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BUILDING THE CLI OF THE FUTURE

INTEGRATED
REPORT 2025

CEBU LANDMASTERS
We Build with You in Mind

REPORT BACKGROUND

ABOUT THE COVER

Cebu Landmasters Inc. (CLI) spent 2025 laying down its master plan for 2030 and Building the CLI of the Future. It strengthened its strategy and capability, advanced innovation and ESG initiatives, reinforced its foundations, and positioned itself for its next phase of growth.

During this pivotal year, CLI reinforced its leadership in Visayas and Mindanao, prepared for its debut and expansion to Luzon, and advanced future-ready communities through strategic investments, partnerships, landbank expansion, and sustainable township planning. The Company's ESG performance is also evident through its responsible estate development, environmental stewardship, and positive community impact.

ABOUT THE REPORT

Serving as CLI's fifth integrated report, this document was prepared in line with the Integrated Reporting (<IR>) Framework, Global Reporting Initiative (GRI) Standards, and Sustainability Accounting Standards Board (SASB) Standards for Real Estate and Home Builders, and was guided by IFRS S1 (General Requirements for Disclosure of Sustainability-related Financial Information) and IFRS S2 (Climate-related Disclosures) for corporate disclosure.

This report covers the fiscal year January 1, 2025 to December 31, 2025 and it consolidates financial and non-financial metrics across the Company's internal business units, property management, and construction. It discloses CLI's economic, environmental, social, and governance performance, along with insights into its interconnected six capitals, key activities, issues, risks, opportunities, strategies, and impacts. CLI's Chief Sustainability Officer, Jose Franco B. Soberano, has the ultimate responsibility for this report.

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ABOUT OUR COMPANY

Founded in 2003, Cebu Landmasters, Inc. (CLI) is the leading developer in the Visayas and Mindanao region, with a growing presence in Luzon. From initially providing housing opportunities in Cebu's countryside, the Company has expanded into one of the Philippines' fastest-growing property developers, with more than 132 projects across 18 key cities nationwide.

CLI's portfolio spans vertical, horizontal, and large-scale developments across urban growth centers, serving a broad range of market segments through its residential brands: Premier Masters (high-end), Garden Series (mid-market), Casa Mira (economic), Mirani (affordable), and Villa Casita (socialized housing).

Through its diversified growth strategy, CLI strengthens its hospitality portfolio with new hotels, resorts, and co-living developments. It is also bolstering its leasing operations and broadening its presence in retail, mixed-use communities, and townships. These efforts, along with the achievements of CLI's subsidiaries and associates, all contribute to maximizing stakeholder value.

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SUBSIDIARIES AND ASSOCIATES

CEBU LANDMASTERS
We Build with You in Mind

SUBSIDIARIES

A. S. Fortuna Property Ventures, Inc. (ASF)	100%
Cebu Landmasters Property Management, Inc. (CPM)	100%
CLI Hotels and Resorts, Inc. (CHR)	100%
CLI Premier Hotels International Inc. (CPH)	100%
CLI-LITE Panglao Inc. (CLI-LITE)	88%
CLI Luzon Ventures, Inc. (CLVI)	100%
CLI MAC Developers, Inc. (CLI MAC)	60%
Ming-Mori Development Corporation (MMDC)	78%
Sugbo Prime Estate, Inc. (SPE)	64%
BL CBP Ventures, Inc. (BL Ventures)	50%
CCLI Premier Hotels, Inc. (CCLI)	50%
Cebu BL-Ramos Ventures, Inc. (CBLRV)	50%

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Cebu Homegrown Developers, Inc. (CHDI)

50%

GGTT Realty Corporation (GGTT)

50%

YHES Premier Hotel Inc. (YHESPH)

50%

YHEST Realty and Development Corporation (YHEST)

50%

Yuson Excellence Soberano, Inc. (YES)

50%

Yuson Huang Excellence Soberano, Inc. (YHES)

50%

Mivesa Garden Residences, Inc. (MGR)

45%

El Camino Developers Cebu, Inc. (El Camino)

35%

CLI NUD Ventures, Inc. (CLI NUD)

60%

CLI Water Inc. (CLI Water)

100%

ASSOCIATES

Icom Air Corporation (ICOM)

33%

Iloilo Global City Corporation (IGCC)

43%

MagsPeak Nature Park, Inc. (MagsPeak)

25%

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VISION AND MISSION

In 2025, CLI introduced its renewed Vision and Mission, reinforcing its commitment to becoming the Philippines' most trusted developer while delivering real estate experiences that uplift lives and contribute to nation-building. Anchored on trust, excellence, and impact, these guide CLI as it strengthens its core, expands its reach, and builds the CLI of the future.

As the Company laid the groundwork for its 2030 ambitions and advanced its focus on innovation, ESG, and operational excellence, these guiding statements reflect a sharper commitment to building a future-ready organization.

VISION

To be the Philippines' leading and most trusted developer—where every project brings fulfillment to customers and progress to communities.

MISSION

We commit to deliver masterful real estate experiences that uplift lives and meaningfully contribute to nation-building.

CORE VALUES

Complementing its renewed direction, CLI strengthened its Core Values to better reflect the behaviors and mindset required to execute its strategy. Framed as 3CLI-A in Action, the values emphasize care for stakeholders, disciplined execution, and agility in a rapidly evolving environment—ensuring that as CLI grows, it remains grounded in integrity, accountability, and purpose.

As the Company moves from strengthening foundations to *building the CLI of the future*, these values serve as a shared standard for how teams collaborate, make decisions, and deliver results.

CARE

Take genuine care of our customers, people, communities, and planet

COLLABORATION

Collaborate openly, build strong relationships within and beyond our organization

COMMITMENT

Commit to excellence and innovation in everything we do

LEADERSHIP

Embrace Steward-Leadership leading with purpose, humility, and a service-oriented mindset

INTEGRITY

Live with integrity above all else

AGILITY

Act with agility in our plans and execution

CEBU LANDMASTERS ADVANTAGE: THE FOUR PILLARS

By providing a top-notch experience across its diverse portfolio and service offerings, CLI demonstrates excellence in the national real estate sector and showcases its four-pillar advantage.

EXCEPTIONAL COMMUNITY FEATURES

With their exceptional features, CLI's communities are equipped to provide residents with healthy, balanced lifestyles and comfort. Projects feature chapels, swimming pools, basketball courts, clubhouses, and peaceful meditation gardens.

UNPARALLELED OPTIONS

CLI's developments offer a wide range of options to suit one's needs. Customers can choose among residences, offices, hotels, mixed-use properties, and even townships.

UNMATCHED VISMIN EXPERTISE

CLI's strong foundation in the Visayas and Mindanao has built deep market insight and execution capability in regional developments. With its expansion into Luzon, this enables the Company to scale its expertise while adapting to new market dynamics.

EXCEPTIONAL PERSONALIZED SUPPORT

Our in-house Sales and Customer Relations Teams are readily available to respond to inquiries and provide hands-on guidance. Through our in-house CLI Property Management (CLIPM), we deliver consistent service and responsive support across all managed properties.

CLI BUSINESS PRINCIPLES

The Company's business principles serve as a guiding framework for its operational activities:

Capitalize on CLI's regional expertise to secure strategic landbanks and expand developments beyond VisMin, delivering projects that compete at a national level.

Build a diversified portfolio of residential subdivisions and condominiums, offices, mixed-use, hotels, and townships.

Apply CLI's "landbank lite" or "acquire to develop" strategy.

Maintain a professionally run and family-inspired business.

CLI BUSINESS MODEL

CLI is a property developer and organization with a focus on customers and community, which is central to its framework and comprehensive value-generation strategy for the short, medium, and long term.

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MESSAGE FROM THE CHAIRMAN AND CEO

Dear **Shareholders**,

In 2025, Cebu Landmasters took a bold step forward. The Company sharpened its direction and deepened its ambition to become the Philippines' leading and most trusted developer. This vision now shapes how it grows, operates, and creates long-term value as it builds the CLI of the future.

This direction is anchored in more than two decades of real estate expertise across the Visayas and Mindanao. From its roots in Cebu, CLI has evolved into the region's leading developer, with a presence in 21 key cities and over 132 projects across various stages of development. CLI's portfolio spans residential, office, hospitality, mixed-use, and master-planned communities. The Company's leadership has been built not only on scale, but on deep market insight, disciplined execution, and a track record of delivering on its commitments.

CLI's performance in 2025 reflects the strength of this foundation. The Company achieved PHP 24.6 billion in reservation sales and sustained a 91% sell-out rate across all its residential projects. Demand in its core markets remained resilient, driven by end-users with a real need for quality housing.

CLI also continued to pursue growth with purpose. The acquisition of approximately 80 hectares in Liloan, Cebu strengthens its landbank and supports the development of future integrated communities. These are long-term investments that reflect the Company's deliberate approach to expansion and disciplined deployment of capital.

CLI's entry into Luzon, including the National Capital Region, reflects that same approach. It is a more complex and competitive market, and the Company is fully aware of that. Even now, as market conditions continue to evolve, CLI's conviction remains firm. The Company believes there is strong potential to bring CLI's brand of residential development, service, and trust to carefully selected markets beyond VisMin.

This confidence is reflected in the acquisition of its first NCR development site in Pasig and its 70-hectare property in Cavite, which is envisioned for a future township development. These are strategic moves made at a time when many are taking a more cautious stance. More than the challenges, CLI sees the opportunities to grow and create lasting value, guided by its strong track record and distinct approach to real estate development.

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Introduction
Our Value Creation
Portfolio and Performance Report
Corporate Sustainability
Creating Shared Economic Value
Environmental Stewardship
Social Development
Good Governance
Appendices
Stakeholder Inquiries

Trust remains at the center of how the Company operates. It is built over time through consistent delivery, responsible decisions, and good governance. As it grows, governance becomes even more important. In 2025, CLI strengthened its Board with the appointment of two new independent directors—Eugene Acevedo and Dr. Winston Padojinog—to further enhance oversight and bring broader strategic perspective through their leadership and expertise in their respective fields.

At the same time, the Company continues to strengthen the organization behind the business. Cebu Landmasters is supported by more than 1,500 real estate professionals, and as the Company grows, it will continue to invest in leadership, systems, and processes to support a larger and more complex organization. This was recognized externally when CLI was named "Employer of the Year for the Visayas" by the People Management Association of the Philippines. More importantly, it reflects the Company's ability to sustain disciplined execution as it continues to expand.

Beyond growth, the Company remains mindful of its role in nation-building. The housing gap in the Philippines remains significant, particularly in emerging urban centers. For CLI, this represents both an opportunity and a responsibility.

Since 2015, Cebu Landmasters has delivered more than 20,622 socialized and economic housing units. These are homes that respond to real needs and provide better living conditions for Filipino families. Across its developments, it also contributes to local economies through job creation and business activity in the areas where the Company operates. In 2025, CLI generated PHP 18.52 billion in direct economic value, supported over 10,500 direct and indirect jobs, and continued to prioritize local sourcing, with 99% of procurement spend directed to local suppliers. Through its projects, CLI supports contractors, suppliers, workers, MSMEs, and local communities, creating impact that extends beyond the homes and developments it builds.

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CLI continues to strengthen the business to support long-term growth. While residential development remains at its core, the Company is also growing its leasing and hospitality portfolio to enhance diversification and expand its recurring income base. This strategy also reflects the Company's goal of building communities where people thrive, not only through homes, but also through well-designed communal spaces, shared experiences, and support for local tourism.

Looking ahead, CLI is well positioned for the next stage of expansion. The Company's foundation in the Visayas and Mindanao remains solid, while its expansion into Luzon opens new opportunities across a broader market. The existing landbank provides a strong runway for growth, with the potential to support approximately PHP 300 billion in project value over the next seven to eight years.

With a stronger organization, an expanding landbank, and a clearer strategic direction, CLI is better positioned to sustain growth across a broader market.

As Cebu Landmasters enters its next chapter, evolving from a regional leader into a national player, the focus is not simply on expanding its footprint. It is about bringing the same discipline, market insight, and execution that built its strength in VisMin into a broader and more competitive landscape.

For many Filipino families, a home is more than a place to live. It is often the first major asset they own, a source of security, and something they hope to pass on to the next generation. In many ways, this is also how I see Cebu Landmasters. We are building a company meant to endure beyond one generation. As we build the CLI of the future, our responsibility is not only to grow the business, but to pass on a stronger institution to the next generation of leaders, employees, homeowners, and communities we serve.

In line with the Company's planned leadership transition, I would also like to take this opportunity to announce that Senior Executive Vice President and Chief Operating Officer, Jose Franco Soberano, is prepared to succeed me as President and Chief Executive Officer, subject to formal actions of the Board. This succession has been developed over time, with CLI's long-term future in mind.

As I remain as Executive Chairman, leading the Board and Chairing the Executive Committee (Execom), I will continue to provide strategic direction and stewardship for the organization. While Franco, with our leadership team, will carry forward the mission, values, and commitment to service that will guide CLI in its next phase of growth and innovation.

With this, the Company will move forward with confidence as we continue building the Cebu Landmasters of the future, knowing that our organization is well-positioned and in good hands for the years ahead.

On behalf of the Board and management,
I thank our shareholders, partners, and the entire Cebu Landmasters team for your continued trust and support.

Daghang Salamat.

JOSE R. SOBERANO III
Chairman and Chief Executive Officer
Cebu Landmasters, Inc.

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MESSAGE FROM THE COO

Dear **CLI Family**,

To date, CLI's portfolio now encompasses over 132 developments across 21 key cities in the Philippines. Just before its June 2017 IPO, CLI had 28 projects under different stages of development, which means the Company has added over 104 projects over an 8-year span. CLI must reflect on this with utmost appreciation. In hindsight, CLI demonstrated that it outpaced the industry during this span, and it has been reflected in its market leadership, financial results, geographical expansion, and organizational growth. The Company has placed itself in a significant position that calls for a greater mission, and that seeks the best values, governance, and impact. Thus, CLI enters a new chapter in its evolving history as it embraces a conscious and elevated mission:

> WE COMMIT TO DELIVER MASTERFUL REAL ESTATE EXPERIENCES THAT UPLIFT LIVES AND MEANINGFULLY CONTRIBUTE TO NATION BUILDING.

From Humble Beginnings to Embracing a Leading Mission

Accepting a leading mission means recognizing the potential impact of the business on a greater community. Having one of the largest real estate portfolios in the Visayas and Mindanao region means that the industry is counting on CLI not only to make an economic impact, but it is also expecting the Company to lead in terms of social and environmental impact. CLI's core values of CARE, COLLABORATION, COMMITMENT, LEADERSHIP, INTEGRITY, and AGILITY set the foundation for its hands-on and generous brand of development. Even during its humble beginnings, there was a conscious effort to give more. Whether this was giving more value for money to its homeowners or more philanthropic contributions to the community, CLI always gave wholeheartedly. Fast-forward to today, the same consciousness to give is still very much at the heart of its developments, and the challenge now is making sure it is consistent, systematic, and scalable.

Thus, CLI is fully integrating this conscious DNA into its everyday mission to uplift lives and to contribute to nation-building. In 2026, the Company is set to achieve another landmark milestone, reaching 50,000 homes launched and under development across its portfolio. Accounting for an average household of four, that is approximately 200,000 Filipino lives that the Company is accountable to. With over 30 projects under construction and an average of 1,000 workers per site, that translates to 30,000 jobs that CLI is supporting, which has a positive domino effect on local economies and communities.

While CLI's residential portfolio continues to be market-leading, the Company has made tremendous gains in its office, retail, hospitality, and township portfolio. These expansive capital investments continue to support various industry players from suppliers to contractors, brokers, consultants, and various professionals. Each and every member of CLI's 1,500 workforce is expected to be stewards of this important mission, and the Company will endeavor to be an active protector and champion of this mission for the betterment of the industry and the country.

2025 Strong Sell Out Performance, Disciplined Project Execution

In 2025, amidst the backdrop of reported industry challenges in Metro Manila, CLI achieved the highest reservation sales mark in its history with PHP 24.6 billion in residential units sold, a 45% jump versus the previous year. This can be directly attributed to its leading position in Visayas and Mindanao (Vismin), where the supply-demand dynamics remain highly conducive and favorable. While the supply-demand dynamics are there to capitalize on, it still requires the agility of developers and a breadth of experience. CLI's 18% market share in Vismin reflects its strength in a region that continues to outperform, and the Company has designed its regional-focused organization to respond quickly and effectively to development opportunities in the region.

CLI launched several significant projects, including the Wave Towers in Cebu, its first project with international joint venture partner NTT Urban Development Corporation (NTTUD). There was also the successful launch of One Manresa Place in the integrated Manresa Township. This was followed by other key launches like North Grove at Pristina Town, Phase 3 of Casa Mira Towers in Palawan, Casa Mira Homes in General Santos, and the West Village at the Davao Global Township. While records were set on the residential front, milestones were likewise achieved on the retail front with the opening of the Company's Patria De Cebu and Astra Lifestyle Centre, and the opening of the retail pads at the Davao Global Township.

CLI places the greatest weight and highest measure in successfully delivering and turning over a project. Disciplined project execution entails the healthiest possible turnaround with the highest customer satisfaction. Thus, the Company takes a lot of pride in having turned over several projects in 2025, including One Astra Place, One Paragon Place, Casa Mira Guadalupe Tower 2, Casa Mira Dumaguete, Casa Mira Ormoc, and Casa Mira Towers LPU Davao.

Expansion into Integrated Townships, Micro Townships

CLI entered 2025 with a portfolio of two active townships, including the multi-awarded Davao Global Township and the educationally integrated Manresa Town in Cagayan de Oro. The Company ended 2025 with the addition of the 7-hectare micro township Pristina Town in Talamban, Cebu, and CLI's largest township to date, the 79-hectare Liloan Estate. Pristina Town is its contribution to the northern corridor in Cebu City, where several educational institutions are located. The goal is to provide utmost connectivity and convenience through its township, having already launched North Grove, the first residential offering in Pristina Town.

CLI's acquisition of the 79-hectare Liloan Estate signals its coming of age as a major township player. Spanning three barangays in one of the largest municipalities in Cebu, there is an opportunity to create the most self-sustaining and resilient township in Vismin. The vision is to provide infrastructure connectivity, generous civic amenities, and environmental sustainability that will indeed uplift the community at large. This will also showcase CLI's wide array of residential offerings and welcome various commercial and institutional anchors to create the best synergy and fulfillment for both its residents and community.

CLI Is Always ONE With the Community

Cebu experienced one of its most difficult challenges with two successive calamities in September 2025 (Bogo earthquake) and November 2025 (Typhoon Tino). While none of CLI's developments were significantly affected, the Company's foremost concern was how it could

support the many local government units and constituents who were negatively affected. CLI was one of the very first institutions to respond with calamity assistance, including mobilizing its various contractors to provide much-needed equipment support to restore infrastructure and mobility immediately following the typhoon. The day after the earthquake struck Northern Cebu, CLI immediately sent needed relief goods and supplies to its 600 unit owners in Villa Casita, a socialized housing development. Nation-building means that CLI is not only there during the good times, but remains present and reliable during the most difficult of times. CLI will always be ready to answer the call to help, whether to assist its valued residents or the communities where it operates.

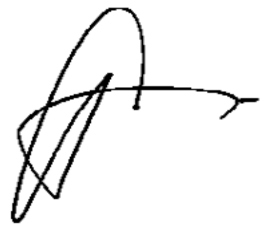
In 2026, CLI Is Pushing Forward

The new year was met with external challenges affecting economies and industries worldwide. CLI has navigated various crises in the past, including the recent COVID-19 pandemic and supply chain disruptions that created the inflation surge of 2022. And yet, CLI has registered a compounded annual growth rate (revenues) of over 21.3% from 2017-2025. While the Company has always remained prudent, CLI has always been the kind of industry outlier that knows how to make the most of opportunities. The marching order is for CLI to push forward in 2026. The industry is counting on CLI to uplift lives and communities, and inspired by this, the Company is committed to making a positive difference in 2026.

