly
2021	2031	4	3.63%	10,000,000,000	9,989,593,932	9,959,900,183	Unsecured ; fixed; interest payable quarterly
2021	2028	10	4.08%	3,000,000,000	2,983,627,162	2,981,599,832	Unsecured ; fixed; interest payable quarterly
2022	2027	6	5.81%	12,000,000,000	11,945,937,004	11,931,739,903	Unsecured ; fixed; interest payable quarterly
2022	2029	2	4.40%	12,000,000,000	-	11,964,602,287	Unsecured ; fixed; interest payable quarterly
2022	2028	5	6.21%	7,000,000,000	6,957,383,378	6,942,199,395	Unsecured ; fixed; interest payable quarterly
2022	2033	7	6.80%	14,000,000,000	13,890,083,223	13,870,012,391	Unsecured ; fixed; interest payable quarterly
2023	2034	5	6.03%	10,075,000,000	9,983,971,278	9,961,324,210	Unsecured ; fixed; interest payable quarterly
2023	2034	10	6.29%	4,925,000,000	4,870,923,987	4,866,279,395	Unsecured ; fixed; interest payable quarterly
2024	2033	10	6.99%	6,000,000,000	5,925,273,705	-	Unsecured ; fixed; interest payable semi-annually
2024	2026	10	6.13%	8,000,000,000	7,901,777,643	-	Unsecured ; fixed; interest payable semi-annually
					113,607,053,275	114,570,375,092	
Loans							
							Unsecured except for P306.0 million principal loan amount secured with investment property; Fixed interest rates; Floating BVAL + margin; denominated in either PHP or USD
2017 - 2024	2027 - 2034	6 - 10 years	3.75% - 6.40%	99,711,500,000	96,303,799,174	82,750,547,555	
					209,910,852,449	197,320,922,647	
Current portion of long-term debt					23,831,437,922	18,495,800,819	
Non-current portion of long-term debt					186,079,414,527	178,825,121,828	

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

	2024	2023
At January 1	1,122,427,353	1,179,274,581
Addition	306,569,340	298,270,053
Amortization	(275,374,142)	(355,117,281)
At December 31	1,153,622,551	1,122,427,353

Amortization of debt issuance cost is presented within interest expense and other financing charges in the statement of income.

On July 18, 2024, the Parent Company raised P20.5 billion in debt capital through its Sustainability-Linked Financing (SLF) Program. The funding package includes a P6.0 billion Sustainability-Linked Bond (SL - Bond) and P14.5 billion Sustainability-Linked Loan (SL-Loan) (included within outstanding loans payable above) from the International Finance Corporation (IFC). Subsequently, on October 23, 2024, ALI listed an P8 billion 10-year SL-Bond on the Philippine Dealing & Exchange Corp. (PDEX), 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. Based on reasonably possible change in interest rates resulting from potential unmet sustainability metrics, total contractual interests may increase by 4.13% to 4.88%.

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 maturing beyond a year 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, 2024 and 2023.

The Parent Company is required to maintain a debt-to-equity ratio not exceeding 3:1. As at December 31, 2024 and 2023, 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:

	2024	2023
Current portion of customers' deposits	3,600,416,748	1,729,241,671
Deposits	2,462,147,624	6,528,031,243
Unearned income	553,873,986	651,030,578
	6,616,438,358	8,908,303,492

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 P5,328.6 million (2023 - P6,377.1 million).

Unearned income pertains to rents and other charges paid in advance by the tenants and are being deferred monthly.

15 Deposits and other non-current liabilities

The account as at December 31 consists of:

	2024	2023
Deposits	5,746,643,124	6,057,388,058
Liability for purchased land	2,015,507,230	4,031,014,460
Customers' deposits, net of current portion	1,951,416,499	2,002,960,565
Retentions payable, net of current portion	1,214,043,966	966,642,494
Subscriptions payable	25,875,052	25,875,052
Others	57,225,856	57,225,857
	11,010,711,727	13,141,106,486

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.

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.

Customers' deposits consist of excess of collections over the recognized revenue based on percentage of completion.

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.

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 December 31, 2022	17,013,596,013	83,099,535,835	(2,476,270,366)	97,636,861,482
Cost of stock options	-	149,456,256	-	149,456,256
Stock options exercised	14,579,091	317,959,801	(332,538,892)	-
Collection of subscription receivable	-	-	311,947,301	311,947,301
Collection of VPS conversion	-	16,776,983	-	16,776,983
Balances at December 31, 2023	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	275,269,914	(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

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

2024					Total capital stock (at par)
	Number of shares		Amount		
	Preferred	Common	Preferred	Common	
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
2023					Total capital stock (at par)
	Number of shares		Amount		
	Preferred	Common	Preferred	Common	
Authorized	15,000,000,000	20,000,000,000	1,500,000,000	20,000,000,000	
Issued*	13,066,494,760	15,595,195,060	1,306,649,476	15,595,195,060	16,901,844,536
Subscribed	-	126,330,567	-	126,330,568	126,330,568
	13,066,494,760	15,721,525,627	1,306,649,476	15,721,525,628	17,028,175,104

* 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:

- Redemption and retirement of the 13.0 billion outstanding preferred shares with par value of P0.10.
- 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.
- Increase in authorized capital stock by P1,300.0 million creating new voting preferred shares and a stock right offer of 1,300 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:

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

As at December 31, 2024, the Parent Company's authorized and outstanding preferred shares amounted to P1,244 million (2023 - 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)	
	2024	2023	2024	2023
Issued capital stock				
At beginning of year	15,595,195	15,580,699	15,595,195	15,580,699
Issued shares	16,235	14,496	16,235	14,496
At end of year	15,611,430	15,595,195	15,611,430	15,595,195
Subscribed capital stock				
At beginning of year	126,331	126,248	126,331	126,248
Issued shares	(16,236)	(14,496)	(16,236)	(14,496)
Additional subscriptions	9,895	14,579	9,895	14,579
At end of year	119,990	126,331	119,990	126,331
	15,731,420	15,721,526	15,731,420	15,721,526
Less: Treasury shares at par	(1,031,445)	(779,350)	(1,031,445)	(779,350)
Issued and outstanding	14,699,975	14,942,176	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:

	2024	2023	2022
Number of holders of securities****	12,960	13,115	13,181

*****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, 2024, the Parent Company has 12,960 existing shareholders (2023 - 13,115 existing shareholders, and 2022 - 13,181 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.

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 absolute amount)								
Balances at January 1, 2022	571,069,282	P1.00		16,894,379,504	-	-		-	16,894,379,504
Acquisition of treasury shares	71,214,524		P29.82	2,123,416,434	623,970,536		P0.10	62,917,592	2,186,334,026
Balances at December 31, 2022	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
Balances 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
Balances 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

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 to 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.

Equity Reserves

On December 16, 2021, SEC has approved the merger of CHI, AiO, ASCVC and CBDI with and into ALI, with ALI as the surviving entity (the "Merger"). All of the shares of the absorbed entities owned by their respective stockholders prior to the Merger shall be acquired by ALI, and in exchange for the net assets of the absorbed entities, a total of 609,626,351 ALI common shares will be issued to the stockholders of the absorbed entities. Of these shares, 491,306,375 shares shall be issued to ALI itself and shall be treated as treasury shares with a total consideration of P13,977.0 million. As a result, the impact to equity reserves in 2022 is an increase of P1,192.4 million.