As our Chairman has expressed his trust in the next generation of leadership, I humbly accept this responsibility with the deepest gratitude and with the highest respect for the legacy that Chairman Joe Soberano has built. There is no greater honor than to continue what our founder has started. Inspired by the same fervor, ideals, and faith that accompanied CLI from the very start, I will embrace the type of stewardship that is very cognizant of its past and present, while fully aware and convinced of our highest potential for an even brighter future.

On behalf of the CLI leadership team, I call on our 1,500-strong organization to lean on the momentum we've built for many years and on the back of our renewed vision-mission to be masterful, resilient, and yet very generous in our efforts. To our stakeholders, thank you very much for the trust and support. We will always endeavor to reciprocate this as masterfully as possible. Daghang salamat!

Yours sincerely,



JOSE FRANCO B. SOBERANO
Senior Executive Vice-President and
Chief Operating Officer

MESSAGE FROM THE CFO

Dear **Shareholders**,

2025 was a year of financial stewardship for Cebu Landmasters. As the Company prepared for its next phase of growth, the role of the Finance team was to maintain flexibility, strengthen access to capital, and ensure that the Company's resources were deployed with care.

CLI delivered stable financial results in 2025, generating PHP 18.5 billion in revenues, PHP 4.0 billion in consolidated net income, and PHP 3.0 billion in net income attributable to parent shareholders. These results were supported by stable margins, continued focus on project returns, and sound execution across funding, collections, and project delivery.

The Company balance sheet continued to grow, with total assets reaching PHP 134.2 billion at year-end, up 23% from the previous year and about 60% higher than the restated 2022 base. This reflects the scale CLI has built over the past several years, as well as the capital we continue to deploy into projects, land, investment properties, and recurring income assets.

CLI's residential business continued to provide visibility on future cash flows. Residential reservation sales reached PHP 24.6 billion, up 45% year-on-year, while residential projects remained 91% sold across the portfolio. These figures represent demand that has translated into contracts, receivables, and future collections.

As of year-end, CLI had PHP 96 billion in receivables, supported by an industry-low 2.62% delinquency rate, a 3.85% cancellation rate, and a 97% sales recovery rate. These indicators give the Company confidence in the quality of its buyer base and the reliability of its collections.

As projects are completed and homes are turned over, qualified buyers move into home financing with partner banks, with whom we have developed very close working relationships. The Company thanks its banking partners for supporting CLI homebuyers through housing loan programs that help more families move from reservation to ownership.

GRI 2-22

CLI also proactively manages this receivables base against its debt maturity profile. At year-end, expected collections exceeded outstanding debt of PHP 61 billion. CLI actively manages these obligations and assesses them alongside collections, project timelines, maturities, liquidity, and funding sources so it can grow while keeping financial risk within disciplined levels.

GRI 2-22

CLI's capital strategy remains anchored on a balanced approach. It funds growth, maintains financial flexibility, manages leverage, and returns value to shareholders. It raises and deploys capital to complete projects, unlock receivables, fund launches, build recurring income assets, and prepare for future opportunities while remaining grounded in prudence.

In 2025, operating cash flow reflected the Company's continued investment in future growth, particularly through key land acquisitions that expanded its landbank and strengthened CLI's development pipeline. Land is the foundation of future projects, future revenues, and future communities, and CLI's role is to ensure that each investment is funded well and aligned with long-term value creation.

Dividends remain an important part of the Company's commitment to its shareholders. Since 2018, CLI has distributed PHP 4.38 billion in dividends, growing at a 13% compound annual growth rate since IPO. Subsequent to year-end, the Board approved a cash dividend of PHP 0.18 per share, continuing the Company's track record of rewarding shareholders for the trust they have placed in CLI.

A major milestone in 2025 was the continued strengthening of CLI's capital platform through sustainable financing. During the year, CLI raised PHP 12 billion through sustainability-linked financial instruments, comprising bonds and notes that were strongly supported by institutional investors. This affirmed sustainable financing as a viable funding source for CLI and reflected the market's confidence in the Company's governance, financial management, and long-term strategy.

GRI 2-22

CLI thanks its investors, banks, arrangers, and partners for making these capital-raising initiatives a success. Their support reinforces the trust CLI has built in the capital markets over time.

These instruments also link funding with accountability. Under the Company's sustainability-linked financing framework, CLI's commitments include building 16,000 new affordable housing units by February 2029. This connects capital strategy with purpose, allowing the Company to fund growth while supporting measurable outcomes in housing, sustainability, and community development.

Sustainability is part of how CLI allocates capital, manages risk, and engages stakeholders. Its initiatives in affordable housing, environmental stewardship, livelihood support, green skills capacity building, education, and community development reflect the Company's belief that resources must create value that lasts. In 2025, this approach was reflected in initiatives such as Casa Mira Homes GenSan, CLI's first solar-integrated economic housing community, which brings renewable energy features into the affordable housing segment. It is also reflected in the way CLI works with local partners, suppliers, communities, and financial institutions to support a broader development ecosystem.

As the Company looks ahead, the economic realities of 2026 call for prudence, readiness, and confidence in execution. Inflation, interest rates, and global uncertainties continue to affect construction costs, affordability, and capital markets. At the same time, CLI is poised for growth, supported by a larger asset base, a strong receivables pipeline, a growing portfolio, and continued access to capital.

CLI remains optimistic, but risk-aware. The Finance Team's focus is to help CLI navigate today's market conditions with discipline, keeping liquidity, leverage, collections, and capital deployment aligned with long-term value creation.

On behalf of the Finance Team, I thank our shareholders, lenders, bondholders, banks, regulators, business partners, and employees for your continued confidence. We remain committed to managing CLI's resources carefully and helping build a stronger, more resilient, and growth-ready company for the future.

PAQUITA RAFOLS
Chief Financial Officer

GRI 2-22

OUR STORY: PERFORMANCE HIGHLIGHTS

SUSTAINING STRONG FINANCIAL PERFORMANCE (FINANCIAL HIGHLIGHTS)

REVENUES
PHP 18.5 billion

MARKET SHARE
18%

NET INCOME TO PARENT
PHP 3 billion

PROPERTY SALES
PHP 24.6 billion (▲45%)

EXCELLENCE IN EXECUTION (OPERATIONAL HIGHLIGHTS)

TOTAL NO. OF PROJECTS
132 Projects

NO. OF MIXED-USE DEVELOPMENT
10 Mixed-use development

NO. OF RESIDENTIAL PROJECTS
103 Residential Projects

NO. OF ESTATES
3 Master-planned communities

NO. OF OFFICES
6 Offices

HECTARES OF LANDBANK FOR DEVELOPMENT
188 ha

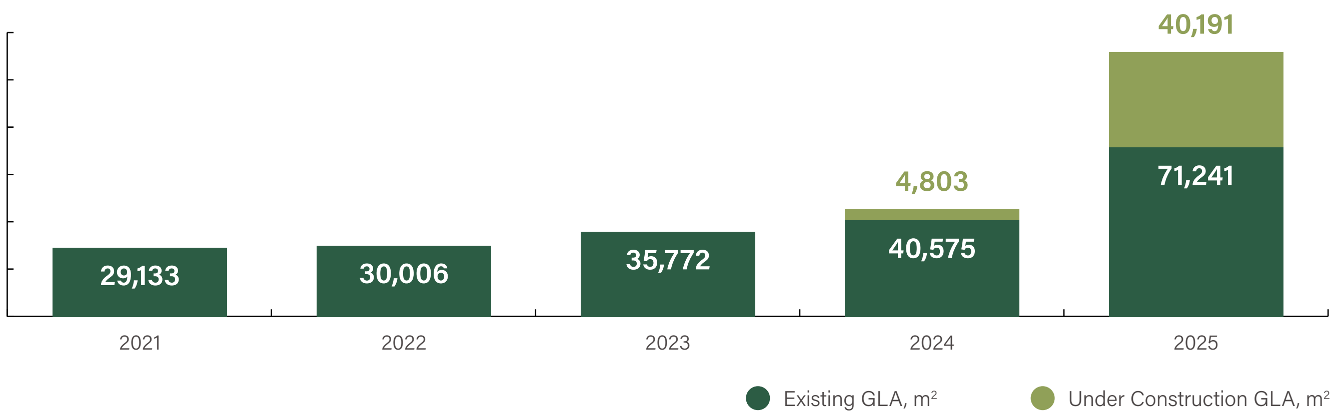
NO. OF HOTELS AND RESORTS
10 Hotels and Resorts

AMOUNT OF BONDS ISSUED
PHP 9 billion listed in PDeX

GRI 2-6, 201-1

LEASING FOOTPRINT EXPANSION

Gross Leasable Area (GLA), m²



CLI 2025 OPERATIONAL HIGHLIGHTS

Expansion to Luzon

CLI marked a significant milestone in its growth journey with the establishment of its Makati office, its first presence in the National Capital Region. This signals its expansion beyond Visayas and Mindanao and reinforces its ambition to become a national developer.

Located at the CWC Design Center, the new office serves as a hub for Manila Sales, Investor Relations, and stakeholder engagement, supporting the Company's growing Luzon portfolio. Building on this presence, CLI has also secured its first Luzon development through a partnership with NTT UD Asia Pte. Ltd., a subsidiary of NTT Urban Development Corp., for a mixed-use project in Pasig City targeted for launch in 2026.

This expansion positions CLI to tap into new growth opportunities, strengthen its national footprint, and deliver its distinct, community-focused developments to a broader market.

The new 329 m² office houses sales and investor relations, a showroom, and collaboration spaces.

GRI 2-6, 3-3

Fast-Selling Projects and Large-Scale Developments

Highlighting its strong market traction and sustained buyer confidence, the Company launched seven projects in 2025 with a combined value of PHP 31.25 billion. Among these, One Manresa Place, located within the 14.6-ha Manresa Town in Cagayan de Oro, demonstrated exceptional market traction, generating PHP 4 billion in sales within two days of launch and reaching PHP 5 billion within two weeks. With nearly 96% of units sold shortly after launch, the project highlights robust demand in Northern Mindanao for well-integrated and sustainable residential developments.

CLI also expanded its footprint with new launches such as Casa Mira Homes General Santos, which generated PHP 4.3 billion in sales within three days and reached full sell-out within the first nine months of 2025. These developments contributed to the Company's overall 91% sell-out rate across projects at various stages, underscoring CLI's ability to deliver products aligned with market needs.

Alongside these fast-selling projects, CLI continued to advance large-scale developments, including Davao Global Township, Pristina Town, and Manresa Town, reinforcing its long-term strategy of developing integrated, masterplanned, and sustainable communities across key growth areas.

- **Generated PHP 4 billion in sales within two days of launch and reached PHP 5 billion within two weeks for One Manresa Place in Cagayan de Oro.**
- **CLI achieved 96% sell-out shortly after launch, demonstrating strong demand in Northern Mindanao.**

GRI 2-6, 3-3

ESG Leadership and Sustainable Financing

In 2025, CLI raised a total of PHP 12 billion through sustainability-linked financial instruments to advance its ESG initiatives and fund key projects. This total includes PHP 9 billion raised in March and December, representing the full issuance under the company's PHP 15 billion bond shelf registration program.

In August 2025, PHP 3 billion was additionally raised through a sustainability-linked note fully backed by funds dedicated to sustainable investing. The primary objective of these proceeds is to support the construction of 16,000 affordable homes, targeting completion by February 2029.

CLI is the first Philippine developer to integrate residential social KPIs tied to affordable housing and addressing the housing deficit into its corporate financing through a sustainability-linked bond.

GRI 2-6, 3-3

Strengthened Corporate Governance and Employee Innovation

Through the appointment of two independent directors, the Company strengthened its corporate governance, board independence, transparency, and strategic oversight. These new directors are distinguished leaders with proven track records—Eugene Acevedo, former President of RCBC and a widely recognized banking innovator, and Dr. Winston Padojinog, former President of the University of Asia and the Pacific and a respected economic policy adviser. Their addition brings deeper expertise in finance, institutional leadership, and economic development, reinforcing the Company's commitment to sound governance and long-term value creation.

To further enhance organizational agility, CLI continued to advance employee-driven innovation through company-wide innovation programs and the Corporate Innovation Summit, providing platforms for teams to collaborate, develop new ideas, and improve operational processes.

CLI expanded its Board to 11 members by appointing two independent directors, strengthening governance and readiness for future growth.

GRI 2-6, 3-3

Industry Recognition and Market Leadership

By maintaining its leadership in the Visayas and Mindanao, the Company achieved an 18% residential sales take-up, a metric that also reflects its strong market presence and brand trust. It also received significant industry recognition for its performance and governance in 2025, including being honored as Best Housing Developer, Best Developer in Mindanao (5th year), and Best Developer in Visayas at the 13th PropertyGuru Philippines Property Awards; winning two-Golden Arrow Award from the Institute of Corporate Directors for its excellence in corporate governance; being awarded the Distinguished Exemplar - Employer of the Year award from PMAP for its employee engagement and workplace culture; and emerged as the top real estate developer in the Visayas and Mindanao in the 2025 Colliers Real Estate Market Study.

CLI remains the #1 housing developer in VisMin, holding 18% market share in residential take-up.

Proactive Community and Disaster Response

The Company has established systems and processes to ensure that its employees and host communities are disaster-ready. When the earthquakes and Typhoon Tino struck in 2025, the Company activated emergency protocols across all its sites and conducted relief efforts for affected families, demonstrating its commitment to community resilience and putting its people first. Beyond emergency aid, CLI deployed engineering expertise, heavy equipment, and construction teams to support structural safety assessments, road clearing, flood mitigation, and river restoration.

Contributed PHP 11.6 million in cash and in-kind for calamity recovery in the Visayas

Helped 46,828 individuals who benefited from relief and recovery initiatives

RESILIENT AND SUSTAINABLE OPERATIONS

In 2025, CLI continued to strengthen its operations by embedding sustainability across its developments, processes, and stakeholder engagements. Guided by its commitment to create long-term value, the Company integrates environmental stewardship, social impact, and sound governance into its core operations—from delivering inclusive housing solutions and supporting local economies, to managing resources efficiently and fostering safe, empowered communities.

These efforts reflect CLI's contribution to the United Nations Sustainable Development Goals and reinforce its role in building developments that uplift lives while sustaining progress for future generations.

SUSTAINABILITY HIGHLIGHTS

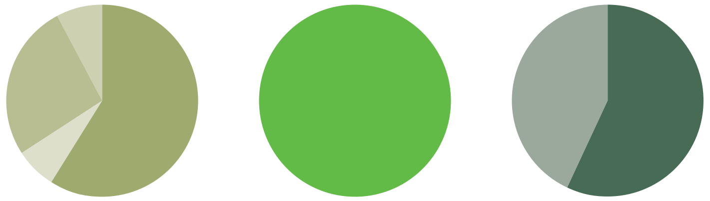
Percentage changes are measured in comparison to 2024 data.

PRODUCT

Developing Innovative Spaces and Addressing Housing Needs

103	Residential Products
10	Hotels and Resorts
10	Mixed-Use
6	Offices
3	Estates

1,292	Socialized housing
215	Affordable
19,115	Economic



764	Villa Casita
90	Tipolo Residences
338	Pinamalayan
100	Walk-Up Sugbo 1 Residences
215	Mirani Steps
10,929	Casa Mira
8,186	Casa Mira Towers

5 Projects Adopting Green Building Standards

BERDE
- Latitude Corporate Center
- Astra Centre
- Tipolo Residences (Socialized Housing)

LEED
- Masters Tower Cebu

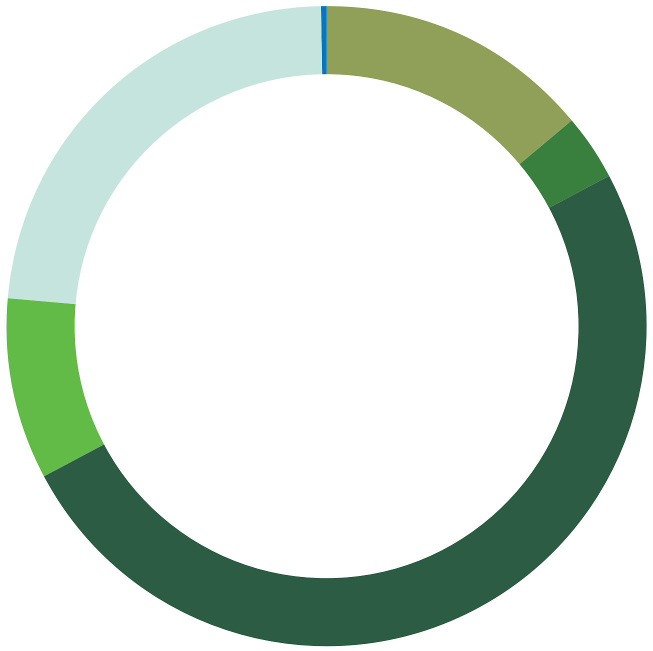
EDGE
- 38 Park Avenue

GRI 203-2

PROGRESS

Local Economic Contribution

OUR POSITIVE DIRECT AND INDIRECT ECONOMIC IMPACTS



- **PHP 3,852,350,893.00 (13.86%)** Operating Costs
- **PHP 983,074,570.75 (3.54%)** Employee Compensation and Benefits
- **PHP 13,925,945,938.00 (50.09%)** Payments to Suppliers and Contractors
- **PHP 2,482,015,383.00 (8.93%)** Taxes Paid to Government
- **PHP 6,508,329,705.00 (23.41%)** Dividends to Shareholders and Payments to Creditors
- **PHP 49,541,319.88 (0.18%)** Community Investments

OUR CONTRIBUTION TO THE LOCAL ECONOMY : GROWING LOCAL MARKETS THROUGH LOCAL SOURCING

80%	Filipino Vendors from Visayas and Mindanao
18%	Filipino Vendors from Luzon
2%	Foreign

EMPLOYMENT GENERATION

10,578
CLI Direct and Indirect Hires

GRI 2-7, 2-8, 201-1, 204-1

PLANET

Environmental Stewardship

CONSERVING OUR RESOURCES

▼ 17.79%	▼ 20.86%	▼ 67.18%	▲ 233.93%
Direct Energy Use	Indirect Energy Use	Water Withdrawal	Rainwater Collected
56,177.83 GJ	36,843.56 GJ	2,054,750.99 m^3	72,839 m^3

PROTECTING ECOSYSTEMS | ENHANCING BIODIVERSITY

As of Dec 31, 2025 Cumulative (from 2021)

433,047

- **20,648 New Trees Planted in 2025** (mangroves, timber, and fruit trees)

428.46

Hectares of Planting Sites

30

Bird Species Observed in one of CLI's Projects

39

Native Tree Species

- **Endangered:**
  - Molave/Tugas (*Vitex parviflora*)
  - Benguet Pine (*Pinus kesiya*)
  - Tree Fern/Salaguisog (*Cyathea*)
- **Vulnerable:**
  - Narra (*Pterocarpus indicus*)
  - Red Nato (*Palaquium luzoniense*)

MANAGING OUR IMPACTS

Waste Management

▼ 43.19%
Total Biodegradable and Non-biodegradable Waste
3,325,128.49 kg

▲ 53.53%
Total Waste Recycled/Reused
1,596,083.62 kg

▼ 35.51%
Total Wastewater Discharged
235,881.70 m^3

▼ 25.03%
Total Wastewater Treated
213,604.10 m^3

Greenhouse Gas Emissions Management

▼ 16.83%
Scope 1 (Emissions from Fuel Use)
3,745.65 MT CO_2e

▼ 24.64%
Scope 2 (Emissions from Purchased Electricity)
7.28 MT CO_2e

▲ 41.29%
Scope 3 (Emissions from Purchased Electricity of Unit Occupants)
14.20 MT CO_2e

GRI 102-5, 102-6, 102-7, 103-2, 103-3, 103-5, 302-1, 303-3, 303-4

PEOPLE

Social Development

OUR WORKFORCE

Organic Employees	New Hires	Average Training Hours
53% (729) Female	**50%** (162) Female	**(9.9)** Hours/Employee (Female)
47% (634) Male	**50%** (164) Male	**(12.3)** Hours/Employee (Male)

▲ 50%
Organic Employees
1,363

▼ 4.15%
Indirect Hires
9,215

100%
of Employees Covered by Semi-Flexible Work Arrangement

9.8%
Attrition Rate

1.06:1
Minimum Pay Ratio Lowest Paid VS Minimum Wage

GRI 2-7, 2-8, 202-1, 401-1

Training and Development

▲ 217.50%
Total Training Hours
15,383 Hours

▲ 116.27%
Average Training Hours
10.9 Hours/Employee

▲ 40.60%
Cost of Training/Seminars
PHP 7,277,802.84

Health and Well-Being Investments

▼ 108%
Employee Activities
PHP 17.5 million

▲ 18%
Health/Life Insurance
PHP 34.21 million

Volunteer Hours Rendered

▲ 56.06%
3,445 Hours

Workforce Safety in Construction Sites

19,716,129
Safe Man-Hours

1
Lost Time Injury

51
Safety Drills

OUR COMMUNITIES

Our Social Impact

16,046
Families Benefited since 2021

> 200
Institutions/External Organizations Engaged

435 Hours
Total Hours of Community Capacity Building and Learning Activities

Note: 50 hours of work sessions were dedicated to the training of the LGU property management team, 277 hours of community capacity building, and at least 108 hours of technical-vocational skills

GRI 203-2, 403-6, 403-10, 404-1

Pillar 1

INTEGRATED COMMUNITY DEVELOPMENT : PROVIDING ACCESS TO AFFORDABLE HOUSING

1,094
Low-Income Families Benefited from Socialized Housing Projects since 2024

190
Informal Settler Families Benefited from Socialized Housing MRBs

Pillar 2

ENVIRONMENT : MANAGING IMPACTS AND BUILDING RESILIENCE

69
Farmers and Fishermen were Provided Green Skills Training/Environmental Conservation Education (EcoEd) in 2025

14
Community Planting Sites Enhanced, Mapped, and Designed for Planting

Pillar 3

EDUCATION : DEVELOPING TALENT AND ENHANCING SKILLS

20
Leadership and Educational Assistance Program (LEAP) University Scholars Supported in 2025

2
Graduates Transitioned to Gainful Employment in 2025

6
ETEEAP (Expanded Tertiary Education Equivalency and Accreditation Program) Scholars in 2025

4
Green Skills Learning Sessions Conducted in 2025

18
Green Skills Training Hours Conducted under EcoEd in 2025

Pillar 4

ENTERPRISE DEVELOPMENT/LIVELIHOOD : PROMOTING SELF-RELIANCE

18
New Farmers Received Livelihood Skills Training

3
New Farmer Associations Engaged

80
New Farmers Benefitted from Tabo in 2025

GRI 203-2

AWARDS | RECOGNITION

2025 Asia Pacific Stevie Awards
Innovative Achievement in Corporate Social Responsibility and Innovation in Annual Reports

2024 Asia Corporate Excellence and Sustainability Awards
Sustainability Rising Star Award

2025 Asia Corporate Excellence and Sustainability Awards
Green Initiative Award

2025 Visayas Region Exemplar
People Management Association of the Philippines (PMAP) - Employer of the Year

OUR CUSTOMERS

1,991
(with 152 newly accredited in 2025)
Network of accredited brokers/sellers

4 out of 5
Customer Satisfaction Rating on AskCLI

PRACTICE

Corporate Governance

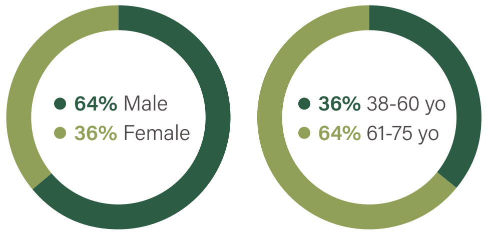
ASEAN CORPORATE GOVERNANCE SCORECARD

98.85 Points
▲ 48% Since 2020
Improved CG Rating

2
Golden Arrow Awards

ESG Metrics Aligned to International Standards

Board Diversity



Board Expertise and Experience
- Real Estate Development
- Business Management and Economics
- Finance
- Banking and Wealth Management
- Accountancy
- Marketing
- Corporate Law and Legal Practice
- Landscape Architecture

GRI 405-1

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGS) CONTRIBUTIONS

Sustainability at CLI means meeting the present needs of its customers while ensuring future generations can meet their own. It goes beyond just natural resources to include the importance of social and economic resources. Sustainability, in its truest form, encompasses environmental stewardship, social equity, and economic progress.

CREATING A SAFE AND ENGAGING WORK ENVIRONMENT

3 GOOD HEALTH AND WELL-BEING

Key Business Activities and Sustainability Initiatives
Prioritization of health and well-being in employee benefits and initiatives

Contribution to the SDGs
- CLI invests in its employees' well-being, motivation, and engagement through initiatives such as events, corporate outings, town halls, and having recreational groups that foster stronger relationships and creative expression.
- The Company has also established safety protocols to mitigate potential workplace hazards and accidents. In 2025, the Company implemented 37 DOLE-approved Construction Safety and Health Training Programs, including Mandatory Eight-Hour Safety and Health (MESH) Training, Personal Protective Equipment, Construction Hazards, Flagman Safety, and Risk Assessment. For 2025, CLI attained a total of 19,716,129 safe man-hours.

5 GENDER EQUALITY

Key Business Activities and Sustainability Initiatives
Equal opportunity in the workplace

Contribution to the SDGs
- CLI promotes diversity and equal opportunity in the workplace and its areas of operations. In 2025, the Company's workforce comprised 53% female and 47% male employees (direct hires only).

Key Business Activities and Sustainability Initiatives

Job opportunities in construction, managed properties, and livelihood programs in community development initiatives

Contribution to the SDGs

- CLI offers safe and decent jobs by providing healthy spaces and good working environments and practices. In 2025, the Company had a total of 1,363 direct hires and 9,215 indirect hires (outsourced personnel). The Company hired 326 new employees to support its expansion and provided a total of 15,382.50 training hours to its employees.
- On the other hand, the CLI Foundation continues to promote farmers' produce through its farm-to-market initiative, Tabo. In 2025, three new farmer associations—Langob Sirao Farmers, Cambinocot MPC, and Gulay Farmers—were engaged for Tabo, benefiting 80 new farmers through Tabo activities. Additionally, 18 new farmers received livelihood skills training. The Tabo venues also expanded to four CLI-managed properties: Casa Mira Guadalupe, 38 Park, Mivela Garden–Banilad, and Park Centrale.
- Another livelihood program is EcoEd (Environmental Conservation Education), an initiative that equips participants with technical expertise in reforestation management. In 2025, CLI introduced four new green skills learning sessions and workshops equivalent to 18 hours of training, benefiting 69 new farmers and fishermen. Since 2021, CLI Foundation has conducted 40 green skills learning sessions totaling 158 hours, building the capacity of 924 farmers and fishermen through the EcoEd program.

Key Business Activities and Sustainability Initiatives

Support to local suppliers and inclusion of marginalized/underrepresented groups

Contribution to the SDGs

- CLI's developments provide employment opportunities and support local businesses. It supports a workforce of more than 10,000 direct and indirect hires and more than 5,000 workers occupying its office buildings and retail spaces. Moreover, CLI's supplier base consists of 80% VisMin suppliers, 18% Luzon suppliers, and 2% foreign suppliers.
- CLI Foundation also provides livelihood skills training to its partner communities and organizations through socio-environmental initiatives such as the Environmental Conservation Education (EcoEd).

PROMOTING CARE FOR THE ENVIRONMENT

Key Business Activities and Sustainability Initiatives

Water consumption

Contribution to the SDGs

- To manage water consumption and promote conservation, CLI has implemented measures, including installing water-saving fixtures in its facilities and establishing rainwater collection systems at its operational properties. As of 2025, 17 horizontal and 14 vertical properties were noted to have rainwater collection systems, totaling 72,839 m^3 of water reused onsite for irrigation, facility upkeep, and other uses. This promotes water conservation, mitigates soil erosion, minimizes water runoff, and aids flood prevention.

Key Business Activities and Sustainability Initiatives

Integration of solar panels in its properties

Contribution to the SDGs

- CLI utilizes renewable energy by installing solar panels on its streetlights at 12 of its properties, including MagsPeak,, Park Centrale, and SJV. CLI is also proud to launch Casa Mira Homes GenSan, the first solar-integrated economic housing community, where each household can save an estimated PHP 600–PHP 3,000 per month on energy costs.
- CLI Foundation supports its beneficiary institution, the Center for Industrial Technology and Enterprise (CITE), by funding the procurement, installation, and maintenance of a solar panel system that supplies the energy demand of this school, which offers free engineering technology programs to students from underprivileged families.

Key Business Activities and Sustainability Initiatives

Construction activities and property operations, and CLI Foundation's socio-environmental initiatives

Contribution to the SDGs

- The nature of CLI's operations can potentially disturb and damage biodiversity and contribute to pollution, affecting the natural balance of local environments. Hence, CLI strives to manage its environmental impacts and help protect ecosystems by adopting sustainable building practices, adhering to regulatory requirements, and working together with its host communities and partners.
- In 2025, CLI produced 23,547 new seedlings and planted 20,648 new trees, increasing the total tree cover by 25.81 ha. Since 2021, a total of 433,047 trees have been planted at 199 community planting sites, covering 428.46 ha across the Visayas.
- In protected areas such as the MagsPeak Mountain Resort area, CLI conducted a diversity assessment as a baseline for monitoring its impacts on local wildlife. In general, CLI complies with environmental regulations for all its properties, ensuring that its environmental impacts are manageable.

PIONEERING SUSTAINABLE BUILDING PRACTICES

Key Business Activities and Sustainability Initiatives

CLI's developments

Contribution to the SDGs

- CLI sets the trend in the development of medium-rise socialized housing for the urban poor in partnership with the local government. The Company also maintains a growing portfolio of developments that are either green-certified or designed to meet international sustainability standards, championing the Philippines' national voluntary green building rating system, Building for Ecologically Responsive Design Excellence (BERDE), as well as the Leadership in Energy and Environmental Design (LEED) and Excellence in Design for Greater Efficiencies (EDGE).

Key Business Activities and Sustainability Initiatives

Construction activities and property operations

Contribution to the SDGs

- The activities required for the Company's operations and social responsibility programs inevitably consume resources and generate waste. To manage the impacts, CLI has policies in place to monitor its resource consumption and waste generation. Efficiency initiatives are implemented and continually refined to reduce resource consumption and waste generation.
- Moreover, CLI has an established waste management program to handle waste in all its managed properties. This program encompasses waste reduction, segregation, and proper disposal. The plan includes protocols for recording, monitoring, education, and regular review, as guided by RA 9003, the Ecological Solid Waste Management Act of 2000. The Company also engages external partners to support waste recycling and to plan for circular-economy models for its operations.

ADVOCATING FOR SOCIAL ADVANCEMENT

Key Business Activities and Sustainability Initiatives

Economic and socialized housing projects, and response during Typhoon Tino and the Cebu Earthquake

Contribution to the SDGs

- As of 2025, close to 50% of CLI's 43,042 residential units cater to low-income markets, with more than 20,000 housing units delivered to date, namely: economic housing in Casa Mira Homes (10,929 units), Casa Mira Towers (8,186 units), and Mirani Steps (215 units); and socialized housing in Villa Casita (764 units), Pinamalayan housing in Oriental Mindoro (338 units), Walk-Up Sugbo 1 Residences (100 units), and Tipolo Residences (90 units).
- Following Typhoon Tino and the Cebu Earthquake, CLI provided emergency tents for temporary shelters, roofing materials for repairs, and furnished four modular shelter units, along with food, drinking water, and household essentials for displaced families affected by the earthquake. Beyond emergency aid, the Company deployed engineering expertise, heavy equipment, and construction teams to support structural safety assessments, road clearing, flood mitigation, and river flow restoration.

Key Business Activities and Sustainability Initiatives

CLI Foundation's socio-environmental initiatives, such as the GROW and GREEN programs, benefited partner farmers and fishers

Contribution to the SDGs

- CLI helps boost the agricultural productivity of partner farmers by providing green skills training and designated spaces at the Company's managed properties, enabling farmers to sell their local produce and providing alternative sources of income.

Key Business Activities and Sustainability Initiatives

LEAP (Leadership and Educational Assistance Program) and ETEEAP (Expanded Tertiary Education Equivalency and Accreditation Program)

Contribution to the SDGs

- CLI supports 20 university scholars taking up architecture, engineering, business, marketing, and hospitality programs under LEAP (Leadership and Educational Assistance Program), while two graduates have transitioned to gainful employment. CLI also launched a new initiative to assist six ETEEAP (Expanded Tertiary Education Equivalency and Accreditation Program) scholars.
- The Company also supports its partner communities through organizing training and learning sessions under programs such as EcoEd and Tabo.

11 SUSTAINABLE CITIES AND COMMUNITIES

Key Business Activities and Sustainability Initiatives

CLI's developments and inclusion in the ATRAM Philippines Sustainable Development and Growth Fund;

Alignment with the UNDP-identified investment focus areas that address social needs

Contribution to the SDGs

- In 2025, CLI continues to build well-planned, accessible, healthy, eco- efficient, inclusive, and sustainable spaces. More eco-features are integrated into its developments, such as pocket parks, smart, programmable street lighting, designated bike lanes, and wide walkways, underscoring its dedication to innovative urban development and environmental sustainability.
- The Company's commitment to promoting affordable housing has also been bolstered by CLI's inclusion in the ATRAM Philippine Sustainable Development and Growth Fund, which shall help address the Philippines' 6.7-million housing backlog.

17 PARTNERSHIPS FOR THE GOALS

Key Business Activities and Sustainability Initiatives

CLI's JV partnerships and CLI Foundation's collaboration with external organizations that resulted in a positive social impact

Contribution to the SDGs

- CLI builds and strengthens relationships with its partners, communities, government, civil society organizations, and other stakeholders. In 2025, CLI Foundation's efforts benefited a total of 10,627 families, 44,411 individuals, and 139 institutions through direct implementation and through external partnerships across all programs. Since 2021, CLI Foundation has benefited a total of 16,046 families, 64,888 individuals, and 282 institutions through direct implementation and through external partnerships across all programs.

SMART SYSTEMS FOR A GROWING CLI

Feature Story:

BUILDING A FUTURE-READY CLI THROUGH DIGITAL TRANSFORMATION

To support employees, customers, and financial operations, the Company launched a suite of digital platforms in 2025 as part of its broader digital transformation agenda. These initiatives were designed to modernize processes, deliver immediate operational impact, and strengthen the Company's readiness for the future. Customer-facing platforms enhance convenience and overall experience, while employee platforms empower the workforce through improved communication, collaboration, and engagement.

These digital solutions enhance workplace efficiency by reducing manual workloads and accelerating core business processes. By minimizing time spent on routine tasks, employees can focus on higher-value activities. At the same time, they improve operational accuracy, strengthen transparency, and provide better visibility into data across the organization.

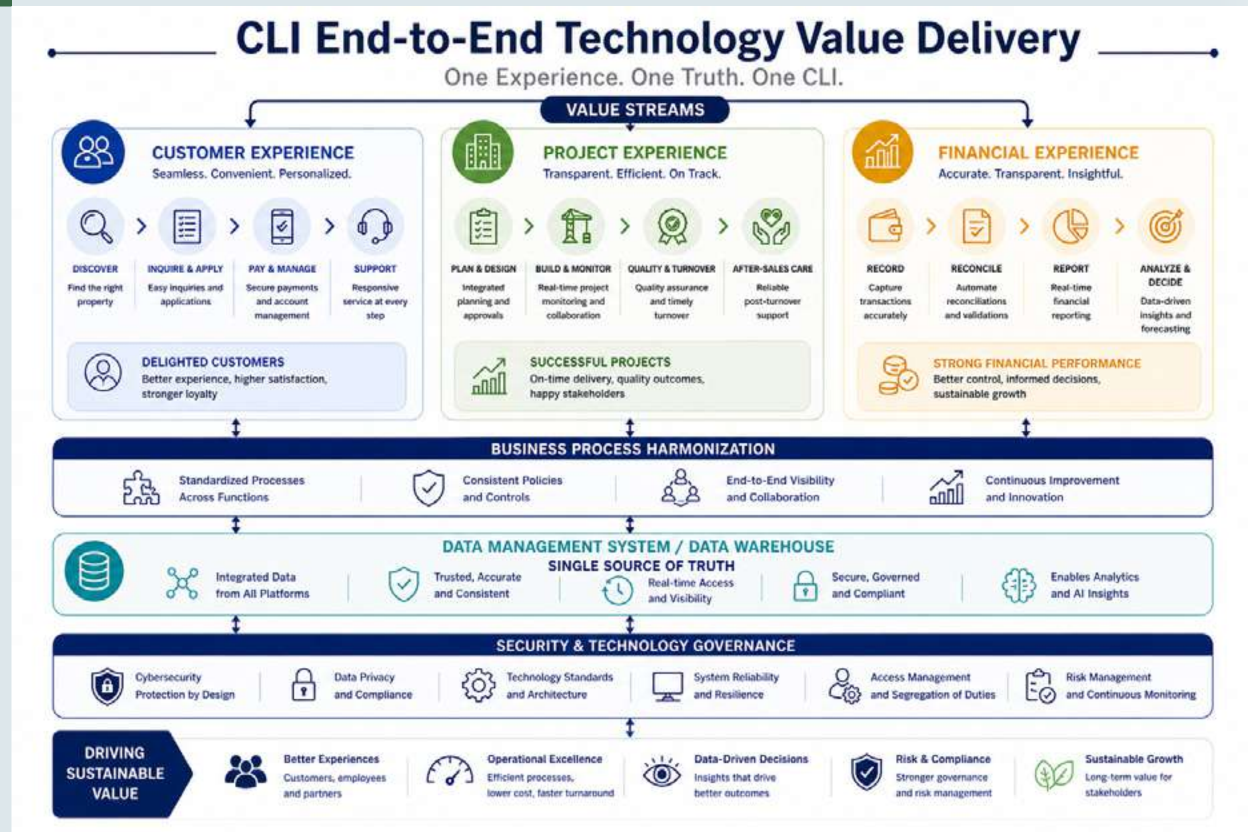
These are some of the digital platforms the Company launched in 2025:

- **Workvivo:** An internal communications platform for employees that strengthens employee engagement and workplace culture. It achieved a 99% employee activation rate and an average engagement of 70%, showcasing its ability to connect the Company's workforce.
- **CLI Pay:** A customer payment channel that processed almost PHP 1 million worth of transactions during its initial phase.
- **CLI Check Writer System:** A tool that automates check preparation and reporting and eliminates rejected checks. It cuts down check preparation time from two to three hours to only five minutes per buyer.
- **Digital Titling and Registration Monitoring (Phase 1):** A system that provides visibility and control for property registration, reducing the workload for the Registration team.
- **Business Process Automations, Robotics Process Automations, and Business Dashboards:** These automations improve departmental efficiency, transaction speed and accuracy, and financial visibility. For instance, the use of Robotics Process Automation (RPA) reduced processing time for treasury operations from 180 hours to 1 hour and 40 minutes. In 2025, the Company completed 67 financial process automations, 24 business automations, and seven operational dashboards. These automations also digitize the approval process, reducing manual work and improving transparency.

The Company also piloted emerging technologies to further enhance data and engagement capabilities. AI AgentSpace, a data-centric tool, demonstrated 90% accuracy when tested across enterprise data sources, supporting faster and more reliable decision-making. Meanwhile, AI Co-Host enhanced audience engagement during the Company's two-day Innovation Summit, showcasing its readiness to adopt AI-driven solutions.