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, 2023	124,305,105	(104,772,360)	19,532,745
Other comprehensive income (loss)	53,138,215	(607,136,013)	(553,997,798)
Balances at December 31, 2023	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)

Retained Earnings

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

	2024	2023
Appropriated	25,000,000,000	25,000,000,000
Unappropriated	108,561,893,904	88,039,139,754
	133,561,893,904	113,039,139,754

(i) Appropriated Retained Earnings

As at December 31, 2024 and 2023, 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 20k sqm Gross Leasable Area (GLA), 2 BPO towers with 31k sqm GLA and a 265-room hotel with total estimated cost of P11 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 40k sqm GLA, three office towers with 125k sqm GLA and a 438 room Seda hotel. For future development consists of the 4th Office Tower with 46k sqm GLA estimated at P5 billion, for completion in 2027.
- c) Vermosa, which is a 700-hectare estate located south of Ayala Alabang. It is a mixed-use development with residential and commercial component. Phase 1 of the mixed-use development consists of residential developments, commercial lots, school and sports and lifestyle complex. For future development consists of a mall with 41k sqm GLA approved by the Board on May 19, 2017. Estimated cost for this project is at P2.5 billion, for completion in phases by 2025.
- 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 P129,355.02 million as at December 31, 2024 (2023 - 121,264.74), 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. The Parent Company's retained earnings available for dividend declaration, in accordance with SEC regulations, as at December 31, 2024 amounted to P74.97 billion (2023 - P62.7 billion).

Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares.

(ii) Unappropriated Retained Earnings

The Parent Company declared dividends as follows:

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

Dividends for the year ended December 31, 2022

Classification	BOD approval date	Record date	Payment date to stockholders	Dividend per share	Cash dividends approved (in millions)
Common share	October 21,2022	November 8,2022	November 18,2022	P0.1355	1,999.60
Unlisted voting preferred share	May 31,2022	June 9,2022	June 22,2022	P0.0047	62.00
Common share	February 24,2022	March 11,2022	March 25,2022	P0.1352	2,000.40
					4,062.00

17 Real estate revenue

The account for the years ended December 31 consists of:

	Note	2024	2023
Revenue from contracts with customers			
Residential development		25,196,718,945	23,051,572,654
Interest income from real estate sales		-	2,159,640,356
Management and marketing fees		2,333,559,129	1,664,127,888
Rental income	9	5,294,572,624	6,231,936,611
		32,824,850,698	33,107,277,509

The Parent Company's disaggregation of each source of revenue from contracts with customers are presented below:

Residential development (including interest income from real estate sales)

	2024	2023
Type of product		
Condominium	15,524,625,844	14,534,233,649
House and lot	8,331,150,487	10,463,907,124
Lot only	1,340,942,614	213,072,237
	25,196,718,945	25,211,213,010

Management and marketing fees

	2024	2023
Segment		
Property development	1,445,094,309	1,062,051,637
Shopping centers	661,443,694	552,455,543
Offices	227,021,126	49,620,708
	2,333,559,129	1,664,127,888

18 Costs and expenses; Other income

Cost of real estate sales

The account for the years ended December 31 consists of:

	Notes	2024	2023
Cost of real estate sales	5	13,049,101,918	12,657,715,025
Depreciation	9,27	1,380,048,645	1,391,912,445
Manpower costs		391,510,702	326,742,291
Rental		232,903,253	444,012,170
Direct operating expenses:			
Commissions		1,864,825,256	1,588,774,351
Taxes and licenses		999,457,960	1,084,863,287
Security		497,881,849	501,101,196
Repairs and maintenance		385,795,371	806,175,227
Service fees		303,746,768	690,790,435
Insurance		96,035,257	90,731,990
Transportation and travel		42,008,491	45,392,391
Supplies		10,688,960	8,796,269
Others		1,006,443,176	483,003,092
		20,260,447,606	20,120,010,169

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	2024	2023
Manpower costs		726,096,937	930,281,148
Professional fees		602,567,635	455,187,094
Depreciation	10	173,131,204	189,218,791
Advertising		58,139,757	67,673,183
Utilities		34,801,745	43,249,270
Rentals		34,228,179	58,157,931
Transportation and travel		29,285,502	12,433,657
Repairs and maintenance		26,564,757	138,089,477
Entertainment, amusement and recreation		24,051,410	20,274,416
Security and janitorial		22,154,384	23,138,041
Donations and contribution		8,357,108	5,500,000
Supplies		6,934,166	6,628,649
Others		98,463,575	81,264,645
		1,844,776,359	2,031,096,302

Depreciation expense included in the statement of income follow:

	Notes	2024	2023
Included in:			
Real estate costs and expenses	9	1,327,813,917	1,337,909,511
Amortization of right-of-use asset	27	52,234,728	54,002,934
General and administrative expenses	10	173,131,204	189,218,791
		1,553,179,849	1,581,131,236

Interest expense and other financing charges

The account for the years ended December 31 consists of:

	Note	2024	2023
Interest expense on:			
Long-term debt		10,173,366,863	9,378,317,654
Short-term debt		829,818,738	304,191,843
Intercompany loans		172,508,151	201,142,059
Accretion of interest from lease liabilities	27	28,346,303	32,120,994
Other financing charges		910,396,447	751,640,499
		12,114,436,502	10,667,413,049

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 avilment of short-term and intercompany loans and bank charges.

Other charges and expenses

Included in other charges and expenses is the provision for impairment losses on receivables in 2024 amounting to P46.1 million (2023 - P10.4 million) (Note 4). No provision for impairment loss on investment properties recognized in 2024 and 2023 (Note 9).

Other income

The account for the years ended December 31 consists of:

	Notes	2024	2023
Gain on property-for-share swap	9,10	6,999,925,794	7,070,706,133
Gain on sale of investment in subsidiaries associates and joint ventures	8	1,371,803,663	1,151,279,548
Gain on foreign exchange			15,308,593
Gain (loss) on sale of property and equipment	10	1,000,759	(882,448)
Unrealized gain (loss) on financial assets at FVTPL, net	3	25,941,153	(3,582,320)
Others		419,499,395	478,125,771
		8,818,170,764	8,710,955,277

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

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:

	2024	2023
Deferred tax assets on:		
Difference between tax and book basis of accounting for real estate transactions	1,344,239,694	1,373,917,746
Allowance for probable losses	682,075,667	644,575,667
Net operating loss carryover (NOLCO)	448,548,355	-
Employee benefits	427,381,974	405,342,391
Minimum corporate income tax (MCIT)	249,172,839	-
Allowance for impairment losses	165,855,278	154,336,080
Unrealized foreign exchange gain	119,495,472	669,637,030
Lease liability	43,296,152	51,237,213
	3,480,065,431	3,299,046,127
Deferred tax liabilities on:		
Deferred tax liabilities on capitalized interest	(427,727,857)	(617,232,061)
Right-of-use assets	(32,020,989)	(43,189,405)
	(459,748,846)	(660,421,466)
	3,020,316,585	2,638,624,661

The Parent Company has incurred NOLCO in taxable year 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	1,794,193,419	-	1,794,193,419	2027

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

As at December 31, 2024, the deferred tax related to remeasurement loss on defined benefit plans recognized in OCI amounted to P14.8 million (2023 - P202.3 million).

There are no income tax consequences for the payment of dividends by the Parent Company to its shareholders.

Income tax (benefit) expense consists of:

	2024	2023
Current	287,803,302	398,427,426
Current - final	47,676,121	54,451,908
Deferred	(576,991,536)	(146,813,905)
	(241,512,113)	306,065,429

Reconciliation between the statutory and the effective income tax (benefit) expense rates follows:

	2024	2023
Statutory income tax rate	25.00%	25.00%
Tax effects of:		
Interest income and capital gains taxed at lower rates	(0.05)	(0.67)
Dividend income	(18.60)	(12.80)
Others - net	(6.34)	(9.91)
	(0.88%)	1.62%

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 amount. 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:

- i. As at December 31, 2024 and 2023, 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:

	2024	2023
Cash in bank	148,341,897	136,628,960
Financial assets at FVTPL	308,477,770	35,834,889
Short-term debt	-	4,000,000,000
Long-term debt	254,593,752	271,431,200

As at December 31, the fair value of the financial assets at FVTPL (in millions):

	2024	2023
BPI Money Market Fund	1.7	1.6
BPI USD Short Term Fund	306.8	34.2

- ii. As of December 31, 2024 and 2023, the Parent Company has outstanding interest payable to BPI amounting to P3.6 million and P6.3 million, respectively.

iii. Income earned and expenses incurred with BPI are as follows:

	2024	2023
Interest income	27,325,567	4,801,489
Interest expense	122,334,480	84,172,305

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:

	2024					
	Receivable from			Payables to		
	Current	Noncurrent	Total	Current	Noncurrent	Total
AC	60,272,908	-	60,272,908	796,117	-	796,117
Subsidiaries	47,426,689,993	920,420,351	48,347,110,344	15,998,207,668	-	15,998,207,668
Associates	1,342,130,115	-	1,342,130,115	217,920,043	-	217,920,043
Joint ventures	44,234,886	-	44,234,886	26,880	-	26,880
Other related parties	417,323,126	-	417,323,126	66,367,693	-	66,367,693
	49,290,651,028	920,420,351	50,211,071,379	16,283,318,401	-	16,283,318,401

	2023					
	Receivable from			Payables to		
	Current	Noncurrent	Total	Current	Noncurrent	Total
AC	73,380,933	-	73,380,933	42,592,444	-	42,592,444
Subsidiaries	46,474,496,222	900,258,813	47,374,755,035	17,438,608,445	-	17,438,608,445
Associates	569,194,794	-	569,194,794	223,349,215	-	223,349,215
Joint ventures	44,167,686	-	44,167,686	26,880	-	26,880
Other related parties	563,526,950	-	563,526,950	33,700,466	-	33,700,466
	47,724,766,585	900,258,813	48,625,025,398	17,738,277,450	-	17,738,277,450

As at December 31, 2024, receivables from related parties include a non-current receivable pertaining to a contract of lease with AREIT amounting to P920.4 million (2023 - P900.3 million) (Note 27).

c. Revenue from related parties

The revenue from the Parent Company, subsidiaries, associates, joint ventures and other related parties pertains 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 follow:

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

2023	Dividend income	Management and marketing income	Rental income	Interest income	Total
AC	-	-	-	-	-
Subsidiaries	9,202,903,703	1,065,290,115	1,181,151,652	287,694,294	11,737,039,764
Joint ventures	347,154,870	-	-	-	347,154,870
Associates	122,296,241	426,105,989	-	899,380	549,301,610
Other related parties	-	19,531,324	430,302,624	4,360,000	454,193,948
Total	9,672,354,814	1,510,927,428	1,611,454,276	292,953,674	13,087,690,192

Costs and expenses for the years ended December 31 are as follow:

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

2023	Rental expenses	Service fees	Commission expenses	Interest expense	Total
AC	-	-	-	-	-
Subsidiaries	29,046,992	946,448,147	177,955,468	258,902,623	1,412,353,230
Joint ventures	-	-	-	-	-
Associates	-	-	-	288,364	288,364
Other related parties	1,026,605	2,074,037	-	435,127,611	438,228,253
Total	30,073,597	948,522,184	177,955,468	694,318,598	1,850,869,847

The following describes the nature of the material transactions of the Parent Company with related parties as at December 31, 2024 and 2023:

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 P2,794.2 million (2023 - to P2,923.6 million). Interest rates in 2024 ranges from 5.94% to 7.15% (2023 - 5.59% to 5.94%), with terms of 1 day up to 90 days.

- On January 31, 2020, the Parent Company entered into a contract of lease with AREIT for the lease of land and building for a period of 34 years. The rent is payable at a fixed monthly rate of P2.73 million, subject to 5% annual escalation rate (Note 27).
- On September 30, 2020, the Parent Company paid P6,430.8 million to its subsidiary Makati Cornerstone Leasing Corp., for its Ayala Triangle Garden 2 (ATG2) acquisition in December 18, 2019.
- The Parent Company sold residential receivables on a without recourse basis to Bank of the Philippine Islands, a related party, in 2023 amounting to P1,561.3 million. Proceeds of receivables sold to BPI amounted to P1,429.7 million and loss on sale recognized amounted to P131.6 million. The loss on sale is recorded within other financing charges in the Costs and expenses and other income (charges).
- 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.
- 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.

In consideration of the lease, the Parent Company and ACCI executed a Deed of Assignment wherein, the Parent Company assigned to ACCI contracts of lease, security deposits, construction bonds and trade receivables with merchants occupying said development. ACCI assumed all rights and obligations under the contracts of lease, other contracts, permits and licenses, trade receivables, security deposits and construction bonds. The lease contract between ACCI and Parent Company has been renewed for twenty (20) years covering the period January 1, 2022 to December 31, 2041 (Note 27).

- On January 1, 2017, the Parent Company and NECC entered into a lease contract for the lease of a parcel of land with an area of 19,988 sq.m., three office towers and a common retail podium mixed-use commercial building. The lease shall be for a period of 40 years which commenced on January 1, 2017. The commencement of the lease period for the buildings are by phase, Phase 1 started on January 18, 2017, Phase 2 on April 1, 2017, Phase 3 on October 1, 2017 and Phase 4 shall start on October 1, 2018. The lease on the buildings is co-terminous with the land lease. 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 (Note 27). In 2024, NECC has been merged with Bay City, accordingly the lease agreement was transferred to Bay City.
- On September 2017, the Parent Company signed a Lease Agreement with AyalaLand Estates, Inc. (ALEI) for the lease of a 4.3-hectare portion of land located in Veramosa, Pasong Buaya I, Imus City, Province of Cavite. The term of the lease shall ten (10) years commencing from September 2017 to August 2027 (Note 27).
- On December 27, 2017, the Parent Company sold at cost to MCLC buildings under construction located at Ayala Triangle Gardens and Sta. Ana Park, A.P. Reyes Ave., Brgy. Carmona, Makati City. Subsequently, the Parent Company signed a lease agreement with MCLC for the lease on the parcels of land it owns where the buildings were constructed (Notes 9 and 27).

- During 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 (Notes 9 and 27). In 2024, NECC has been merged with Bay City, accordingly the lease agreement was transferred to Bay City.
- 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:

	2024	2023
Short-term employee benefits	212,544,400	201,610,085
Post-employment benefits	27,573,406	18,431,000
	240,117,806	220,041,085

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, 2024.