Beyond technology deployment, the Company strengthened its culture of innovation and digital capability through workforce enablement and cross-functional collaboration. It conducted 12 digital and AI workshops, including Generative AI, Data Visualization, and advanced Google Sheets, reaching 250+ participants with a 92% effectiveness rating. Additionally, over 85% of employees completed IT and data privacy awareness programs, reinforcing responsible digital practices. The Company also co-led its first Innovation Summit in partnership with Human Resources, fostering collaboration and enterprise-wide readiness for emerging technologies.

CLI reinforced its digital foundations by proactively managing risks related to cybersecurity, data privacy, system reliability, and operational clarity. Strategic investments in infrastructure, governance, and capability building ensured that innovation is supported by secure, compliant, and resilient systems. This balanced approach enables the Company to accelerate digital adoption while strengthening controls, improving accountability, and delivering sustainable long-term value.



FUTURE OUTLOOK

From 2026 to 2030, CLI will accelerate its digital transformation by building on the strong foundation established during its year of "Mastering Innovation." A key priority is the launch of the CLI Masters App, a unified digital platform that integrates transaction management, customer service, and payment channels to deliver a seamless experience for both customers and internal teams.

The Company will further modernize operations through end-to-end project management solutions, including an integrated e-bidding system, a contractor/partner portal, and a project management system to enhance transparency and reduce turnaround times across the project lifecycle. It will also scale its AI initiatives across cash flow management, sales, and customer service, while expanding its data warehouse capabilities to strengthen data-driven decision-making.

By continuing to invest in infrastructure resilience, cybersecurity, and global standards such as ISO 27001 and ISO 9001, CLI is building a secure and reliable digital backbone for sustained growth. This roadmap will culminate in its ERP modernization, positioning the Company as a future-ready organization equipped to lead the next generation of real estate innovation.

AWARDS AND RECOGNITION

In 2025, CLI received recognition from various award-giving bodies, reflecting its continued pursuit of excellence and its strong track record in building trust, real estate expertise, responsible development, and good governance.

CLI's efforts to institutionalize ESG practices have also gained external recognition. In 2025, the Company received two Bronze Awards at the Asia-Pacific Stevie Awards for Innovative Achievement in Corporate Social Responsibility and Innovation in Annual Reports, underscoring its progress in integrating sustainability into both operations and reporting.

LIST OF AWARDS

INDUSTRY AND DEVELOPMENT EXCELLENCE

13th PropertyGuru Philippines Property Awards 2025

WINNER

- Best Developer (Visayas)
- Best Developer (Mindanao)
- Best Housing Developer
- Best Condo Development (Metro Davao) – Casa Mira Towers LPU Davao
- Best Housing Development (Visayas) – Velmiro Plains Bacolod
- Best Mid End Condo Development (Metro Cebu) – Mivela Garden Residences

SUSTAINABILITY AND ESG LEADERSHIP

Asia Corporate Excellence and Sustainability Awards (ACES) 2025

- Green Initiative Award

Asia Pacific Stevie® Awards 2025

- Bronze
  - Innovative Achievement in Corporate Social Responsibility
  - Innovation in Annual Reports

WORKPLACE EXCELLENCE AND PEOPLE LEADERSHIP

2025 People Management Association of the Philippines (PMAP) Awards

- Employer of the Year Exemplar (Visayas)

Great Place to Work® Certified (Philippines)

- 93% of employees say CLI is a great place to work, far above the Philippine average of 65%
- 95% of employees say they are proud to tell others they work at CLI

MARKET LEADERSHIP AND CORPORATE GOVERNANCE

#1 Developer in VisMin (Colliers Philippines)

Recognized based on net take-up sales in a 2025 market study

2-Golden Arrow Award

Conferred by the Institute of Corporate Directors, marking CLI's third recognition for corporate governance excellence

The Philippine Quill Awards for Maestro: Our Pursuit of Mastering Excellence (CLI 2023 Integrated Report)

Top Award for Sustainability Communications and Breakthroughs and Innovations Excellence Award in Communication Skills

OUR VALUE CREATION

VALUE CREATION MODEL

CLI's main activities as a property development company encompass planning, development, operations, and management. The Company draws from its six capitals to perform business activities and generate outputs. CLI aims to build enduring value for its stakeholders by managing risks and seizing opportunities. With the vision of becoming the most community-focused organization in VisMin, CLI prioritizes integrating social development into its value chain.

GRI 2-6

CLI'S SUPPLY AND VALUE CHAIN

INPUTS

Natural Capital

Environmental resources that are efficiently and responsibly used

- Landbank - **118 ha**
- Energy - **77,223.54 GJ consumed**
- Water - **2,003,969.94 m^3 consumed**
- Materials (non-renewable):
  - Sand - **72,973.80 m^3**
  - Gravel - **47,171 m^3**
  - Cement - **61,485,894 kg**
  - Rebars - **18,241,318.71 kg**
  - Glass - **18,799 m^2**
  - Limestone - **6,000 m^3**
  - Ready Mix Concrete - **1,467,769 kg**
- Materials (renewable):
  - Lumber/Wood - **550,313 bd.ft**

Financial Capital

A stable pool of funds from profits, equity, and loans used to build products and provide services

Manufactured Capital

- **103** Residential projects
- **6** Offices
- **10** Mixed-use
- **3** Estates
- **10** Hotels
- Recurring Assets
  - **71,241 m^2** Total GLA completed
  - **40,191 m^2** GLA under construction
  - **941** Rooms operational
  - **778** Room keys under construction
- Green building design
  - Energy-efficient construction practices
  - Renewable resources (solar power and rainwater harvesting)
  - Environmentally friendly design features
  - Waste prevention systems
  - Low-impact materials selection
  - Design durability and life cycle assessment

Intellectual Capital

- Local knowledge, mastery, expertise,
- and market leadership in VisMin
- Established name and trusted brand
- Fast turnover of projects compared with competitors
- Hands-on or personalized approach to customer experience
- Digitized system for a more convenient customer experience
- Strong track record in the medium-rise market segments
- Award-winning planning and design
- In-house after-sales and property management support

Human Capital

A competent and high-performing workforce

- **1,363** direct hires
  - CLI - **983**
  - CLI PM - **202**
  - Ascott - CITADINES - Bacolod - **70**
  - Ascott - CITADINES - Cebu - **40**
  - Ascott - LYF - Cebu - **19**
  - The Pad - **35**
  - Construction (In-house) - **12**
  - CLI Foundation - **2**
- **9,215** indirect hires (outsourced personnel and contractors' workforce)

Social and Relationship Capital

A strong relationship with the local broker community, trust from buyers and end-users, and preference of landowners

- **24** Joint Venture Entities
- Network of **1,991** accredited sellers and brokers/sellers (with **152** newly accredited in 2025)
- LGU/Community Partners in **12** provinces, **24** cities and municipalities, and **62** barangays

GRI 2-6

VALUE CHAIN

Business Activities

1. Land Acquisition[a]
2. Planning and Permitting[a]
3. Financial Analysis[a]
4. Marketing and Sales[b]
5. Construction and Procurement[a]
6. After Sales[b]
7. Turnover[b]
8. Operations[b]

[a] Planning and Development
[b] Operations and Management

Community Development

1. Community Development
2. Providing Access to Affordable Housing
3. Managing Environmental Impacts and Building Resilience
4. Developing Talent through Education
5. Promoting Self-reliance through Livelihood

OUTPUTS

Growth in Residential Products

- 103 Total residential products
- 44,672 Units
- 286.30 ha
- 7 New projects launched in 2025
- 71,241 m² Total GLA completed
- 40,191 m² GLA under construction

Increase in Socialized Housing: Mid-rise Buildings

- 1 Completed
- 1 Under construction
- 4 in planning stage

Green Building Design

- Latitude Corporate Center - BERDE Excellence Certification 5-star rating (Design Stage)
- Astra Centre - undergoing BERDE Certification review
- 38 Park Avenue - EDGE Certified
- Master Tower Cebu- LEED
- Tipolo Residences Bldg 2 (socialized housing medium-rise building undergoing BERDE certification review)

OUTCOMES AND IMPACTS (ACTUAL AND DESIRED)

Natural

Planet

- Resource conservation
- Reduced environmental impacts

Financial

Manufactured

Profit/Progress

- Business growth
- Favorable economic performance
- Solid and healthy balance sheet
- Increased employment
- Improved local economy

Intellectual

Product

Resilient, sustainable housing and community spaces

- End-users of CLI products
  - 10,763 Unit owners
  - 14 Condo corporations
  - 11 Homeowners associations

Human

Social and Relationship

People

- Customer loyalty
- Enhanced brand value
- Healthy and motivated employees
- Productive and self-reliant communities
- Better living conditions
- Strengthened partnerships

STAKEHOLDERS

Partners

- Joint venture partners
- Suppliers
- Contractors
- Service providers
- Employees

Customers

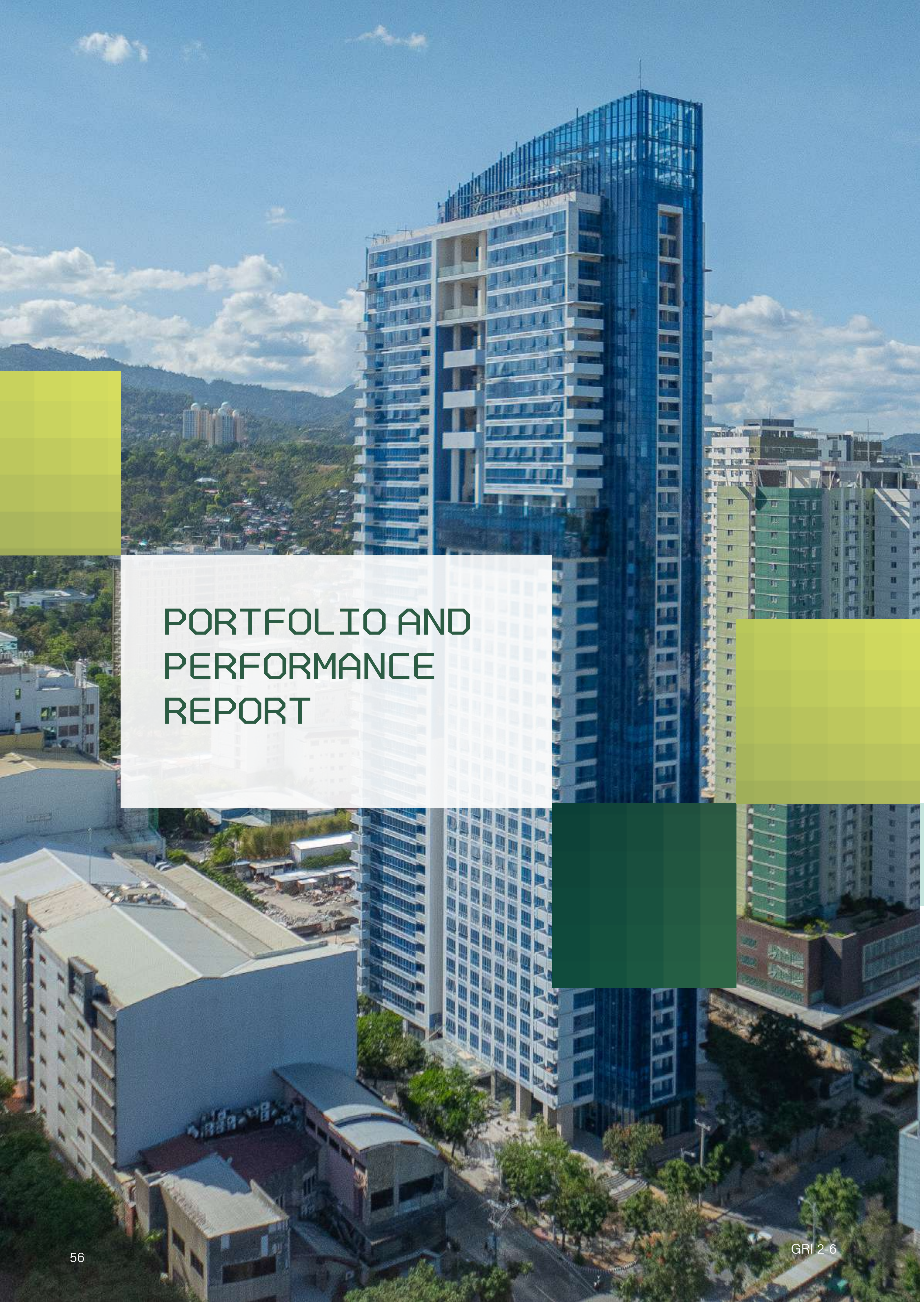
- Sellers
- Buyers
- End-users (homeowners associations, condominium corporations, and end-users of leased products)
- Office and retail space lessees

Local Communities

- Local government units
- Host communities
- Neighboring barangays

GRI 2-6

GRI 2-6



PORTFOLIO AND PERFORMANCE REPORT

GRI 2-6

FINANCIAL REVIEW

INCOME AND REVENUES

CLI delivered a stable topline performance in 2025, with Revenues recorded at PHP 18.52 billion. Further, overall profitability remained steady, supported by the strong growth in Other Operating Income, which increased by 161% to PHP 2.22 billion. Overall, CLI maintained its earnings level, with Net Income slightly higher at PHP 4.03 billion. Net Profit attributable to Parent also grew by 1% to PHP 3.04 billion, reflecting the Company's ability to sustain performance.

RESERVATION SALES

The Company recorded PHP 24.6 billion in reservation sales, driven by continued demand across its residential portfolio, particularly within its mid-market and economic segments. This performance underscores CLI's ability to align its product offerings with market needs while maintaining healthy sales momentum.

DIVIDENDS

CLI maintained its commitment to delivering shareholder value, declaring a cash dividend of PHP 0.18 per share. This is consistent with a 15% compound annual growth rate in dividends since its 2017 IPO, resulting in cumulative shareholder returns of PHP 3.8 billion. The Company continues to balance reinvestment for growth with sustainable returns to shareholders.

COST AND EXPENSES

Through improved procurement, tighter controls, and streamlined processes, CLI continues to maintain strict cost discipline. Consequently, Cost of Sales and Services rose just 1% year-over-year increase to PHP 9 billion from PHP 8.88 billion in the same period last year as restated with the adoption of Philippine Financial Reporting Standards (PFRS) 15. Meanwhile, Total Operating Expenses increased 20% to PHP 3.85 billion driven by expanding operations—specifically higher manpower costs from headcount growth and increased taxes, licenses, and regulatory fees from active development projects.

CLI DELIVERED RECORD FINANCIAL PERFORMANCE IN 2025, POSTING CONSOLIDATED REVENUES OF PHP 19.5 BILLION.

MARKET LEADERSHIP

CLI sustained its leadership in the Visayas and Mindanao real estate market in 2025, underpinned by strong demand, disciplined execution, and a diversified portfolio of residential and recurring income assets. The Company maintained its position as the top developer in the region, capturing an 18% market share in residential sales, reflecting continued market confidence and the strength of its development strategy.

Residential demand remained resilient, with projects achieving high absorption rates driven by CLI's mid-market and economic brands. Casa Mira and the Garden Series continued to anchor sales performance, collectively contributing the majority of residential uptake. This sustained demand highlights CLI's ability to deliver market-responsive developments that address evolving housing needs across its key segments.

GRI 2-6, 3-3

At the same time, CLI advanced its strategy to build stable, recurring income streams by expanding its hospitality and leasing portfolio. The opening of new hotel developments and the growth in rental income reflect the Company's focus on enhancing long-term value and diversifying revenue sources. These investments lay the groundwork for future initiatives, including a potential Real Estate Investment Trust (REIT), to unlock further value from its income-generating assets.

CLI's strong market position is further reinforced by sustained investor confidence, evidenced by strong take-up from homebuyers and continued support for its capital-raising initiatives, including sustainability-linked instruments.

THE COMPANY MAINTAINED ITS POSITION AS THE TOP DEVELOPER IN THE REGION, CAPTURING AN 18% MARKET SHARE IN RESIDENTIAL SALES, REFLECTING CONTINUED MARKET CONFIDENCE AND THE STRENGTH OF ITS DEVELOPMENT STRATEGY.

2025 REAL ESTATE PROJECT LAUNCHES

In 2025, CLI sustained strong market momentum through the launch of seven residential developments across key growth areas in Visayas and Mindanao, reflecting continued demand for the Company's integrated, lifestyle-driven communities. These launches expanded CLI's portfolio across vertical and horizontal housing segments, including affordable, mid-market, and township developments designed to address evolving customer needs. Collectively valued at PHP 31.25 billion, the projects generated robust sales performance, with 68% of launched inventory sold as of year-end, underscoring buyer confidence in CLI's developments and long-term growth strategy.

GRI 2-6, 3-3

Feature Story:

LEADERSHIP AND EXCELLENCE IN MARKET AND GOVERNANCE

CLI continued to lead the Visayas and Mindanao real estate market in 2025, recording a 17% residential sales take-up, reflecting sustained demand and strong brand trust across its developments. This performance highlights CLI's ability to deliver homes that meet the needs of Filipino families, particularly in the mid-market and affordable segments where demand remains steady.

Beyond sales, CLI's leadership is reinforced by consistent recognition from respected industry and governance institutions. In 2025, the Company earned multiple honors at the PropertyGuru Philippines Property Awards, including Best Developer (Visayas and Mindanao) and Best Housing Developer, as well as project-specific wins for Velmiro Plains Bacolod and Mivela Garden Residences. These awards affirm CLI's track record in delivering quality developments across different market segments.

CLI also maintained its strong standing in corporate governance, receiving its Two-Golden Arrow Award from the Institute of Corporate Directors for the third time, indicating its continued alignment with global governance standards. At the same time, its people-first culture was recognized with the Employer of the Year Exemplar for the Visayas award from the People Management Association of the Philippines (PMAP), reinforcing its commitment to employee engagement and workplace excellence.

These recognitions reflect more than milestones; they signal how CLI operates as an organization. Strong sales performance, disciplined execution, and responsible governance all work together to build trust with customers, investors, and partners.

As CLI expands its reach and takes on larger, more complex developments, its leadership continues to be anchored on what matters most: delivering quality homes, upholding good governance, and creating lasting value for the communities it serves.

GRI 2-6, 3-3

DRIVING SUSTAINABLE DEVELOPMENT

Expansion in key areas	Building recurring income developments	Vertical integration of property management	Growth of economic housing brand	Capitalizing on pipeline projects

CLI advances sustainable growth by balancing business expansion with long-term value creation. The Company continues to scale its developments, grow its recurring income portfolio, strengthen its property management operations, and expand its economic housing footprint, while ensuring responsible land use, community impact, and financial resilience.

GROWTH STRATEGIES

Cebu Landmasters has sustained its growth through several strategies that will ensure continued progress in the future.

EXPANSION IN KEY AREAS

CLI continues to broaden its geographic footprint and deepen its presence in high-growth urban centers. In VisMin, the Company sustains its presence across 17 key cities, supported by strategic land acquisitions and a strong pipeline of developments in Cebu, Bacolod, Cagayan de Oro, Davao, Butuan, Puerto Princesa, and emerging growth areas such as General Santos.

In 2025, CLI advanced its Luzon expansion, following the opening of its regional headquarters in Makati City. The Company is progressing plans for its first major development in Luzon, strengthening its position as a national developer.

BUILDING RECURRING INCOME DEVELOPMENTS

CLI is growing its recurring income portfolio as part of its long-term value strategy. The Company continues to expand its commercial, office, retail, and hospitality assets, which contribute to stable rental and operating income. Several commercial developments, including Astra Center, Patria de Cebu, DGT Commercial Center, and Masters Tower, progressed in 2025, strengthening CLI's recurring income portfolio. These developments enhance the Company's recurring revenue streams and support its long-term growth strategy.

Recurring income assets now include office spaces, BPO facilities, hotels, commercial developments, and integrated mixed-use properties. These assets generated PHP 19.5 billion in lease revenues in 2025, supported by a combined gross leasable area (GLA) of 71,241 m^2.

VERTICAL INTEGRATION OF PROPERTY MANAGEMENT

Through Cebu Landmasters Property Management, Inc. (CLIPM), CLI continues to strengthen its property management services across residential, commercial, and office developments. The business unit supports long-term asset performance, enhances customer experience, and ensures efficient community operations.

CLIPM now manages 30 projects, serving both CLI-owned properties and external clients. With expanding service capabilities, CLIPM plays an increasingly important role in customer experience, operational efficiency, and community management.

GROWTH OF ECONOMIC HOUSING BRAND

CLI's economic housing brand, Casa Mira, continues to address the country's demand for quality and affordable housing. The brand remains a key contributor to CLI's residential sales performance and plays a significant role in expanding homeownership opportunities for Filipino families. Casa Mira remains CLI's fastest-selling and most sought-after brand. Unit prices range from PHP 1.80 million to PHP 3 million. Correspondingly, monthly amortizations range from as low as PHP 6,000 to as high as PHP 15,000. These offerings cater to households with monthly incomes ranging from PHP 15,000 to PHP 30,000.

Currently, there are 15 Casa Mira communities and a total of 16,879 housing units in VisMin, namely: (1) Casa Mira Linao, (2) Casa Mira South, (3) Casa Mira Towers Guadalupe, (4) Casa Mira Towers Labangon, (5) Casa Mira Towers Mandaue, (6) Casa Mira Coast, (7) Casa Mira Bacolod, (8) Casa Mira Towers CDO, (9) Casa Mira Iloilo, (10) Casa Mira Homes Dumaguete, (11) Casa Mira Towers LPU, (12) Casa Mira Ormoc, (13) Casa Mira Towers Bacolod, (14) Casa Mira Towers Palawan, and (15) Casa Mira Davao.

As of 2025, there are 19,386 units across VisMin. CLI's new development in General Santos City marks its first solar-integrated residential project, launched in June 2025. The project features 1,200 solar-ready homes, advancing sustainable housing at scale while reinforcing CLI's commitment to addressing the housing backlog and supporting inclusive growth.

CAPITALIZING ON PIPELINE PROJECTS

CLI continues to strengthen its project pipeline across residential, mixed-use, commercial, and township developments. With a diversified portfolio and a disciplined approach to project execution, the Company is positioned to deliver sustained growth in the coming years.

PROJECT CATEGORIES

CLI continues to expand its diverse real estate portfolio across Visayas and Mindanao, while growing its presence beyond the region. Its developments span residential, mixed-use, hospitality, office, retail, and township projects, allowing the Company to serve a broad range of market segments and evolving customer needs.

With 132 projects across 18 key cities in Visayas and Mindanao, CLI sustained its position as the region's leading developer, recognized for delivering high-quality developments and creating long-term value across its markets. This leadership is reinforced by the Colliers Philippines Real Estate Market Study, which showed CLI consistently outperforming national players by having the highest residential market share (in terms of take up) in the region over the past several years.

CLI PROJECT PORTFOLIO

CLI HAS **132 PROJECTS** ACROSS **18 KEY CITIES** IN VISMIN

RESIDENTIAL

103

HOTELS AND RESORTS

10

Rooms operational

941

Room keys under construction

778

MIXED-USE

10

OFFICES

6

GLA completed

71K m²

GLA under construction

40K m²

GLA in the next 3 years

80K m²

TOWNSHIPS

Master planned communities

3

For development

87 ha

GRI 2-6

RESIDENTIAL PROJECTS

Residential Subdivision - Garden Series

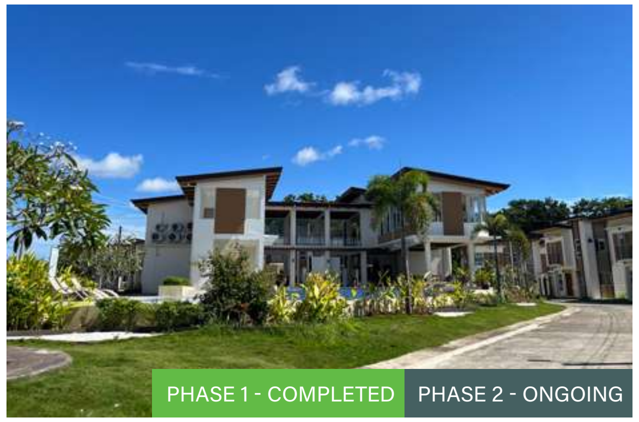
Midori Plains | 7 ha
Tungkop, Minglanilla, Cebu | Cebu
370 units

San Josemaria Village | **Balamban** = 3 ha | **Minglanilla** = 3.1 ha
Talisay = 2 ha | **Toledo** = 3 ha
Balamban, Minglanilla, Talisay, Toledo | Cebu
Balamban = 231 | **Minglanilla** = 145 | **Talisay** = 96 | **Toledo** = 144

Velmiro Heights | 8.8 ha
Tunghaan, Minglanilla, Cebu | Cebu
348 units

Velmiro Uptown CDO | 14.3 ha
Upper Canitoan, CDO | CDO
408 units

Velmiro Plains Bacolod | 8.12 ha
Brgy. Granada, Bacolod City | Bacolod
342 units



Velmiro Greens Bohol | 4.84 ha
Biking, Dauis, Panglao, Bohol | Bohol
Phase 1 = 204 units | **Phase 2** = 52 units

GRI 2-6

Velmiro Heights CDO | 12 ha

Brgy Agusan, CDO | CDO

518 units

Velmiro Heights Davao | 11.52 ha

Brgy. Magtuod, Davao City | Davao

362 units

Velmiro Heights Consolacion | 10.52 ha

Brgy. Tolo-tolo, Consolacion | Cebu

Phase 1 = 156 units | **Phase 2** = 194 units

GRI 2-6

Residential Subdivision - Casa Mira

Casa Mira Linao | 7.8 ha

Maghaway Road, Brgy. Linao, Talisay City, Cebu | Cebu

Phase 1 | Phase 2 | Phase 3 = 850 units

Casa Mira Coast | 5.3 ha

Sibulan, Negros Oriental | Sibulan, Negros Oriental

543 units

Casa Mira Bacolod | 4.5 ha

Brgy. Granada, Bacolod City | Bacolod

431 units

Casa Mira Iloilo | 14 ha

Brgy. Camalig, Jaro, Ilo-Ilo City | Iloilo

1,185 units

Casa Mira South | 39 ha

Bordering City of Naga and Pitalo, San Fernando, Cebu | Cebu

Phase 1A = 342 | **Phase 1B** = 667 | **Phase 2A** = 494 | **Phase 2B** = 250
Phase 3A = 165 | **Phase 3A.2** = 481 | **Phase 3B** = 456
Phase 4A = 229 | **Phase 4B.1** = 198 | **Phase 4B.2** = 174

Casa Mira Homes Dumaguete | 7 ha

Brgy. Junob, Dumaguete City | Dumaguete

Phase 1 = 517 units | **Phase 2** = 87 units

GRI 2-6

Casa Mira Homes Danao | 8 ha
Guinsay, Danao City | Cebu
595 units

Casa Mira Homes Davao | 13.58 ha
Brgy. Magtuod, Davao City | Davao
836 units

Casa Mira Homes Ormoc | 9.1 ha
Brgy. Luna, Ormoc City | Ormoc
685 units

Casa Mira Homes Butuan | 11 ha
Butuan, Agusan del Norte | Butuan
676 units

Casa Mira Homes GenSan | 21 ha
Lagao and Ligaya, Gensan | Gensan
1,218 units

Residential Subdivision - Socialized Housing

Pinamalayan Socialized Housing | 3.84 ha
Oriental Mindoro
338 units

Villa Casita Balamban | 8,000 m²
Brgy Buanoy, Balamban, Cebu | Cebu
101 units

Villa Casita North | 4.8 ha
Barangay La Paz, Bogo City | Cebu
686 units

Residential Condominium (Premier Masters)

38 Park Avenue | 1.18 ha
India St. Cor. JM Del Mar St., Cebu It Park, Cebu | Cebu
764 units

Asia Premier Residences | 1.038 m²
J.M. Del Mar St. Cebu I.T. Park, Apas Cebu City | Cebu
88 units

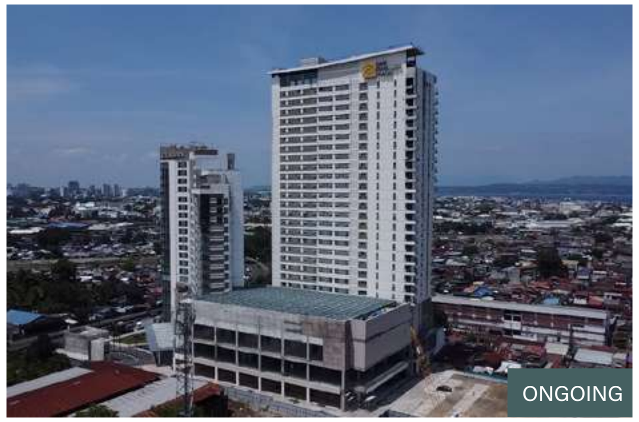
Base Line Premier | 1.1 ha
Base Line Center, Juana Osmeña Street, Cebu City | Cebu
379 units

Base Line Prestige | 1 ha
Base Line Center, Juana Osmeña Street, Cebu City | Cebu
351 units

Base Line Residences | 1,500 m²
Base Line Center, Juana Osmeña Street, Cebu City | Cebu
189 units

One Astra Place | 1.24 ha
Astra Centre, A.S. Fortuna St., Banilad, Mandaue City | Mandaue
Tower 1 = 478 units | **Tower 2** = 533 units

GRI 2-6



One Paragon Place | 1.94 ha
Matina, Davao City | Davao
554 units

Ranudo Tower at Calle 104 | 3,100.30 m²
Ranudo St., Cebu City | Cebu
192 units

Terranza Residences | 2,539 m²
Arroyo St., Iloilo City | Iloilo
600 units

Ramos Tower at Calle 104 | 2,427.71 m²
F. Ramos St. Cogon, Cebu City | Cebu
325 units

North Grove at Pristina Town | 8,284 m²
Pristina Town, Bacayan, Cebu City
Tower 1 = 386 units | **Tower 2** = 643 units

The Wave Towers | 5,828 m²
Cebu IT Park | Cebu
709 units

GRI 2-6


NEWLY LAUNCHED

One Manresa Place | 8,390 m^2
Manresa Town, Masterson Ave., Cagayan de Oro City | CDO
Tower 1 = 394 units | **Tower 2** = 369 units | **Tower 3** = 174 units


TOWER 1, 2 - NEWLY LAUNCHED

The West Village at DGT | 4,770 m^2
Davao Global Township, Matina, Davao City
Tower 1 = 299 units | **Tower 2** = 320 units

Residential Condominium - Garden Series


COMPLETED

MesaTierra Garden Residences | 5,094 m^2
E. Jacinto Ext. Davao City | Davao
694 units


COMPLETED

MesaVerte Garden | 8,740 m^2
Osmena Ext. Cagayan de Oro City | CDO
Tower 1 = 252 | **Tower 2** = 252 | **Tower 3** = 294


BUILDING A, B, C - COMPLETED

MesaVirre Garden Residences | 1 ha
Lacson St., Bacolod City | Bacolod
Building A = 294 units | **Building B** = 442 units | **Building C** = 336 units


COMPLETED

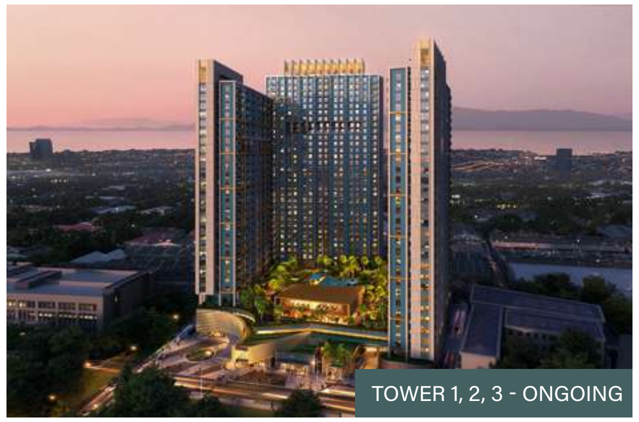
Midori Residences | 5,200 m^2
A.S. Fortuna St., Banilad, Mandaue City | Cebu
396 units


TOWER 1, 2, 3, 4 - COMPLETED

Mivela Garden Residences | 1.26 ha
Apas, Cebu City | Cebu
Tower 1 = 384 units | **Tower 2** = 505 units | **Tower 3** = 360 units
Tower 4 = 336 units


COMPLETED

Mivesa Garden Residence | 1.8 ha
Lahug, Cebu City | Cebu
Phase 1 = 296 units | **Phase 2** = 638 units | **Phase 3** = 576 units


TOWER 1, 2, 3 - ONGOING

Mandtra Residences | 1.24 ha
P. Basubas Street, Tipolo, Mandaue City | Cebu
Tower 1 = 595 units | **Tower 2** = 685 units | **Tower 3** = 599 units

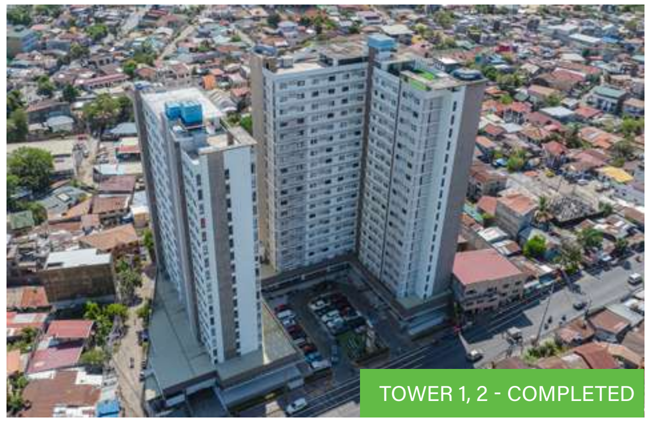

TOWER 1, 2 - ONGOING

Mindara Residences | 3,698 m^2
LPU Town, Brgy Sa-sa, Buhangin, Davao City | Davao
546 units


TOWER 1, 2, 3, 4, 5, 6 - ONGOING

The East Village at DGT | 1.8 ha
Matina, Davao City | Davao
Tower 1 = 414 units | **Tower 2** = 314 units | **Tower 3** = 359 units
Tower 4 = 387 units | **Tower 5** = 429 units | **Tower 6** = 288 units

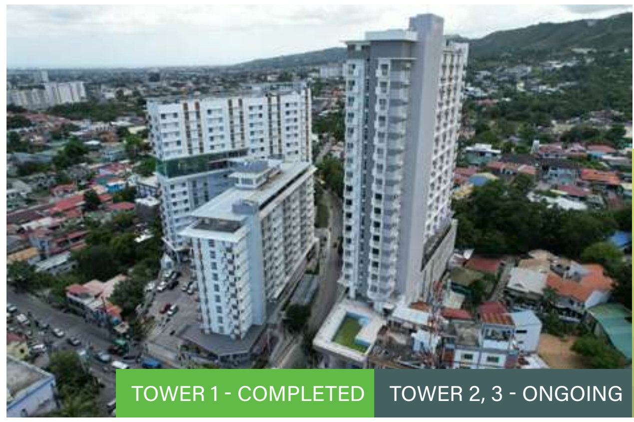
Residential Condominium - Casa Mira Towers



Casa Mira Towers Labangon | 4,448 m^2

Salvador Street, Labangon, Cebu City | Cebu

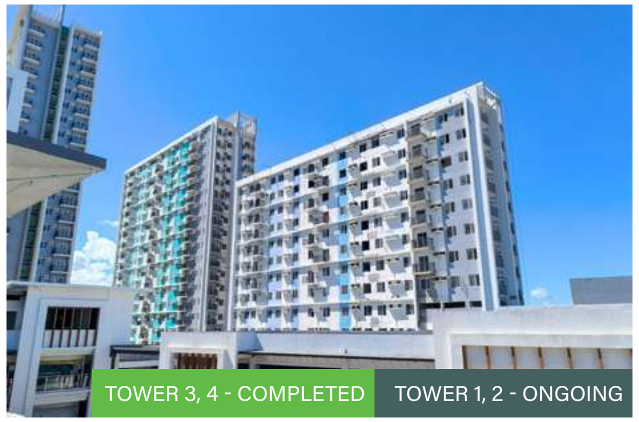
Tower 1 = 272 units | **Tower 2** = 414 units



Casa Mira Towers Guadalupe | 4,794 m^2

Guadalupe, Cebu City | Cebu

Tower 1 = 544 units | **Tower 2** = 234 units | **Tower 3** = 453 units



Casa Mira Towers Mandaue | 1.14 ha

Brgy. Ibabao, Mandaue City | Mandaue

Tower 1 = 256 units | **Tower 2** = 407 units | **Tower 3** = 505 units
Tower 4 = 316 units

Casa Mira Towers Bacolod | 1.1 ha

Lacson St. Brgy. Bata, Bacolod City | Bacolod

Tower 1 = 396 units | **Tower 2** = 327 units | **Tower 3** = 327 units
Tower 4 = 396 units

Casa Mira Towers CDO | 6,315 m^2

Brgy. Kauswagan, Cagayan de Oro City | CDO

Tower 1 = 542 units | **Tower 2** = 444 units

Casa Mira Towers LPU Davao | 7,604 m^2

CP Garcia Highway, Brgy. Sasa, Davao City | Davao

Tower 1 = 465 units | **Tower 2** = 465 units

GRI 2-6

Casa Mira Towers Palawan | 2 ha

Puerto Princesa, Palawan | Palawan

Tower 1 = 227 units | **Tower 2** = 253 units | **Tower 3** = 241 units | **Tower 4** = 384 units | **Tower 5** = 345 units

Residential Condominium - Mirani Steps

Mirani Steps Danao | 1.53 ha

Brgy. Guinsay, Danao City | Cebu

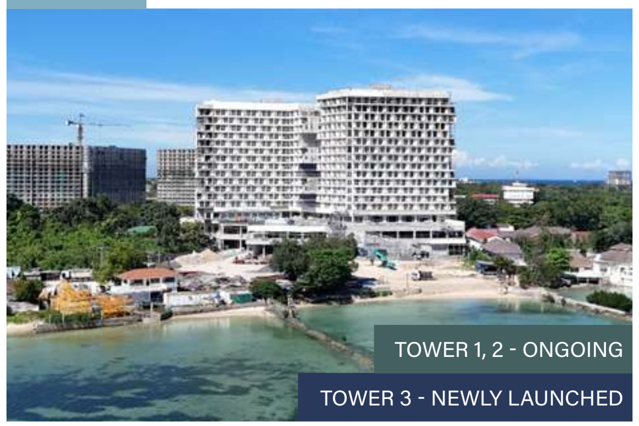
215 units

Beachtown Residences

Costa Mira Beachtown Panglao | 1 ha

Barangay Totolan, Dauis, Panglao, Bohol | Bohol

Tower 1 = 264 units | **Tower 2** = 428 units | **Tower 3** = 364 units



Costa Mira Beachtown Mactan | 1.84 ha

Mactan, Cebu | Cebu

Tower 1 = 337 units | **Tower 2** = 322 units

GRI 2-6

Mixed-Use


COMPLETED

Base Line Center

Juana Osmeña Street, Cebu City | Cebu

Residential: 2 towers | **Hotel:** 2 international franchise | **Office:** 1 tower
Retail: 11 units