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:

	2024	2023
Current service cost	182,400,652	139,660,663
Net interest cost on benefit obligation	88,173,763	63,770,299
Total pension expense	270,574,415	203,430,962

The remeasurement effects recognized in other comprehensive loss income in the Parent Company statement of comprehensive income follow:

	2024	2023
Gain (loss) on plan assets (excluding amount included in net interest)	37,591,898	(78,979,557)
Actuarial loss due to changes in experience assumption	(99,718,260)	(78,160,149)
Actuarial gain (loss) due to changes in economic liability assumption	2,753,337	(652,374,978)
Remeasurements in other comprehensive loss	(59,373,025)	(809,514,684)
Tax effect	14,843,256	202,378,671
Remeasurements in other comprehensive loss, net of tax	(44,529,769)	(607,136,013)

As at December 31, 2024, the funded status and amounts recognized in the Parent Company statement of financial position for the pension plans are as follows:

	2024	2023
Defined benefit obligation	2,623,223,997	2,504,738,226
Plan assets	(1,195,309,572)	(1,085,224,666)
Net defined liability	1,427,914,425	1,419,513,560

Changes in net defined benefit liability for the year ended 2024 are as follows:

	Presented value of defined obligation	Fair value of plan assets	Net defined benefit liability
At January 1, 2024	2,504,738,226	(1,085,224,666)	1,419,513,560
Net benefit cost in statement of income			
Current service cost	182,400,652	-	182,400,652
Net interest	160,666,771	(72,493,008)	88,173,763
	343,067,423	(72,493,008)	270,574,415
Remeasurements in other comprehensive income:			
Remeasurement loss due to liability experience	99,718,260	-	99,718,260
Remeasurement gain due to liability assumption changes	(2,753,337)	-	(2,753,337)
Return on plan assets*	-	(37,591,898)	(37,591,898)
Net remeasurement loss (gain)	96,964,923	(37,591,898)	59,373,025
Benefits paid	(222,028,969)	222,028,969	-
Contribution by employer	-	(284,418,069)	(284,418,069)
Transfer out	(99,517,606)	62,389,100	(37,128,506)
At December 31, 2024	2,623,223,997	(1,195,309,572)	1,427,914,425

*Excluding amount included in net interest

Changes in net defined benefit liability for the year ended 2023 are as follows:

	Presented value of defined obligation	Fair value of plan assets	Net defined benefit liability
At January 1, 2023	1,912,673,080	(1,077,246,282)	835,426,798
Net benefit cost in statement of income			
Current service cost	139,660,663	-	139,660,663
Net interest	146,179,640	(82,409,341)	63,770,299
	285,840,303	(82,409,341)	203,430,962
Remeasurements in other comprehensive income:			
Remeasurement loss due to liability experience	78,160,149	-	78,160,149
Remeasurement gain due to liability assumption changes	652,374,978	-	652,374,978
Return on plan assets*	-	78,979,557	78,979,557
Net remeasurement loss	730,535,127	78,979,557	809,514,684
Benefits paid	(420,927,092)	420,927,092	-
Contribution by employer	-	(425,475,692)	(425,475,692)
Transfer in	(3,383,192)	-	(3,383,192)
At December 31, 2023	2,504,738,226	(1,085,224,666)	1,419,513,560

*Excluding amount included in net interest

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, 2024, the fair value of plan assets by each class are as follows:

	2024	2023
Cash and cash equivalents	12,232	10,865
Equity investments		
Unit investment trust funds	165,913,743	132,310,825
Holding firms	79,149,037	89,113,184
Financials	-	7,268,420
Property	269,916,986	221,845,618
Industrials	-	4,525,200
Services	-	6,839,080
Preferred shares	46,492,594	47,292,594
Exchange traded funds	-	-
	561,472,360	509,194,921
Debt investments		
Government securities	207,184,545	218,023,472
AAA rated debt securities	219,500,000	144,290,606
Others	207,140,435	213,704,802
	633,824,980	576,018,880
	1,195,309,572	1,085,224,665

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 P182.0 million to its retirement fund in 2024.

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

	2024	2023
Investments in debt securities	48.7898%	45.2835%
Investments in equity securities	33.0936%	34.7287%
Others	18.1166%	19.9878%

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, 2024 and 2023, the carrying amount of plan assets approximates its fair value.

As at December 31, 2024, the plan assets include shares of stock of the Parent Company with fair value amounting to P108.2 million (2023 - P52.8 million). It also includes shares of stocks of related parties within the AC Group with fair value as at December 31, 2024 amounting to P33.9 million (2023 - P26.6 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, 2024 amounting to P59.7 million (2023 - P24.7 million). In 2024, the fund incurred is P19.17 million (2023 - P3.2 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:

	2024	2023
Discount rate	6.69%	6.68%
Future salary increase	10.00%	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:

	2024		2023	
	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	(252,507,379)	296,400,284	(250,798,582)	296,140,317
Salary increase rate	271,409,115	(237,919,955)	271,143,480	(236,504,339)

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

Year ending	2024	2023
1 year and less	75,933,643	-
More than 1 year to 5 years	623,049,783	469,670,322
More than 5 years to 10 years	2,714,456,498	2,429,877,370
More than 10 years	12,298,200,094	12,164,614,347

The weighted average duration of the defined benefit obligation as at December 31, 2024 and 2023 is 15 years.

22 Earnings per share

The following table presents information necessary to compute Earnings per share (EPS):

	2024	2023
Net income attributable to equity holders of Ayala Land, Inc.	27,803,335,791	18,578,320,220
Less: Dividends on preferred stock	(78,743,807)	(78,743,935)
Net income for the year	27,724,591,984	18,499,576,285
Weighted average number of common shares for basic EPS	14,798,707,716	14,977,735,063
Add: Dilutive shares arising from stock options	21,825,903	2,362,126
Adjusted weighted average number of common shares for diluted EPS	14,820,533,619	14,980,097,189
Basic and diluted EPS	1.87	1.23

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 2.5% 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:

	2024	WAEP	2023	WAEP
At January 1	121,751,919	-	122,528,917	-
Granted	9,894,677	28.82	14,579,091	24.68
Exercised	(16,235,865)	-	(14,496,300)	-
Forfeitures	(973,629)		(859,789)	
At December 31	114,437,102		121,751,919	

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 1, 2024	March 31, 2023	March 31, 2022	March 15, 2021	August 17, 2020	March 21, 2019	March 28, 2018	March 01, 2017	April 05, 2016
Number of unsubscribed shares	-	-	-	-	-	-	-	-	181,304
Fair value of each option (BTM)	-	-	-	-	-	-	-	8.48	13.61
Fair value of each option (BSM)	8.30	9.42	12.62	9.25	9.12	17.13	12.71	-	18.21
Weighted average share price	33.91	29.04	35.63	39.17	32.61	44.70	41.02	39.72	35.58
Exercise price	28.82	24.68	30.29	33.29	27.72	44.49	45.07	35.81	26.27
Expected volatility	25.80%	27.50%	24%	27.19%	25.05%	31.48%	34.04%	30.95%	32.03%
Dividend yield	1.426%	1.11%	0.77%	0.38%	0.81%	1.16%	1.22%	1.34%	1.27%
Interest rate	5.55%	5.00%	1.18%	1.03%	1.13%	5.57%	4.14%	4.41%	4.75%

In 2024, the total expense included under General and administrative expenses recognized in the parent company statement of income arising from share-based payments amounted to P107.5 million (2023 - P149.45 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 2024 and 2023.

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.

The Parent Company has an active intercompany lending program and are short term in nature. To minimize credit exposure, the Parent Company assesses the financial capacity of the affiliated entities and operating cash flows.

As at December 31, 2024 and 2023, the Parent Company's maximum exposure to credit risk is equal to the carrying values of its financial assets.