COMPLETED

38 Park Avenue

India St. Cor. JM Del Mar St., Cebu It Park, Cebu | Cebu


COMPLETED

Banilad High Street

Banilad, Cebu City | Cebu


ONGOING

Calle 104

Ramos St., Cebu City | Cebu

11 units


ONGOING

Astra Centre

A.S. Fortuna St., Banilad, Mandaue City | Mandaue


ONGOING

Masters Tower Cebu

Cebu Business Park | Cebu

GRI 2-6

ONGOING

Patria de Cebu

Patria de Cebu, P. Gomez St., Cebu City | Cebu

16 Floors (GF - 16F)


ONGOING

The Paragon Davao

MacArthur Highway, Matina, Davao City | Davao


ONGOING

LPU Town Davao

Davao City | Davao

GRI 2-6

Offices

Base Line HQ | 2,117 m² GFA

Base Line Center Juana Osmeña Street Cebu City | Cebu

6 floors

Latitude Corporate Center | 21,000 m² GFA | 2.35 ha

Mindanao Avenue, Cebu Business Park Cebu City | Cebu

24 floors

Park Centrale Tower | 11,920 m² GFA

J.M. Del Mar St. Cebu I.T. Park, Apas Cebu City | Cebu

88 units

Astra Corporate Center | 21,000 m² GFA | 2.35 ha

Mandaue City, Cebu | Cebu

Patria de Cebu Office

Cebu City | Cebu

Masters Tower

Cebu Business Park Cebu City | Cebu

Retail

38 Park Avenue Retail

India St. Cor. JM Del Mar St., Cebu It Park, Cebu | Cebu

Base Line Center (Retail)

Juana Osmeña Street Cebu City | Cebu

Latitude Corporate Center (Retail)

Mindanao Avenue, Cebu Business Park Cebu City | Cebu

10 Units

Shoppes at Banilad High Street

The Pad, Banilad, Cebu City | Cebu

Astra Lifestyle Centre

Astra Centre A.S. Fortuna St., Banilad Mandaue City | Mandaue

DGT City Center

Matina, Davao City | Davao

DGT Cultural Center

Matina, Davao City | Davao

Masters Tower Cebu

Cebu Business Park | Cebu

Patria de Cebu Retail Area

Patria de Cebu P. Gomez St., Cebu City | Cebu

2 Levels (GF - 2F)

The Paragon Davao Convention Center

MacArthur Highway, Matina Davao City | Davao

The Paragon Davao Lifestyle Mall

The Paragon Davao MacArthur Highway, Matina Davao City | Davao

GRI 2-6

HOTELS AND RESORTS

Hotels

Citadines Bacolod City

Brgy Bata, Bacolod City | Bacolod

200 rooms

Citadines Cebu City

Base Line Center, Juana Osmeña Street, Cebu City | Cebu

180 rooms

lyf Cebu City

Base Line Center, Juana Osmeña Street, Cebu City | Cebu

159 rooms

Radisson RED Cebu Mandaue

Astra Centre, A.S. Fortuna St., Banilad Mandaue City | Mandaue

144 rooms

Citadines Paragon Davao

Gen. MacArthur Highway, Brgy. Bucana, Davao City | Davao

263 rooms

Mercure Downtown Cebu

Patria de Cebu, P. Burgos St., Cebu City | Cebu

171 rooms

GRI 2-6

Sofitel Cebu City

Masters Tower Cebu, Cebu Business Park | Cebu

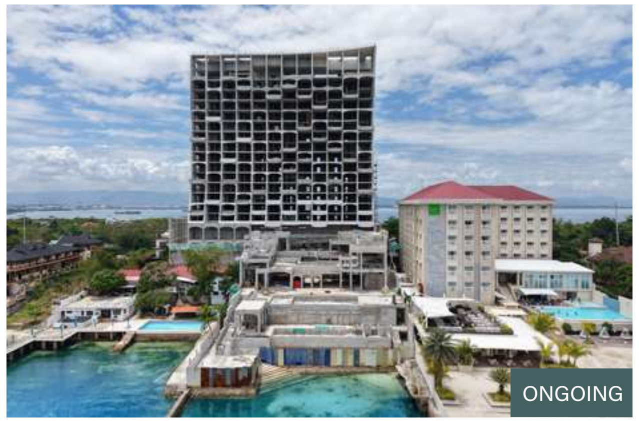
196 rooms

Resorts

MagsPeak Mountain Resort and Villas

Magsaysay Peak, Sunog, Balamban, Cebu | Cebu

21 rooms



Abaca Resort Mactan

Punta Engano, Lapu-Lapu City, Mactan | Mactan

124 rooms

Co-Living Space

The Pad Co-Living

Banilad, Cebu City | Cebu

258 rooms

Townships

Davao Global Township | 22 ha

Gen. MacArthur Highway, Matina, Davao City | Davao

Manresa Town | 14.6 ha

Uptown Area, CDO | CDO

Pristina Town | 7.2 ha

Bacayan, Cebu City | Cebu

CORPORATE SUSTAINABILITY

OUR SUSTAINABILITY STRATEGY

Assessing CLI's sustainability performance in all areas of its operations is a key aspect of its sustainability approach. The results of these assessments inform how the Company develops commitments aligned with its fundamental principles, value chain, and identified material topics.

OUR APPROACH AND JOURNEY TO SUSTAINABILITY

CLI embeds sustainability into its business operations and improves its sustainability performance through the Plan-Do-Check-Act cycle:

PLAN

1. **Materiality Assessments**
   - Sustainability committee sessions at the management and board level
   - Organizational process and policy review
   - Updating the year's six capitals
   - Reviewing risks, opportunities, and material impacts
   - Creating the Strategic Management Office
   - Performance Management System planning and departmental consultation

2. **Review of Internal Business, Processes, Objectives, Targets, and Programs**
   The Company identifies key indicators and result areas to evaluate based on:
   - Financial and operational performance
   - Customer satisfaction
   - Environmental sustainability
   - Community focus
   - Employee engagement and training
   - Organizational development, process improvement
   - Digital innovation

DO

3. **Preparation of Corporate, Departmental, and Individual Balanced Scorecards**
   - Monitoring progress through indicators, milestones, and regular performance reviews
   - Using scorecard results to support decision-making and continuous improvement

CHECK

4. **Sustainability Management, Monitoring, and Reporting**
   - Measuring and tracking performance
   - Documenting and reporting performance

ACT

5. **Continuing Stakeholder Engagement and Developing A Sustainability Culture**
   - Implement external stakeholder engagement sessions for brokers/sellers
   - Continuous capacity building through departmental learning sessions and workshops

GRI 2-22, 2-29, 3-1

THE FIVE PILLARS

The Five Pillars Framework was established through a comprehensive assessment of the Company's key risks, impacts, opportunities, and priority issues. It serves as the foundation of CLI's EESG approach, providing a clear and structured view of its sustainability profile. The framework guides the Company's sustainability vision, strategy, and targets, while ensuring alignment with the United Nations Sustainable Development Goals (SDGs) and its commitment to creating long-term value for stakeholders.

HOW CLI IS CREATING LASTING POSITIVE IMPACT WITH THE FIVE PILLAR FRAMEWORK

Product

Developing Sustainable and Resilient Spaces

- Product quality and affordability
- Providing products for the low-income segment
- Product eco-efficiency
- Product resilience and safety
- Risk-based project management
- Diversified product portfolio

Profit/Progress

Growing the Business and Supporting Local Markets

- Economic value creation and distribution
- Procurement practices
- Local sourcing
- Indirect economic impacts
- Financial impacts due to climate-related risks

Planet

Conserving Resources and Managing Environmental Impacts

- Energy, water, and materials
- Waste management
- Emissions management
- Biodiversity management
- Climate risk adaptation and mitigation

People

Engaging and Investing in Our People, Customers, and Communities

- Employee welfare
- Training and organizational development
- Employee and customer health and safety
- Diversity and equal opportunity
- Customer feedback and satisfaction
- Stakeholder engagement
- Community development programs

Process/Practice

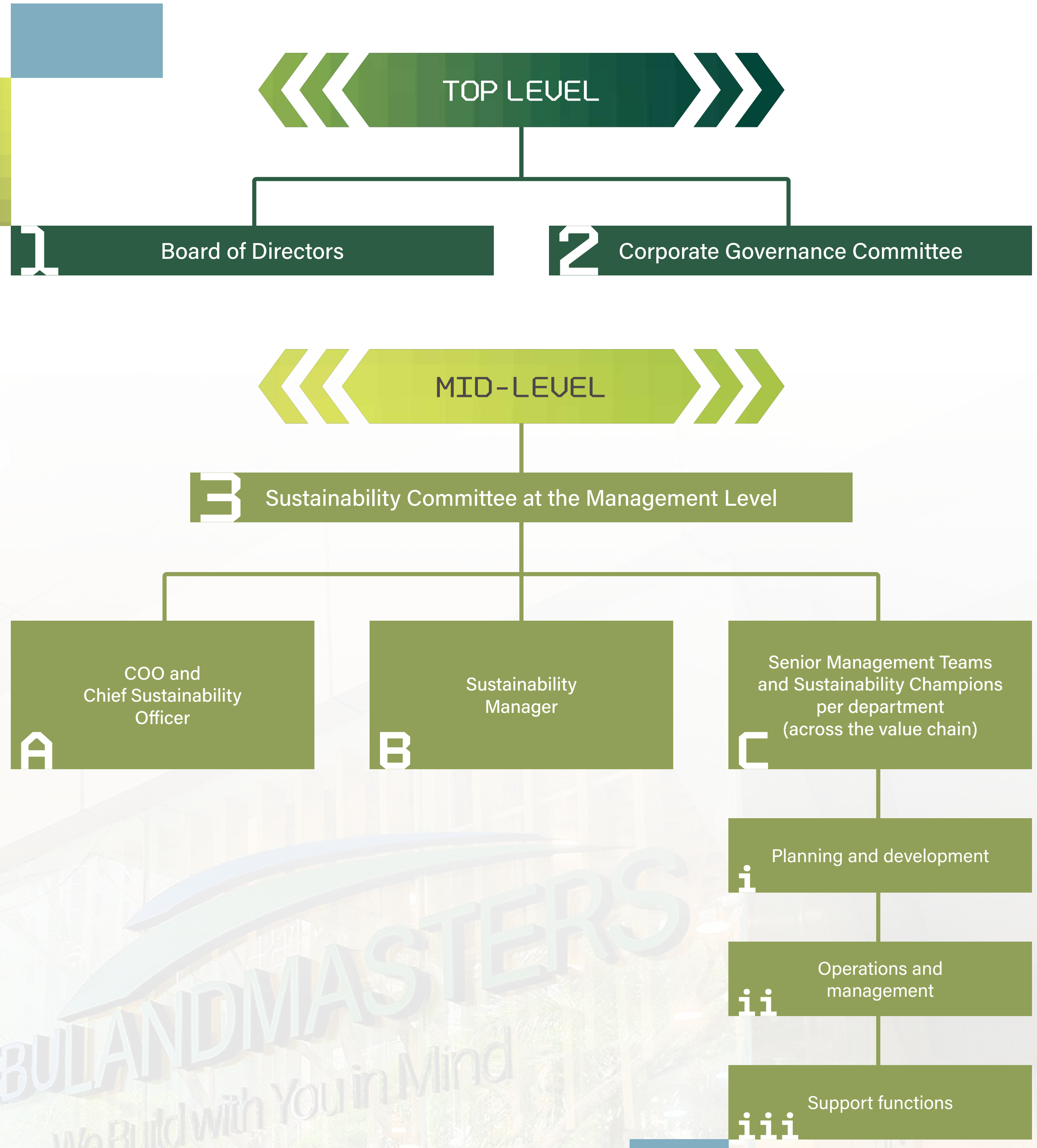
Achieving Organizational Efficiency and Good Corporate Governance

- Legal and compliance
- Effective risk management and business continuity
- Data security and privacy
- ESG monitoring and investor communication
- Organizational alignment and internal business process optimization
- Digital innovation

GRI 2-22

SUSTAINABILITY GOVERNANCE STRUCTURE

The CLI Corporate Governance Committee works alongside the Board to fulfill its oversight responsibilities and ensure that the Company adheres to corporate governance principles and practices. The committee oversees the economic, environmental, social, and governance dimensions of the Company's sustainability efforts, with support from the Sustainability Head and the Company's sustainability champions across all departments.



GRI 2-9, 2-12, 2-14

SUSTAINABILITY POLICY FRAMEWORK

Our Sustainability Commitment

As a real estate developer, the Company monitors its impacts and envisions itself as the most customer-centric and community-focused developer in VisMin. It strives to operate in a responsible and ethical manner while creating long-term value for its business and stakeholders and managing its social and environmental impacts.

To achieve these goals, CLI practices the following:

- Identifies the global and local EESG issues, trends, and impacts that are relevant to the Company and its stakeholders.
- Embeds sustainability throughout its value chain, aligning programs with business strategy, risk and opportunity management, and stakeholder interests.
- Measures, manages, and communicates the Company's performance in lessening its environmental and social impacts.
- Adheres to and complies with all applicable regulatory requirements.
- Continually improves channels for engaging with employees, customers, suppliers, investors, community partners, and other stakeholders to manage expectations, consider perspectives, and address concerns.
- Maintains and strengthens a culture of sustainability across the entire organization at all levels, and allocates the resources needed for sustainability capability-building programs.
- Conducts regular reviews to improve the Company's sustainability performance.

STAKEHOLDER ENGAGEMENT

To engage with its stakeholder groups, CLI uses multi-channel approaches to identify and address their concerns and interests. Stakeholder engagements yield insights that inform CLI's ranking and prioritization of material topics.

Phase	Stakeholders
Strategic land banking	▪ Business development team and technical consultants ▪ Landowners and project partners
Business development, design, and technical planning	▪ Technical consultants (urban planners and architects) ▪ LGUs, regulators, and national government agencies ▪ Communities
Construction and engineering	▪ Project teams (engineering) ▪ Contractors and suppliers ▪ Skilled labor ▪ Regulators ▪ Utility providers ▪ Communities and the general public
Sales, leasing, hotel operations, customer relations, and accounts management	▪ Marketing, sales, leasing, and customer relations teams ▪ Brokers and sellers ▪ Hotel guests ▪ Suppliers ▪ National and local media, social media influencers ▪ Buyers ▪ Lessees
Property management	▪ Property management team ▪ Property occupants (homeowners, locators, tenants, and merchants) ▪ Providers of outsourced services and other suppliers ▪ Regulators ▪ Utility providers ▪ Neighboring communities

GRI 2-22, 2-23, 2-24

GRI 2-29

STAKEHOLDER ENGAGEMENT

Stakeholders	Concerns	2025 Response
Partners: Joint venture partners, suppliers, contractors, and service providers. **Role:** CLI's partners support CLI in delivering its products and services.	Payment Concerns and Updates	▪ CLIPay Portal: Online payment portal developed by the Digital Innovation team in partnership with payment gateway providers, giving customers expanded payment options ▪ Supplier's Portal: Treasury-managed portal where contractors can submit queries and track billing status; full Contractor's Portal under development with Digital Innovation, set to launch in 2026 ▪ Treasury RPA: Robotic Process Automation implemented by Treasury and Digital Innovation teams, reducing manual reconciliation time from 180 hours to 1 hour and 40 minutes ▪ CLI Check Writer System: Automated check preparation, cutting processing time from 2–3 hours to just 5 minutes ▪ Instant Payments: System enables contractors to receive immediate payments via check deposits to their bank accounts
	Safety and Regulatory Compliance	▪ Safety Orientation is embedded in all bidding activities, where CLI safety officers discuss required safety standards with bidders and contractors before engagement
	Project Delays	▪ Process Improvement: Work sessions conducted to drive reorganization and process enhancements ▪ e-Bidding System: Digital bidding platform targeting 85% active bidder adoption by 2026 and an expected 50% reduction in bidding turnaround time

Channels of Engagement

- Project site weekly coordination meetings
- Monthly project managers' meeting
- Online meetings/coordination, emails, and calls

Stakeholders	Concerns	2025 Response
Local Communities: Local government units, host communities, and neighboring barangays **Role:** The local community enables CLI's social license to operate. CLI is especially committed to community development and uses its engagements with local communities to build capacity and develop infrastructure.	▪ **Socialized housing, education, environment, and livelihood program beneficiaries, members of partner communities, and POs:** Limited capacity for self-governance/organizational development and the need to enhance financial management skills/gaps on green skills ▪ **POs/Farmers**: New markets and venues to promote and sell produce; other alternative sources of income aside from farming ▪ **POs/Fishermen**: Additional alternative livelihood/source of income	▪ Conduct of capacity building activities: Orientations/learning sessions on vertical co-living (from horizontal settlements), health and sanitation, food security, and livelihood ▪ Continuation of tree growing activities that provide additional income to farmers and fishermen: Tree nursery establishment, seedling production, planting, maintenance, and monitoring ▪ Continuing capacity building and green skills enrichment among community partners and beneficiaries ▪ Expansion of Tabo to four CLI-managed properties ▪ Provided food, drinking water, household essentials, and temporary shelter for the victims of Typhoon Tino and the Cebu earthquakes ▪ Deployed engineering expertise, manpower, and resources to support operations such as structural safety assessments and road clearing

Channels of Engagement

- Community organizing activities and needs assessment
- Project orientations
- Consultations
- Program partnerships on environment, employment, education, and livelihood
- Facebook/Messenger/Group chats

GRI 2-26, 2-29

Stakeholders	Concerns
Employees: Direct CLI hires **Role:** CLI's workforce enables the organization to deliver its projects and initiatives. They are an important resource to achieve CLI's goals.	▪ Manpower request (additional headcount to support expansion) ▪ Enhanced compensation and benefits ▪ Health and well-being programs ▪ HMO benefits package upgrade ▪ Training and organizational development ▪ A more enhanced employee engagement program

2025 Response

Talent Acquisition
- Employer Branding Enhanced
- CLI Career Pages, Employee Testimonial videos, Referral Program
- Internship Program

Compensation and Benefits
- Benchmarking: Willis Towers Watson Salary Survey
- Annual Salary Review
- Creation of a Comp&Ben Helpdesk
- Improved HRIS: Employee profile/records management, attendance, payroll, etc.
- Enhancements of benefits, such as HMO for employees and dependents
- Adjustment of bonus release timing to every two months

Career Development
- 100% Career CLI board compliance for all regular employees
- Internal Mobility Program for internal job opportunities
- Start of Talent Management/Talent Identification and Succession (ongoing/continuing)

Capacity Building
- Implemented an organization-wide 2025 training portfolio that focused on Customer-First, Agility (Innovation), Leadership, Technical Trainings, and other trainings on demand
- CLI invested in training and development in 2025, gaining a total of 15,382.50 training hours. Trainings include:
  - Trainings for Key Officers
  - Innovation Programs
  - Experience Excellence Programs
  - Next Level Leadership Program
  - Generative AI workshops
  - Governance training
  - Safety training
  - Anti-money laundering laws and regulations
  - Data privacy
  - IT security
  - Information classification
  - Breach response protocols
  - IT policies
  - Sustainability policies and protocols
- Launched Workvivo, achieving 99% employee activation, and 70% average engagement, and strengthening communication and culture

Employee Engagement
- Health and Wellness Program
- Additional Hilig Clubs, such as the Outdoor Club, Volleyball & Badminton, and Martial Arts
- Town Halls, International Women's Month, Departmental Team Building
- Mother's Day and Father's Day Celebration
- CLI Wedding Bells
- Halloween activities for employees' children
- Summer Outing
- Biggest Loser Program
- Friday Wellness initiative
- Gratitude Week - Culture of Appreciation
- Opportunity for community engagement and ecosystem awareness through the employee volunteer program
- Formation of various cross-functional committees in the areas of disaster management, occupational health, and safety
- Innovation Summit

Channels of Engagement

- Townhall meetings
- Training programs
- Employee engagement activities and Interest "Hilig" Clubs
- Gender-targeted programs
- Employee volunteer program
- Email blasts
- Workplace posts/chats