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

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:

2024								
	Neither past due nor impaired				Total	Past due but not impaired	Impaired	Total
	High grade	Medium grade	Low grade	Unrated				
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
2023								
	Neither past due nor impaired				Total	Past due but not impaired	Impaired	Total
	High grade	Medium grade	Low grade	Unrated				
Cash and cash equivalents (excluding cash on hand)	485,558,770	-	-	-	485,558,770	-	-	485,558,770
Accounts and notes receivables:								
Trade:								
Residential, commercial and office development	24,566,877,099	-	-	-	24,566,877,099	2,827,457,974	10,286,697	27,404,621,770
Shopping centers	1,969,949,002	-	-	-	1,969,949,002	91,921,763	216,468,348	2,278,339,113
Corporate business	1,398,846,029	-	-	-	1,398,846,029	478,064,047	227,140,312	2,104,050,388
Others	297,439,715	-	-	-	297,439,715	-	-	297,439,715
Receivable from related parties	48,625,025,398	-	-	-	48,625,025,398	-	-	48,625,025,398
Advances to other companies	6,707,757,450	-	-	-	6,707,757,450	-	190,007,763	6,897,765,213
Dividends receivable	4,968,436,118	-	-	-	4,968,436,118	-	-	4,968,436,118
Receivable from employees	216,042,460	-	-	-	216,042,460	-	-	216,042,460
Interest receivable	13,488,661	-	-	-	13,488,661	-	-	13,488,661
	88,763,861,932	-	-	-	88,763,861,932	3,397,443,784	643,903,120	92,805,208,836
	89,249,420,702	-	-	-	89,249,420,702	3,397,443,784	643,903,120	93,290,767,606

As at December 31, the aging analysis of past due but not impaired trade receivables presented per class, is as follows:

2024	Neither past due nor impaired	Past due but not impaired					Total	Impaired	Total
		<30 days	30-60 days	61-90 days	91-120 days	>120 days			
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

2023	Neither past due nor impaired	Past due but not impaired					Total	Impaired	Total
		<30 days	30-60 days	61-90 days	91-120 days	>120 days			
Trade:									
Residential, commercial and office development	24,566,877,099	724,353,341	359,107,206	159,257,935	319,054,653	1,265,684,839	2,827,457,974	10,286,697	27,404,621,770
Shopping centers	1,969,949,002	14,946,060	15,611,066	12,407,370	9,074,992	39,882,275	91,921,763	216,468,348	2,278,339,113
Corporate business	1,398,846,028	3,667,589	52,375,165	19,858,466	69,622,290	332,540,538	478,064,048	227,140,312	2,104,050,388
Others	297,439,715	-	-	-	-	-	-	-	297,439,715
Receivable from related parties	48,625,025,398	-	-	-	-	-	-	-	48,625,025,398
Advances to other companies	6,707,757,450	-	-	-	-	-	-	190,007,763	6,897,765,213
Dividends receivable	4,968,436,118	-	-	-	-	-	-	-	4,968,436,118
Receivable from employees	216,042,460	-	-	-	-	-	-	-	216,042,460
Interest receivable	13,488,661	-	-	-	-	-	-	-	13,488,661
	88,763,861,931	742,966,990	427,093,437	191,523,771	397,751,935	1,638,107,652	3,397,443,785	643,903,120	92,805,208,836

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 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. The security deposits and advance rental are considered in the calculation of impairment as recoveries.

As at December 31, 2024, the exposure at default amounted to P1,796.8 million (2023 - P2,035.9 million). The average expected credit loss rates (over total receivable) is 0.7% (2023 - 0.7%) that resulted in the ECL of P P689.9 million (2023 - P643.9 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 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, 2024, of the P143.0 billion short term credit facilities (2023 - P118.8 billion), the Parent Company has a total available credit line up to P80.6 billion (2023 - P60.5 billion) with various local banks.

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:

	< 1 year	1 to < 5 years	> 5 years	Non maturing specific	Total
2024					
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	13,230,393,260	105,274,159,103	91,406,300,084	-	209,910,852,447
Deposits and other current liabilities	6,062,564,372	-	-	-	6,062,564,372
Deposits and other noncurrent liabilities**	25,875,052	8,969,329,445	-	-	8,995,204,497
Total undiscounted financial liabilities	95,699,957,591	114,243,488,548	91,406,300,084	-	301,349,746,223
Net liquidity position	3,668,306,974	(114,243,488,548)	(91,406,300,084)	308,477,770	(201,673,003,888)
2023					
Financial assets					
Cash and cash equivalents	485,558,770	-	-	-	485,558,770
Financial assets at FVTPL	-	-	-	35,834,889	35,834,889
Accounts and notes receivable	94,629,941,482	-	-	-	94,629,941,482
Total undiscounted financial assets	95,115,500,252	-	-	35,834,889	95,151,335,141
Financial liabilities					
Accounts and other payables*	68,370,669,774	-	-	-	68,370,669,774
Short-term debt	7,005,000,000	-	-	-	7,005,000,000
Long-term debt	18,969,420,594	94,602,375,939	83,749,126,114	-	197,320,922,647
Deposits and other current liabilities	8,257,272,914	-	-	-	8,257,272,914
Deposits and other noncurrent liabilities**	25,875,052	9,084,216,974	-	-	9,110,092,026
Total undiscounted financial liabilities	102,628,238,334	103,686,592,913	83,749,126,114	-	290,063,957,361
Net liquidity position	(7,512,738,082)	(103,686,592,913)	(83,749,126,114)	35,834,889	(194,912,622,220)

*excludes payable to government agencies

**excludes deferred output vat

***includes future interest payment

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, 2024 and 2023.

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, 2024, the Parent Company's ratio of fixed to floating rate debt stood at 89:11 (2023 - 89:11).

The table below demonstrates the sensitivity of the Parent Company's income before income 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). 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.

	2024	2023
Effect on income tax	Changes in floating rate borrowings	
+ 100 basis points increase	(245,220,000)	(222,770,000)
- 100 basis points increase	245,220,000	222,770,000

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

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
			220,331,475,000	23,831,437,921	100,139,862,570	85,939,551,958	209,910,852,449
2023	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	485,558,770	-	-	485,558,770
Accounts and notes receivable	Fixed at the date of sale	Date of sale	216,042,460	66,654,548	149,387,912	-	216,042,460
			701,601,230	552,213,318	149,387,912		701,601,230
Short- term debt							
Floating-Peso	Variable	Monthly	7,005,000,000	7,005,000,000	-	-	7,005,000,000
Long-term debt							
Fixed							
Peso	Fixed at 6.0%	10.5 years	2,000,000,000			1,086,955,039	1,086,955,039
Peso	Fixed at 3.8915% to 4.85%	7, 9.5 and 10 years	15,000,000,000	6,689,897,658	7,586,924,085	-	14,276,821,743
Peso	Fixed at 5.2624%	10 years	7,000,000,000	-	6,563,867,212	-	6,563,867,212
Peso	Fixed at 5.9203%	10 years	3,045,350,000	3,027,163,329	-	-	3,027,163,329
Peso	Fixed at 1.2253% to 4.3889%	5 years	64,876,000,000	3,010,521,801	23,179,253,060	28,862,394,296	55,052,169,157
Peso	Fixed at 4.758% to 6.369%	5, 7 and 7.25 years	12,000,000,000	-	11,717,982,789	-	11,717,982,789
Peso	Fixed at 3.862%	5 years	6,250,000,000	-	5,898,805,798	-	5,898,805,798
Peso	Fixed at 3.6262% to 4.0776%	4 and 10 years	13,000,000,000	-	9,533,933,653	2,410,859,380	11,944,793,033
Peso	Fixed at 4.3969% to 6.8045%	2, 5, 6 and 7 years	45,000,000,000	11,829,192,677	12,574,469,550	13,648,430,614	38,052,092,841
Floating			15,000,000,000	-	9,598,263,898	4,540,878,619	14,139,142,517
Peso	Variable	3 months	15,272,000,000	805,426,326	3,780,237,778	9,727,152,502	14,312,816,606
			205,448,350,000	32,367,201,791	90,433,737,823	60,276,670,450	183,077,610,064

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:

	2024		2023	
	US Dollar	PHP Equivalent	US Dollar	PHP Equivalent
Financial assets				
Cash and cash equivalents	79,532	4,600,509	163,872	9,073,640
Financial liabilities				
Long-term debt	55,000,000	3,181,475,000	55,000,000	3,045,350,000
	55,000,000	3,181,475,000	55,000,000	3,045,350,000
Net foreign currency-denominated liabilities	(54,920,468)	(3,176,874,491)	(54,836,128)	(3,036,276,360)

In translating the foreign currency-denominated monetary assets in Peso amounts, the Philippine Peso - USD exchange rates as at December 31, 2024 used P57.84 to US\$1.00 (2023 - P55.37 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 income before income tax (due to changes in the fair value of monetary assets and liabilities):

	Effect on income before income tax	
	Decrease (increase)	
Change in exchange rate	2024	2023
+ 100 basis points	(31,768,745)	(30,362,764)
- 100 basis points	31,768,745	30,362,764

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.

Change in PSEi index 2023	Effect on equity increase (decrease)	
	2024	2023
+5%	284,571	370,667
-5%	(284,571)	(370,667)

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, 2024 and 2023, 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:

	2024		2023	
	Net income, and equity (in millions)	Duration	Net income, and equity (in millions)	Duration
BPI UITF Money Market	+/-0.02	0.36 year	+/-5,320	0.34 year
BPI UITF Short Term	+/-3.07	0.29 year	+/-18,078	0.33 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:

		2024		2023	
	Notes	Carrying value	Fair value	Carrying value	Fair value
Financial assets at FVTPL	3	308,477,770	308,477,770	35,834,889	35,834,889
Financial assets at FVOCI	7				
Unquoted equity securities		469,057,497	469,057,497	469,057,497	469,057,497
Quoted equity securities		312,280,000	312,280,000	247,280,000	247,280,000
		1,089,815,267	1,089,815,267	752,172,386	752,172,386
Financial assets at amortized cost					
Cash and cash equivalents	2	891,172,963	891,172,963	487,063,380	487,063,380
Accounts and notes receivable	4	97,788,696,900	96,331,120,072	92,161,305,716	91,872,791,195
Other current assets	6	22,827,565,321	22,827,565,321	22,081,932,663	22,081,932,663
		121,507,435,184	120,049,858,356	114,730,301,759	114,441,787,238
Other financial liabilities					
Short-term debt		9,267,000,000	9,267,000,000	7,005,000,000	7,005,000,000
Accounts and other payables*		73,605,642,502	73,605,642,502	69,103,221,414	69,103,221,414
Lease liabilities		327,347,380	327,347,380	365,852,408	365,852,408
Long-term debt	13	209,910,852,449	193,812,761,402	197,320,922,647	176,072,610,064
Deposits and other liabilities	14,15	17,627,150,085	17,071,282,858	22,049,409,978	25,178,720,530
		310,737,992,416	294,084,034,142	295,844,406,447	277,725,404,416

*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.

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.

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.

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 5.89% to 6.13% and 5.24% to 6.08% as of December 31, 2024, and 2023, 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:

<i>December 31, 2024</i> <i>(Amounts in millions)</i>	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

<i>December 31, 2023</i> <i>(Amounts in millions)</i>	Level 1	Level 2	Level 3	Total fair value
Investment in UITF	-	35.8	-	35.8
Investment in FVOCI - quoted	247.2	-	-	247.2
Investment in FVOCI - unquoted	-	-	469.1	469.1

There has been no transfer between levels of fair value hierarchy in 2024 and 2023.

Investment properties

The fair values of the investment properties were determined by independent professionally qualified appraisers.

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
2024	-	-	368,299,303,475	368,299,303,475
2023	-	-	383,781,147,240	383,781,147,240

The values of the land and buildings were derived using the Market Data Approach and the Income Approach, respectively. For market approach, the significant unobservable inputs to valuation of investment properties ranges from P2,486 to P2,000,000 per sqm. For income approach, the significant unobservable inputs pertain to discount rate ranging from 9.51% to 9.78%.

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:

	2024	2023
Debt to equity	1.070:1	1.069:1
Net debt to equity	1.064:1	1.067:1

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, 2024 and 2023.

25 Segment information

The industry segments where the Parent Company operates follow:

Core business:

- Residential developments - 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, 2024 and 2023, 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):

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
Interest income from real estate sales	-	-	-	-	-	-
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)

2023	Property development	Shopping centers	Offices	Property Management and others	Corporate	Total
Revenue						
Revenues from contracts with customers	20,962	552	50	3,152	-	24,716
Interest income from real estate sales	2,160	-	-	-	-	2,160
Rental income	129	3,274	2,817	12	-	6,232
Total revenue	23,251	3,826	2,867	3,164	-	33,108
Real estate costs and expenses	16,614	1,859	1,168	3	475	20,119
Operating profit	6,637	1,967	1,699	3,161	(475)	12,989
General and administrative expenses	(647)	(385)	(182)	(52)	(766)	(2,032)
Interest expense and other financing charges	(883)	124	(100)	-	(9,809)	(10,668)
Interest income	-	-	-	-	291	291
Other income	543	805	-	-	7,363	8,711
Dividend income	-	-	-	-	9,672	9,672
Other charges and expenses	-	24	(97)	(5)	-	(78)
Provision for income tax	(504)	(1)	(495)	-	694	(306)
Net income	5,146	2,534	825	3,104	6,970	18,579
Other Information						
Segment assets	229,325	102,643	74,964	26,861	58,775	492,568
Deferred tax assets	-	-	-	-	2,639	2,639
Total assets	229,325	102,643	74,964	26,861	61,414	495,207
Segment liabilities	(63,596)	(76,367)	(60,469)	(75,064)	(28,614)	(304,110)
Segment additions to:						
Property and equipment	168	367	14	-	57	606
Investment properties	2,101	3,493	1,135	-	787	7,516
Depreciation and amortization	56	888	576	3	128	1,651
Non-cash expenses other than depreciation and amortization	-	-	-	-	-	-
Impairment losses	(196)	(232)	(222)	(5)	11	(644)

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.

As at December 31, 2024, The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) are as follows:

	2024	2023
Within one year	9,927,402,223	11,677,339,347
More than one year	5,067,097,692	6,304,924,031
	14,994,499,915	17,982,263,378

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 property 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 noncancellable operating leases of the Parent Company are as follows:

	2024	2023
Within one year	1,292,908,472	3,051,044,377
After one year but not more than five years	8,474,404,504	13,771,061,669
More than five years	3,799,035,297	5,232,019,638
	13,566,348,273	22,054,125,684

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 under the same terms and conditions stated in the original contract of lease.

In 2017, the Parent Company and ATI 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.

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).