GRI 2-26, 2-29

Stakeholders	Concerns	2025 Response
Employees: Indirect hires **Role:** CLI's workforce enables the delivery of the organization's projects and initiatives. They are an important resource to achieve CLI's goals.	▪ On-time release of workforce compensation ▪ Continuing response/assistance in cases of disasters	▪ Regular coordination with contractors ▪ Health, Environment, and Safety (HES) audits for Q1-Q4 across all CLI projects ▪ Implementation of 37 Construction Safety and Health Programs ▪ Development of HES documentation: a. 34 HES guidelines drafted b. 9 HES procedures drafted c. 19 HES forms drafted d. 15 HES memos approved by management ▪ On contractors' workforce Health and Safety, the following training sessions are conducted by CLI's Safety Team: a. First Aid Training b. Fire Safety c. Emergency Response Training d. Mandatory 8-hour Safety Orientation e. Health, Environment, and Safety Awareness Trainings f. Orientation/cascading of HES guidelines, procedures, and forms for implementation g. Housekeeping/5S guidelines and adherence checks h. Drills: ERT and Medical emergency drills, Daily toolbox meetings i. HES Risk Management Training j. Flagman Safety Training k. Gondola Safety and Body Harness Inspection Training ▪ HR mobilized assistance programs for 99 employees affected by Typhoon Tino and the Cebu earthquake

Channels of Engagement

- Regular project meetings
- Regular toolbox meetings
- Safety checks and drills
- Mandatory safety awareness orientations

GRI 2-26, 2-29

Stakeholders	Concerns	2025 Response
Customers: Sellers, buyers, end-users (homeowners associations, condominium corporations, and end-users of leased products), and office and retail space lessees **Role:** Customers drive CLI's property and leasing sales. Therefore, customer satisfaction is indispensable to the Company's success. It involves the overall customer experience, from unit reservations and monthly equity payments to prompt construction updates, smooth take-out, and turnover, and property management.	▪ Delayed turnover ▪ Timeliness of feedback on requests, complaints, queries, and concerns ▪ Quality of units ▪ Proper handling of customers' concerns	▪ Improved the 'Ask CLI Customer Platform' with a 24-hour response time, reaching a total of 5,876 inquiries managed, with 96% resolution rate ▪ Successfully launched CLI Pay (New Customer Payment Channel), processing nearly PHP 1M in transactions in its initial phase, and for future enhancement with RCBC partnership ▪ Full roll-out of the Experience Excellence Program in 2026 ▪ Customer Relations Services (CRS) continued with close collaboration with other departments to monitor the handling of customers' concerns ▪ Conducted more training sessions on customer service for employees

Channels of Engagement

- Ask CLI Customer Platform
- Emails and calls
- Social media
- Walk-in/face-to-face meetings

GRI 2-26, 2-29

MATERIALITY PROCESS

CLI formulates its list of material topics through a comprehensive process involving integrated data assessments, management reviews, and stakeholder engagements conducted in recent years. It created its performance management system in 2023 and further improved it in 2024. Prior to conducting its assessment, CLI ensured that its sustainability strategy aligned with its vision, mission, core values, corporate strategy, and core competencies. The Company also organized sustainability talks with speakers who have expertise in climate change-related risks and sustainable building to guide them in the process. This alignment enabled the Company to initiate and maintain sustainability efforts that align with its core business and corporate identity.

The assessment also involved determining CLI's tangible and intangible capitals. Its six main capitals are what it depends on to create its products and services. Throughout its efforts, CLI works to maintain positive impacts while minimizing negative impacts on its capitals. Each department and cross-functional team in the Company participated in exercises and assessments as part of the materiality process review. CLI assessed its impacts based on its key business activities across the value chain and end-to-end processes and on the six capitals. Moreover, it considered global trends by studying them and localizing them to their main impacts. To review the risks and their relation to its material topics, the Company aligned its risk management and materiality processes.

CLI's performance measurement and management system helps it integrate its material topics into its operations through corporate, departmental, and individual balanced scorecards. These scorecards include specific key performance indicators (KPIs) for each of the Company's material topics, enabling it to track its sustainability performance across organizational levels in line with its sustainability strategy.

MATERIAL TOPICS

In 2025, CLI maintained the 26-item material list from previous years, representing topics that were most important to the Company's stakeholders.

Economic

- Economic Performance (Generation and Distribution)
- Products for Low-Income Segment
- Compliance with Regulatory Requirements/ Permits and Licenses
- Anti-Corruption
- Procurement Practices
- Local Sourcing
- Indirect Economic Impacts/Jobs Created or Workforce Supported

Social

- Customer Engagement, Experience, and Satisfaction
- Employee Safety, Health, and Well-being
- Customer Safety and Health
- Customer Privacy and Data Security
- Local Communities: Partnerships and Development Programs
- Compliance with Labor Laws/Standards
- Training and Development
- Talent Attraction and Retention
- Diversity and Equal Opportunity
- Marketing and Labeling

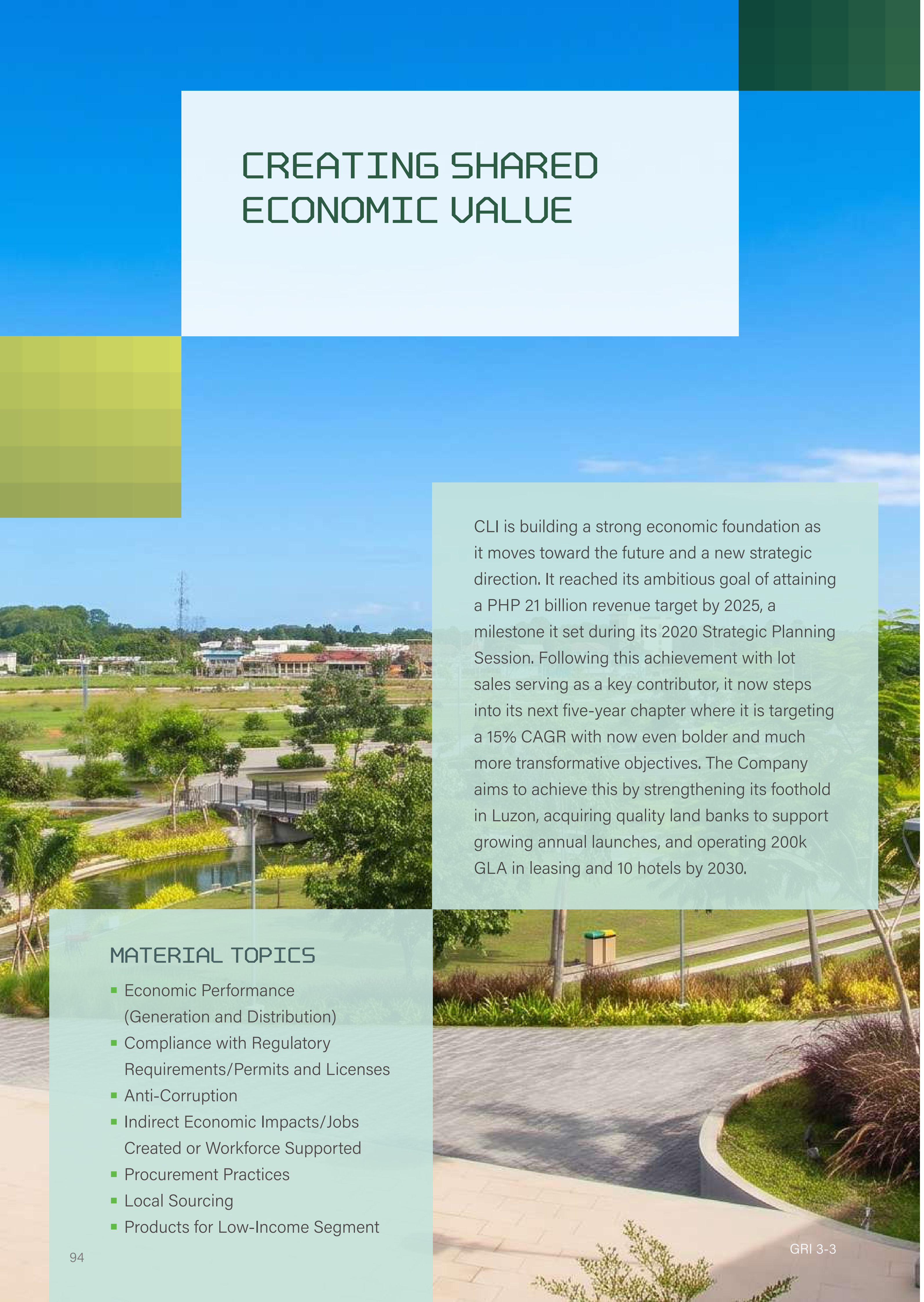
Environmental

- Land, Water, Energy, Materials
- Climate-related Risks, Opportunities: Mitigation and Adaptation
- Compliance with Environmental Laws
- Environmental Impacts: Emissions, Solid Waste, Hazardous Waste, Effluents
- Ecosystems and Biodiversity

Governance

- Risk Management
- Organizational Efficiencies/Alignment: Optimizing Business Processes
- Digital/Technological Innovation
- Governance and Ethics

CREATING SHARED ECONOMIC VALUE



CLI is building a strong economic foundation as it moves toward the future and a new strategic direction. It reached its ambitious goal of attaining a PHP 21 billion revenue target by 2025, a milestone it set during its 2020 Strategic Planning Session. Following this achievement with lot sales serving as a key contributor, it now steps into its next five-year chapter where it is targeting a 15% CAGR with now even bolder and much more transformative objectives. The Company aims to achieve this by strengthening its foothold in Luzon, acquiring quality land banks to support growing annual launches, and operating 200k GLA in leasing and 10 hotels by 2030.

MATERIAL TOPICS

- Economic Performance (Generation and Distribution)
- Compliance with Regulatory Requirements/Permits and Licenses
- Anti-Corruption
- Indirect Economic Impacts/Jobs Created or Workforce Supported
- Procurement Practices
- Local Sourcing
- Products for Low-Income Segment

GRI 3-3

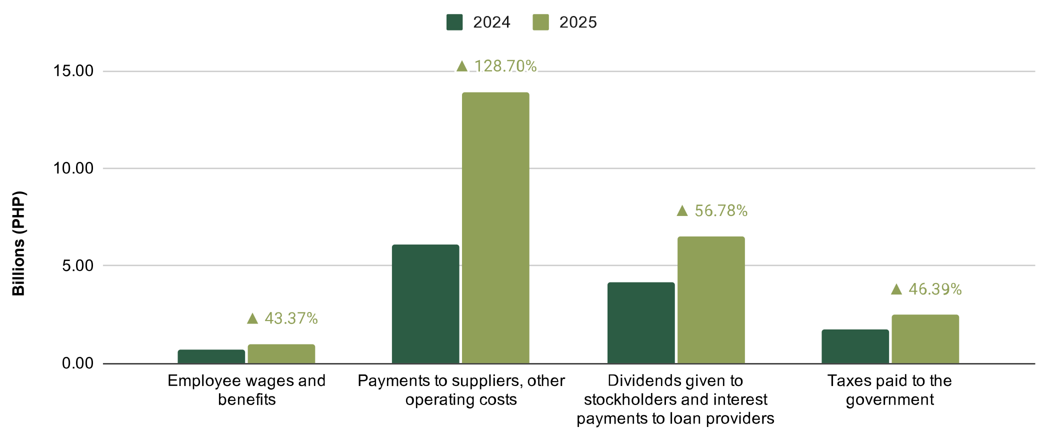
CREATING AND DISTRIBUTING ECONOMIC VALUE

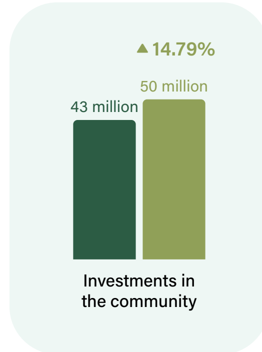
ECONOMIC VALUE GENERATED AND DISTRIBUTED

Maintaining its leadership in the Visayas and Mindanao regions, CLI earned a 17% residential sales take-up in 2025, showing its strong market presence and brand trust that year. By the end of 2025, it sustained a strong financial trajectory and achieved a 45% year-on-year growth in reservation sales, bringing its total outstanding receivables to over PHP 96 billion. It also continued to expand its market leadership in Visayas and Mindanao by earning a market share of 18% in residential take-up, according to the Colliers Real Estate Market Study 2025.

The Company's expansion in the Visayas-Mindanao market was driven by its efforts to offer preferred shares to shareholders, diversify funding sources, and raise equity capital while reinforcing investor confidence. Among CLI's fastest-selling projects were One Manresa Place, CM Homes GenSan, and CMT Palawan Tower 7, which demonstrated strong market demand and buyer confidence. Another notable achievement of these projects is their contribution to local economies through the creation of direct and indirect jobs, increased property values, and enhanced economic activity.

DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED (IN PHP)





GRI 3-3, 201-1

COMPLIANCE WITH REGULATORY REQUIREMENTS/ PERMITS AND LICENSES

To ensure that the Company follows regulatory requirements, CLI's Compliance Officer monitors updates from regulatory bodies and assesses whether the Company is complying with applicable laws and regulations. The Company adheres to labor laws that cover fair compensation and treatment, safe working environments, and the prohibition of forced labor and child labor. The Compliance Officer is tasked with monitoring, reviewing, evaluating, and ensuring compliance by officers and directors with applicable laws, Corporate Governance Codes, rules, and regulations, as well as governance issuances from regulatory agencies. Furthermore, the compliance function ensures the participation of Board members and key officers in pertinent training programs.

As a component of its compliance program, CLI, through its Compliance Officer, has implemented a comprehensive checklist and monitoring system to ensure adherence to regulatory requirements, informed by extant laws, government issuances, including the Code of Corporate Governance for PLCs, and relevant rules and regulations promulgated by government agencies. The compliance checklist is subject to periodic review and updating by the Office of the Compliance Officer. The CLI Compliance Officer also provides the Board Corporate Governance Committee with updates on CLI's corporate governance and compliance functions, including compliance and submission requirements applicable during the reporting period. Additionally, the Compliance Officer assists the Board and the Corporate Governance Committee in discharging their compliance responsibilities, including the drafting and review of corporate governance policies.

GRI 3-3, 2-27

CLI upholds policies under the Company Handbook on Employee Discipline and the Code of Business Conduct and Ethical Standards to ensure the fair and consistent treatment of employees. The Company regularly monitors workplace conditions, safeguards employee welfare, and equips leaders with the knowledge and tools to effectively handle workplace discipline through a fair but firm approach, ensuring issues are addressed efficiently, consistently, and in accordance with due process and Company standards.

When it comes to managing permits, the Company's Project Management End-to-End Solutions include the Integrated Permits Monitoring System (IPMS), which handles the tracking and processing of permits. This system enhances compliance and ensures that permit requirements per project can be viewed in real time.

ANTI-CORRUPTION

CLI internally campaigns for anti-corruption practices among employees to ensure legal compliance, maintain the stability of operations, protect itself from internal fraud, and safeguard long-term economic sustainability. The Company also upholds a strict stance on anti-corruption for its suppliers and business partners. Taken together, these initiatives bolster a workplace culture that prioritizes trust, integrity, and transparency, which, in turn, creates a just and equitable environment for stakeholders.

The Company publicizes its Code of Business Conduct and Ethical Standards on its website to reinforce its commitment to anti-corruption and fostering a healthy workplace environment. The Code includes an anti-graft and corruption policy through the Pledge of Integrity, which is communicated to all employees during onboarding, with regular reminders and updates provided throughout their employment.

To further strengthen ethical business practices, the Company also extends its anti-corruption standards and expectations to suppliers, contractors, and business partners, encouraging compliance and integrity across its business relationships. Compliance with the Code is overseen by the Human Resources Department, departmental heads, supervisors, and the Corporate Governance Committee.

To further enhance anti-corruption awareness in its leadership and reporting practices, the Company follows Securities and Exchange Commission (SEC) guidelines. Pursuant to the provisions of CLI's Manual on Corporate Governance and Board Charter, directors having a material interest in a transaction involving the company, or who are confronted with actual or potential conflicts of interest, are required to promptly and fully disclose such interests and are obliged to abstain from participating in its deliberations and decision-making processes. It also protects whistleblowers from retaliation from a whistleblowing policy that keeps reports anonymous. The coverage of CLI's Whistle-Blowing Policy applies to all CLI employees, regardless of rank and status, members of the Board of Directors and its various committees, suppliers, contractors, customers, and all other stakeholders, and grants them direct access to a unit created to spearhead the implementation of the Policy, i.e., CLI's Whistle-blowing Committee. These practices strengthen business ethics, reduce risks, and mitigate corruption-related issues.

The Company is committed to transparency and disclosure if any corruption incidents occur. In 2025, no corruption incidents were recorded within the Company, nor did CLI participate in any cases or legal proceedings involving anti-competitive behavior, anti-trust, or monopoly legislation violations.

GRI 3-3, 205-1, 205-2

100
(2023, 2024, 2025)
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to

100
(2023, 2024, 2025)
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to

100
(2023, 2024, 2025)
Percentage of directors and management that have received anti-corruption training

100
(2023, 2024, 2025)
Percentage of employees that have received anti-corruption training

PROCUREMENT PRACTICES

80% are Filipino-owned businesses in VisMin

18% are Filipino-owned businesses in Luzon

2% are foreign suppliers

In an effort to drive national economic growth and resilience, CLI prioritizes Filipino enterprises in its procurement strategy. Localizing the supply chain stimulates economic activity, creates jobs, and encourages small businesses to be more competitive. Apart from the economic benefits, partnering with local suppliers also increases operational efficiency, reduces logistical costs, lessens the Company's carbon footprint, and minimizes the risk of supply chain disruption.

These efforts also strengthen the Company's ties to vendors in Visayas and Mindanao. In 2025, 98% of active vendors were Filipino-owned businesses, with 80% of them based in VisMin and 18% in Luzon, while only 2% were foreign suppliers. This strong local presence is reflected in procurement spending, having 99.28% of the Company's procurement budget allocated to local suppliers and only 0.72% to foreign vendors. By supporting Filipino businesses, the Company also promotes greater self-reliance in the national economy, fostering national sustainable development.

The Company's Supply Chain Management Department is responsible for overseeing the procurement of goods and services, while the Engineering Department manages contracted services. Moreover, the Company has curated a materials inventory management system for owner-supplied materials per strategic business unit. When screening contractors and suppliers, the Company follows a pre-qualification process to ensure that these are legitimate, possess adequate capabilities, and meet the Company's standards. This includes the Code of Conduct and standards related to workplace and facility safety, human rights, and the environment.

Process Standardization and Digitalization of CLI's Engineering Department

In 2025, the Engineering Department standardized and documented procurement and overall engineering processes, estimating and cost planning process, contractors' bidding and awarding procedure, revised contractors' billing process, change orders, and purchase requests. This resulted in the development of an Engineering overall process map, establishing clear workflows, accountabilities, and controls to strengthen cost management, procurement efficiency, and project execution.

Process Efficiency Through Digitalization

To complement its process standardization efforts, CLI is advancing procurement efficiency through digitalization via the Masters 360 App—an in-house platform designed to streamline bidding, billing, and contractor performance evaluation.

This initiative was delivered through a cross-functional effort involving the following departments and units: IT and Digitalization, Corporate Engineering, Planning and Cost Control, Quantity Surveying, Bidding and Contracts, Site Teams, Supply Chain Management, and Business Process Management, with guidance from the CEO and COO. Beyond strengthening cost and schedule control, the project enhanced collaboration across functions, reinforcing more integrated and coordinated project execution.

In its initial phase, the app focuses on faster document processing, standardized workflows, and improved contractor due diligence. Future enhancements include the rollout of an e-bidding system, targeting up to 90% paperless procurement processes.