Operating Leases - Parent Company as Lessee

Future minimum rentals payable under noncancellable operating leases of the Parent Company follows:

	2024	2023
Within one year	60,617,893	58,042,396
After one year but not more than five years	143,527,879	185,421,311
More than five years	311,684,153	330,408,615
	515,829,925	573,872,322

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

Cost	Note	2024	2023
At January 1		642,383,475	604,578,165
Additions		-	37,805,310
At December 31		642,383,475	642,383,475
Accumulated depreciation and amortization			
At January 1		303,388,366	249,385,432
Depreciation	18	52,234,728	54,002,934
At December 31		355,623,094	303,388,366
Net Book Value		286,760,381	338,995,109

The roll forward analysis of lease liabilities follows:

	Note	2024	2023
At January 1		365,852,408	361,965,298
Additions		-	37,805,310
Interest expense	18	28,346,303	32,120,994
Payments		(66,851,331)	(66,039,194)
At December 31		327,347,380	365,852,408
Less: Current portion of lease liabilities		(46,606,885)	(40,042,512)
Lease liabilities, net of current portion		280,740,495	325,809,896

The following are the amounts recognized in the Parent Company's statement of income:

	Note	2024	2023
Depreciation expense of right-of-use assets		52,234,728	54,002,934
Interest expense on lease liabilities	18	28,346,303	32,120,994
Rent expense - variable lease payments		170,433,902	217,131,557
Total amounts recognized in the statement of income		251,014,933	303,255,485

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:

	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

	2023		
	Fixed payments	Variable payments	Total
Fixed	66,039,194	-	66,039,194
Variable rent only	-	217,131,557	217,131,557
At December 31	66,039,194	217,131,557	283,170,751

The significant leases entered into by the Parent Company are as follows:

On September 2018, the Parent Company signed a Lease Agreement with Manila Seedling Bank Foundation, Inc. (MSBFI) for the lease of a 4.5-hectare portion of land located at the corner of EDSA and Quezon Avenue, Diliman, Quezon City. The term of the lease shall be coterminous with the Lessor's usufruct over the Leased Premises, or until September 20, 2027.

On September 2017, the Parent Company signed a Lease Agreement with AyalaLand Estates, Inc. (ALEI) for the lease of a 4.3-hectare portion of land located in Vermosa, Pasong Buaya I, Imus City, Province of Cavite. The term of the lease shall ten (10) years commencing from September 2017 to August 2027.

On January 2017, the Parent Company signed a Lease Agreement with Philippine Racing Club, Inc. for the lease of land located in Circuit Makati, Brgy. Carmona, Makati City with an aggregate area of 12,793 sqm. 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 under the same terms and conditions 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 rent amounting to P100.00 million. 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 fifty percent (50%) of the Gross Income of the Lessee.

On October 2023, the Parent Company signed a Lease Agreement with AREIT Inc. for a lease of a 893 square meters office space at the 20th floor of Ayala Center Cebu Tower and 8 appurtenant parking slots, located in Cebu City. The term of the lease is 5 years and shall commence from October 2023 to September 2027.

Finance Leases - Parent Company as Lessor

On January 31, 2020, the Company entered into a contract of lease with AREIT for the lease of land and building for a period of 34 years. The agreement pertains to the lease of the following:

- Parcel of land with a total land area of approximately 4,513 square meters
- A five story building with gross floor area of 14, 598.4 square meters and gross leasable area of 10, 687 square meters
- Two basement parkings levels with 120 parking slots
- Various capital equipment installed in the building

The lease agreement states that the Company shall deliver to AREIT the physical possession of the leased properties on February 1, 2020. The rent is payable at a fixed monthly rate of P2.73 million, subject to 5% annual escalation rate.

The rollforward of finance receivables (under receivable from related parties) follows:

	Note	2024	2023
At January 1		939,965,500	917,552,229
Interest income		62,011,753	60,379,824
Payments		(39,864,881)	(37,966,553)
As at December 31		962,112,372	939,965,500
Less: Current lease receivable	20	41,692,021	39,706,687
Non-current lease receivable	20	920,420,351	900,258,813

The maturity analysis of the receivables, including undiscounted lease payments to be received are as follows:

	2024	2023
Within one year	41,692,021	39,706,687
After one year but not more than five years	241,893,471	230,374,734
More than five years	2,486,384,337	2,539,595,094
Total undiscounted lease payments	2,769,969,829	2,809,676,515
Less: Unearned finance income	2,067,114,694	2,077,198,076
Net investment in the lease	702,855,135	732,478,439

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 including, Cebu Holdings, Inc. and Cebu Property Ventures and Development Corp. Total expenses amounted to P0.2 million. As a result of the merger, the Parent Company assumes the rights and obligations of CHI and CPVDC.
- 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 Php 4.56 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.

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:

	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	-	5,335,637,103	-	23,831,437,922
Long-term debt, net of current portion (a)	178,825,121,828	12,485,000,000	(5,094,857,301)	(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

(b) Dividends declaration

	January 1, 2023	Cash flows	Other changes	Foreign exchange movement	December 31, 2023
Short-term debt	688,000,000	6,317,000,000	-	-	7,005,000,000
Current portion of long-term debt (a)	14,570,101,002	-	3,925,699,817	-	18,495,800,819
Long-term debt, net of current portion (a)	177,311,875,979	5,403,273,437	(3,868,852,588)	(21,175,000)	178,825,121,828
Lease liabilities (a)	361,965,297	(66,039,194)	69,926,305	-	365,852,408
Dividends payable (b)	1,731,387	(5,454,086,740)	5,454,154,124	-	1,798,771
Deposits and other non-current liabilities	20,564,706,140	(7,423,599,654)	-	-	13,141,106,486
Total liabilities from financing activities	213,498,379,805	(1,223,452,151)	5,580,927,658	(21,175,000)	217,834,680,312

Other changes pertain to:

(a) Interest expense

(b) Dividends declaration

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

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 transaction amounted to P17,894.78 million

For the year ended December 31, 2023

Investing

- Transfer from investment properties to inventory amounted to P9,461.5 million
- Capitalized interest amounted to P683.1 million

Investing/financing

- Property-for-share swap transaction amounted to P9,804.63 million

30 Events after the reporting date

Post year-end events that provide additional information about the Group'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, 2025, the Board of Directors of ALI approved the following:

- a. The subscription of the Parent Company and its subsidiaries, Accendo Commercial Corporation (Accendo), Cagayan de Oro Gateway Corporation (CDOGC), and Central Bloc Hotel Ventures, Inc. to 505,890,177 primary common shares of AREIT, Inc. (AREIT), in exchange for eight (8) commercial properties with an aggregate value of P20,994,442,345.50, as validated by a third-party fairness opinion.

The proposed property-for-share swap is for approval of the AREIT shareholders at their annual meeting on April 24, 2025 and pertinent regulatory bodies.

- b. The ALI Performance Shares (APS) Plan which is designed to propel ALI's three-year strategy, strengthen key talent engagement, and ensure alignment with shareholder interests. The APS supplements the Group's existing Employee Stock Ownership Plan (ESOWN). Shares issued from ALI PS will form part of the 3% allocation of the Group authorized common shares for stock options.
- c. The 2025 stock option program pursuant to our ESOWN which authorizes the grant to qualified executives, in accordance with the terms of the Plan, of stock options covering up to a total of 8,051,731 common shares at a subscription price of P20.42 per share, which is the average price of our common shares at the Philippine Stock Exchange over the last 5-day average trading as of February 14, 2025, less a prescribed discount.

A total of 12,000,000 shares is allocated for ALI PS to vest over three years.

- d. The raising of up to Php75 billion in debt capital to partially finance general corporate requirements and refinance maturing debt through the issuance of retail bonds and/or corporate notes for listing on the Philippine Dealing and Exchange Corporation, and/or execution of bilateral term loans.
- e. The declaration of a regular cash dividend of P0.2888 per common share for the first half of 2025. The record date is March 5, 2025, and the payment date is March 21, 2025.
- f. The amendment of Article Seventh of the Articles of Incorporation to decrease the authorized capital stock (ACS) from Php21,437,602,946.40 to Php20,437,602,946.40 through the retirement of 1 billion common shares held in Treasury, subject to stockholders' approval.

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 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.

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.

ACC

For ACC, Parent Company 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.

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 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.

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 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.

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

The 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, 2024, the Parent Company's lease liabilities amounted to P327.3 million (2023 - P365.9 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 2024 and 2023.

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 2024 and 2023, 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

Basis of preparation

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 fair value through profit or loss (FVTPL) and financial assets at fair value through other comprehensive income (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). All amounts are shown in thousands of Philippine Peso unless otherwise stated.

32.2 Adoption of new and amended accounting standards and interpretations

(a) Amendments to existing standards adopted by the Parent Company effective January 1, 2024

The following amendments to existing standards have been adopted by the Parent Company effective January 1, 2024:

- PAS 1, *Presentation of Financial Statements (Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants)*

Amendments made to PAS 1 Presentation of Financial Statements in 2020 and 2022 clarified that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the entity's expectations or events after the reporting date (e.g. the receipt of a waiver or a breach of covenant).

The amendments require disclosures if an entity classifies a liability as non-current and that liability is subject to covenants that the entity must comply with within 12 months of the reporting date. The disclosures include:

- the carrying amount of the liability
- information about the covenants, and
- facts and circumstances, if any, that indicate that the entity may have difficulty complying with the covenants.

The amendments also clarify what PAS 1 means when it refers to the 'settlement' of a liability. Terms of a liability that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instrument can only be ignored for the purpose of classifying the liability as current or non-current if the entity classifies the option as an equity instrument. However, conversion options that are classified as a liability must be considered when determining the current/non-current classification of a convertible note.

The amendments has been applied retrospectively in accordance with the normal requirements in PAS 8 '*Accounting Policies, Changes in Accounting Estimates and Errors*'.

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

The amendments specify that, in measuring the lease liability subsequent to the sale and leaseback, the seller-lessee determines 'lease payments' and 'revised lease payments' in a way that does not result in the seller-lessee recognising any amount of the gain or loss that relates to the right-of-use that it retains. This could particularly impact sale and leaseback transactions where the lease payments include variable payments that do not depend on an index or a rate.

- Adoption of PIC Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry (as amended by PIC Q&As 2020-02 and 2020-04)

On February 14, 2018, the PIC issued PIC Q&A 2018-12 which provides guidance on some PFRS 15 implementation issues affecting the real estate industry. On October 25, 2018 and February 08, 2019, the Philippine Securities and Exchange Commission (SEC) issued SEC MC No. 14-2018 and SEC MC No. 3-2019, respectively, providing relief to the real estate industry by deferring the application of certain provisions of this PIC Q&A for a period of three years until December 31, 2020. On December 15, 2020, the Philippine SEC issued SEC MC No. 34-2020 which further extended the deferral of certain provisions of the PIC Q&A until December 31, 2023. The PIC Q&A provisions covered by the SEC deferral that the Parent Company availed pertain to 'Assessing if the transaction price includes a significant financing component as discussed in PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04)' with allowed deferral period until December 31, 2023.

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. The Group assessed that the overall impact of the adoption 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.

There are no other new standards, interpretations and amendments to existing standards effective January 1, 2024 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, 2024 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.

There are no other new standards, interpretations and amendments to existing standards not yet effective as at December 31, 2024 reporting period that are considered to be relevant or have a material impact on the Parent Company's financial statements.

- 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:
- 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.
- PFRS 18 has specific requirements on the category in which derivative gains or losses are recognised - which is the same category as the income and expenses affected by the risk that the derivative is used to manage. Although the Parent Company currently recognises some gains or losses in operating profit and others in finance costs, there might be a change to where these gains or losses are recognised, and the Parent Company is currently evaluating the need for change.

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.

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 recognised 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 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 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 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 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 recognised 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 recognised when the Parent Company 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 Parent Company 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 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 does not track changes in credit risk, but instead 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. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Parent Company's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Parent Company uses the ratings from Standard and Poor's (S&P), Moody's and Fitch to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

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. the rights to receive cash flows from the asset have expired, or
- b. 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; and 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.

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, 2024 and 2023.

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 Materials, parts and supplies

Materials, parts and supplies are valued at the lower of cost or NRV. Cost is determined using the moving average method. NRV is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

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.

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, 2024 and 2023, 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 works. 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 recognises 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 recognises 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 recognised, 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 recognises 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 recognised 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 recognised 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 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, 15% for FY 2024); 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.

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	19,332,518,621	2,319,902,235
Leasing income	6,340,970,939	760,916,513
Sales to government		
Others	7,302,164,785	876,259,774
Zero-rated sales	742,166,880	-
	33,717,821,225	3,957,078,522

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 2022	263,204,531
Current year's purchases:	
Capital goods subject to amortization	59,995,458
Goods other than capital goods	79,923,473
Capital goods not subject to amortization	
Services lodged under other accounts	3,523,834,963
Services rendered by non-residents	
Total available input VAT	3,926,958,425
Less: Input tax on purchase of capital goods exceeding P1 million for the succeeding period	105,243,621
Importation of goods	
Total allowable input VAT	3,821,714,804
VAT payments for the year	135,363,718
Output VAT during the year	3,957,078,522
Balance at the end of the year	-

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	24,957,546,792	187,181,601
DST on Intercompany loan	3,822,460,800	28,668,456
DST on original issue of shares of stock	9,894,677	98,947
Shares of stock not traded in stock exchange	9,894,677	74,210
Direct operating expenses		
DST on leases and other hiring agreements	1,619,566,970	3,239,388
DST on transfer of real property		-
DST on sale of shares		-
Others		-
General and administrative expenses		
DST on leases and other hiring agreements	5,430,000,000	40,725,000
DST on original issue of all debt instrument	218,640,760	437,298
Capitalized DST		
DST on promissory note		-
Others		
DST on leases and other hiring agreements	660,965,000	1,321,976
Balance at the end of the year	36,728,969,676	261,746,876

Details of taxes and licenses in 2024 follow:

The following are the taxes, licenses and permit fees in 2024 excluding DST:

	Direct operating expenses	General and administrative expenses	Total
Local			
Real property tax	643,203,879	187,695	643,391,574
License and permit fees	338,492,029	7,106,072	345,598,101
Inspection fees	1,585,338		1,585,338
Motor vehicle registration fees		550,722	550,722
Professional tax		29,933	29,933
Community tax	360		360
Others	16,176,354	1,646,985	17,823,339
	999,457,960	9,521,407	1,008,979,367
National			
Fringe benefits tax	-	30,362,647	30,362,647
Annual registration	-	-	-
		30,362,647	30,362,647
Documentary stamp tax	-	41,162,298	41,162,298
	999,457,960	81,046,352	1,080,504,312

Withholding Taxes

Details of withholding taxes in 2024 are as follows:

	Amount
Final withholding taxes	1,521,278,789
Expanded withholding taxes	1,082,897,783
Withholding taxes on compensation and benefits	372,727,430
Withholding VAT and other percentage taxes	14,279,088
Balance at end of year	2,991,183,090

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.