PRODUCTS FOR LOW-INCOME SEGMENT

AFFORDABLE HOUSING

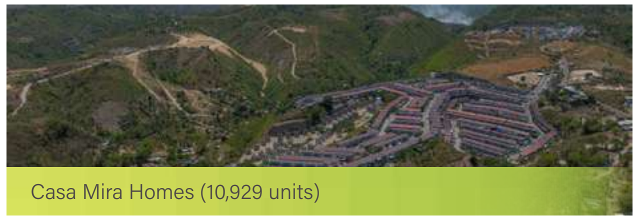
CLI provides affordable housing and partners with LGUs for property and beneficiary management to create safe, cohesive, and resilient communities. In 2025, nearly 50% of CLI's 43,042 residential units catered to low-income markets, with more than 20,000 housing units delivered to date.

In the Company's socialized housing communities, the CLI Foundation forged partnerships with LGUs and CLI's Property Management Team to formulate a building maintenance audit checklist and encourage the engagement of new leaders in homeowners associations. To further strengthen the resiliency of housing beneficiaries, the Company has community-based programs that promote disaster preparedness, social cohesion, and sustainable self-management.

GRI 3-3, 203-1

OUR AFFORDABLE HOUSING DEVELOPMENTS:

Economic Housing



Casa Mira Homes (10,929 units)

Casa Mira Towers (8,457 units)

Mirani Steps (215 units)

Socialized Housing

Villa Casita (764 units)

Pinamalayan housing in Oriental Mindoro (338 units)

Walk-Up Sugbo 1 Residences (100 units)

Tipolo Residences (90 units)

GRI 203-1

Sustainability Linked-Bonds (SLBs) as an Enabler of Growth

An SLB is a financial instrument linked to a specific environmental, social, and governance (ESG) objective. If the sustainability target is not met within the specified period, the interest rate for the SLB will increase. In the Philippines, CLI is the first real-estate developer to use affordable housing as a success metric for an SLB.

In 2025, CLI raised a total of PHP 12 billion through sustainability-linked financial instruments under its PHP 15 billion shelf-registration program. This included PHP 5 billion from the second tranche of bonds issued in March, PHP 3 billion in sustainability-linked notes in August, and the oversubscribed PHP 4 billion Series F, G, and H bonds in December. The proceeds will fund key projects, support the construction of 16,000 affordable homes by February 2029, and advance the Company's ESG initiatives. Building on the more than 14,000 affordable housing units it has already developed, CLI aims to bring its total affordable housing portfolio to over 30,000 units by the maturity of the SLB.

These initiatives reflect CLI's commitment to social sustainability. Through a blended finance approach, the Company uses sustainable financing to make housing more affordable, provide accessible housing in different locations, and address the Philippines' 6.7-million housing backlog.

INTEGRATING COMMUNITY DEVELOPMENT: BUILDING WITH OUR COMMUNITIES IN MIND

CLI embeds community development into its core business by ensuring that its projects create shared value for the Company and the communities it serves. Through close collaboration with local stakeholders, CLI aligns its developments with community needs—supporting access to housing, strengthening local livelihoods, and contributing to long-term social and environmental resilience.

By investing in the infrastructure, culture, recreation, and environment near its properties, CLI supports the people in and around its partner communities as well as the general public. It hosts a wide variety of initiatives, including those for environmental stewardship; community development, such as infrastructure, housing, and education; youth-related programs, conducted in partnership with the CLI Foundation; and cultural preservation and arts and heritage initiatives supported by the Company.

Livelihood Assistance for Multi-sectoral Beneficiary Organizations (LAMBO)

An umbrella livelihood program for all of the Company's partner communities, LAMBO is organized by the CLI Foundation. One of its sub-programs is Green Resources and Opportunities for Work (GROW), which aims to increase the income of farmers and fisherfolk through tree growing and is done in partnership with farmers' and fishermen's associations or cooperatives. GROW involves seedling production, nursery establishment, tree planting, maintenance, and monitoring.

Tabo (Farm-to-Market Set Up)

With the goal of promoting farmers' produce, CLI Foundation continues its Tabo program, a farm-to-market initiative that has expanded operations from the Company's corporate offices to its managed residential properties. It links farmers and consumers, eliminating traders or middlemen and providing an avenue for farmers to build professional relationships with commercial establishments. In 2025, CLI Foundation partnered with three new farmer associations, namely Langob Sirao Farmers, Cambinocot Multi-purpose Cooperative, and Gulay Farmers, benefitting 80 farmers. During the same year, 18 farmers completed a livelihood skills training program that is also part of the project. Tabo venues also expanded to include four CLI-managed properties, including Casa Mira Guadalupe, 38 Park, Mivela Garden–Banilad, and Park Centrale Tower.

Environmental Conservation Education (EcoEd)

Another sub-program under LAMBO, the Environmental Conservation Education (EcoEd) initiative, aims to equip participants with technical expertise in reforestation management. The skills it teaches include farm design, tree nursery establishment, seedling production, tree or mangrove identification, plantation, maintenance, and monitoring. Since its inception in 2021, the initiative has hosted 40 green skills learning sessions equivalent to 158 training hours for 924 farmers and fishermen. Participants have also been gender-diverse, with 58% of all total attendees being men and the other 42% being women. In 2025, the Company held four new green skills learning sessions and workshops equivalent to 18 hours of training, with 69 new farmers and fishermen attending these sessions.

INDIRECT ECONOMIC IMPACTS

Sustainable Spaces

By developing well-planned, accessible, inclusive, and resilient spaces, CLI continues to enhance the value of its project locations. These developments contribute to local economic activity, improve the quality of life, and support the long-term sustainability of the communities they serve.

Employment Opportunities

CLI continues to generate employment across its value chain, supporting over 10,000 jobs through project development, construction, and operations, while prioritizing local sourcing of talent, services, and materials.

ENVIRONMENTAL STEWARDSHIP

Recognizing its reliance on natural capital and the environmental impacts of its expanding operations, CLI continues to embed sustainability into the design and delivery of its residential, commercial, and mixed-use developments. The Company's ability to create resilient, livable spaces across communities depends on the responsible use and long-term availability of key resources—materials, water, and energy—while contributing to climate action and ecosystem protection.

MATERIAL TOPICS

- Land, Water, Energy, Materials
- Climate-related Risks, Opportunities: Mitigation and Adaptation
- Compliance with Environmental Laws
- Environmental Impacts: Emissions, Solid Waste, Hazardous Waste, Effluents
- Ecosystems and Biodiversity

GRI 3-3

USING RESOURCES RESPONSIBLY

Responsible resource management remains central to CLI's operational strategy. In 2025, the Company strengthened its data-driven approach to monitoring energy, water, and material consumption across projects, enabling more accurate baseline setting, performance tracking, and cross-site benchmarking. This system supports informed decision-making, the establishment of measurable reduction targets, and the integration of resource efficiency into project design and operations.

Through its sustainability data management processes, CLI continues to roll out conservation measures across business units, supported by cross-functional coordination and increasing accountability at the site level. These efforts enable the Company to optimize resource use while maintaining operational efficiency and supporting long-term environmental performance.

CLI continues to enhance its approach to resource management by strengthening monitoring systems, scaling conservation initiatives, and embedding sustainability targets into both corporate and operational scorecards. These efforts reflect the Company's ongoing commitment to minimizing environmental impact while supporting resilient, future-ready developments.

MATERIALS USE

CLI sources construction materials through a combination of owner-supplied procurement and local contractors. The Company continues to engage a diverse vendor base, including small and medium enterprises, while ensuring that materials critical to development, such as cement, steel, sand, and glass, are responsibly sourced and utilized.

Given the environmental footprint associated with construction materials, CLI strengthens its approach to materials management by promoting efficient use, minimizing waste, and embedding sustainability considerations into procurement and project execution. In 2025, the Company observed shifts in material consumption aligned with project requirements and construction phasing. The use of cement, rebars, and gravel declined compared to 2024, reflecting improved materials efficiency and project optimization, while increases in sand and glass usage correspond to active development stages across key projects. The introduction of ready-mix concrete in 2025 further supports consistency in quality and operational efficiency.

CLI continues to monitor material consumption across sites and collaborates with contractors to improve construction practices, enhance cost efficiency, and maintain product durability. The Company is also exploring the integration of alternative and more sustainable materials to diversify its supply chain and reduce environmental impacts associated with extraction, production, and transport.

GRI 3-3, 301-1

MATERIALS USE

Disclosure	2023	2024	2025
Sand (m³)	58,395.71	40,108.66	72,973.80
Gravel (m³)	23,026.83	294,929.86	47,171.00
Cement (kg)	117,763,360.00	111,120,777.10	61,485,894.00
Rebars (kg)	42,258,471.26	27,859,298.99	18,241,318.71
Glass (m²)	35,477.03	17,238.66	18,799.00
Lumber (bd.ft)	2,359,004.28	172,983,847.00	550,313.00
Limestone (m³)	200,000.14	7,808.00	6,000.00
Ready mix concrete (kg)	N/A	N/A	1,467,769.00

WATER MANAGEMENT

The Metropolitan Cebu Water District (MCWD) remains the primary water source for CLI's Cebu-based operations, supplemented by third-party providers in other locations and controlled groundwater extraction for designated construction and managed properties. For developments outside Cebu City, water is sourced from accredited local utilities to ensure supply reliability and regulatory compliance.

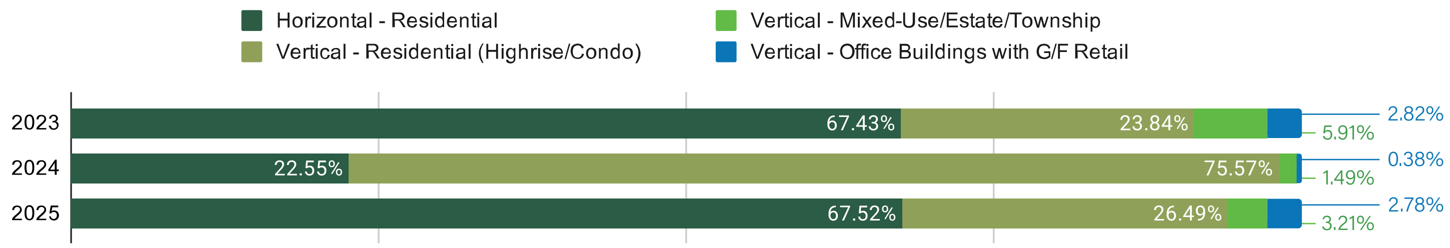
Water Withdrawal (m³)[a]

	2023	2024	2025
Corporate Offices	6,295.00	5,742.36	10,123.84
Managed Operational Properties	1,081,747.96	5,977,725.39	1,224,757.15
Construction Sites	271,927.38	271,626.90	819,870.00
TOTAL	1,359,970.34	6,255,094.65	2,054,750.99

Water Consumption (m³)[a]

	2023	2024	2025
Corporate Offices	6,295.00	5,742.36	10,123.84
Managed Operational Properties	724,059.18	5,611,938.20	988,875.45
Construction Sites	271,927.38	271,626.90	819,870.00
TOTAL	1,002,281.56	5,889,307.46	1,818,869.29

Water Withdrawal by Property Type (m³)[a]



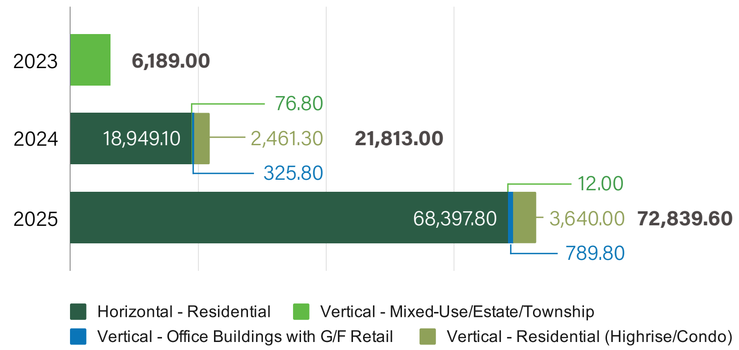
[a] Previous data were restated from 2024 Integrated Report based on results of internal reviews, as part of our continued efforts to strengthen data accuracy, validation, and assurance processes.

GRI 2-4, 3-3, 301-1, 303-1, 303-3, 303-5

Surface Water

Water remains a critical resource across CLI's operations, from construction and property development to offices, hotels, and managed residential communities. To promote water sustainability, CLI has implemented measures such as establishing rainwater collection systems. As of 2025, there are 17 horizontal and 14 vertical properties with rainwater collection systems, recording a total of 72,839.60 m³ of water for reuse onsite and equating to a 233.93% increase in rainwater harvested. Its ongoing developments—Casa Mira, Pristina Town, and One Manresa Place—are already designed to include these water-saving features. The importance of water conservation is also constantly communicated to employees and customers.

Rainwater (m³)[a]



[a] The breakdown of the rainwater per property type for 2023 is not available.

Innovation in ESG Integration

In 2025, CLI advanced its integration of sustainability into core operations through the pilot testing of its ESG Scorecard, a tool designed to embed ESG parameters into project planning, design, and execution. The scorecard establishes measurable indicators across key areas such as energy efficiency, waste management, resource use, compliance, and construction performance, enabling teams to assess and improve project outcomes against defined ESG targets.

Initially piloted across selected developments, the ESG Scorecard supports more data-driven decision-making and strengthens accountability at the project level. It also lays the groundwork for standardizing sustainability performance across CLI's portfolio, with full implementation targeted in the latter half of 2026.

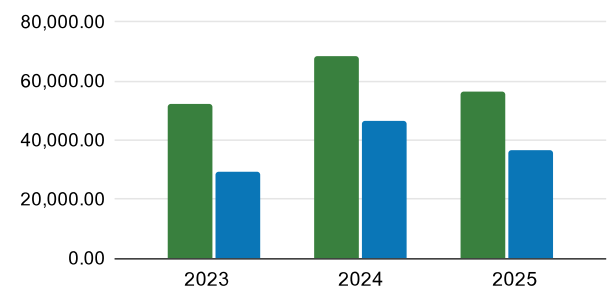
ENERGY AND EMISSIONS

ENERGY

CLI continues to strengthen its approach to energy management by aligning operational efficiency with emissions reduction. Direct energy covers the total energy consumption from the use of fuel for transportation and the use of generator sets on managed properties and construction sites. Indirect energy covers the total power consumption from purchased electricity in corporate offices, managed properties, construction sites, and water extraction activities. In 2025, total energy consumption reached 93,021.39 GJ, reflecting a moderated increase from 2023 levels while declining from 2024, as the Company optimized energy use across construction and operational properties.

GRI 3-3, 301-1, 303-1, 303-3, 303-5

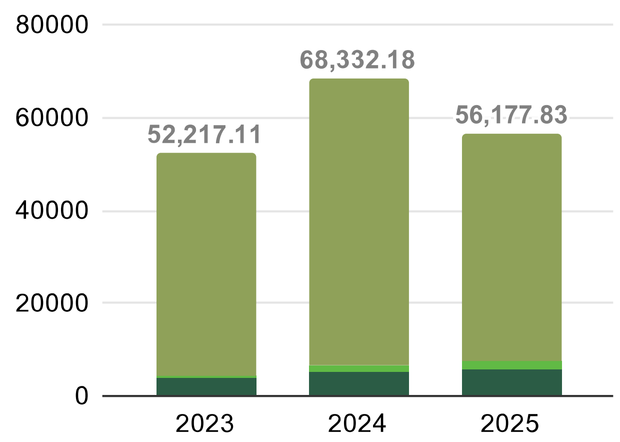
Direct and Indirect Energy Consumption (GJ)



	2023	2024	2025
	52,217.11	68,332.18	56,177.83
	29,346.16	46,552.46	36,843.56
TOTAL			
	81,563.27	114,884.64	93,021.39

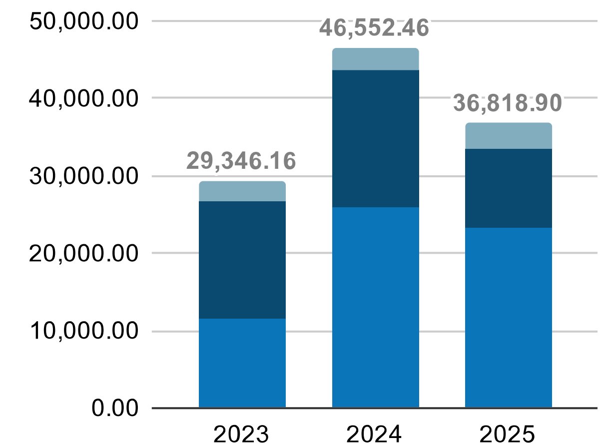
[a] The staff house with 24.66 GJ is included in the total of 2025 Indirect Energy Consumption.

Fuel Consumption on Transportation and Generator Sets (GJ)



	2023	2024	2025
	48,080.45	61,785.25	48,676.72
	3,907.30	5,252.65	5,558.40
	229.36	1,294.28	1,942.71
TOTAL DIRECT ENERGY			
	52,217.11	68,332.18	56,177.83

Power Consumption (GJ)[a]



	2023	2024	2025
	2,691.85	2,920.84	3,271.49
	14,979.76	17,695.01	10,131.21
	11,674.55	25,936.61	23,416.20
TOTAL INDIRECT ENERGY			
	29,346.16	46,552.46	36,818.90

[a] The staff house with 24.66 GJ was only accounted for in 2025.

GRI 103-2, 103-3

MONITORING OF ENERGY USAGE FOR EFFICIENCY

Energy performance is driven by a structured monitoring system implemented across business units. The HR-Admin team oversees energy use in corporate offices, while Engineering teams manage consumption across construction sites in coordination with contractors. CLI's Property Management group further ensures that residential and commercial developments operate efficiently through continuous monitoring and targeted interventions.

A key initiative supporting energy efficiency is the 52-Week Preventive Maintenance Program, implemented across all operational properties. This program ensures the optimal performance of critical building systems, including air-conditioning units, elevators, water pumps, generators, and fire protection systems, through regular inspection, servicing, and performance tracking. In 2025, CLI achieved 99% preventive maintenance compliance and 99.44% critical system uptime, improving from 98% in the previous year. These results demonstrate enhanced system reliability, reduced downtime, and more efficient energy consumption across managed properties.

Complementing these efforts, CLI integrates energy-efficient technologies and design practices across its developments. These include the selection of efficient electrical equipment, installation of mechanical heat recovery systems, and adherence to green building standards that support long-term energy performance. Coordination among property management teams, engineers, and service contractors ensures that these measures are consistently implemented and optimized.

Powering Collective Climate Action: Earth Hour Participation

CLI actively supports the World Wide Fund for Nature (WWF) Earth Hour initiative, mobilizing its properties, employees, and communities to participate in the global call to switch off non-essential lights and equipment for one hour each March.

In 2025, this collective action resulted in 274.50 kWh of energy savings and an estimated 150.43 kg reduction in CO_2 emissions within a single hour. Beyond immediate energy savings, the initiative reinforces awareness of energy conservation and encourages behavioral change across CLI's stakeholders, demonstrating how small, coordinated actions can contribute to broader climate goals.

GRI 103-1, 103-5

Feature Story:

IMPLEMENTING RENEWABLE ENERGY SOLUTIONS TO CLI'S SELECTED BENEFICIARY ORGANIZATION

CLI expanded its sustainability initiatives through a renewable energy project supporting CITE Technical Institute, Inc., a technical training institution serving students from underserved communities.

In 2025, the Company, through its corporate foundation, funded the procurement, installation, and maintenance of a solar panel system, with a total investment of PHP 4.5 million, activated on October 8, 2025. The system now supplies a portion of the school's energy requirements, helping reduce electricity costs while improving energy reliability.

The system's energy production has resulted in the following environmental benefits for a three-month period (October to December 2025):

10.55 MT
of CO_2 emissions avoided

4.28 MT
of standard coal saved by utilizing solar energy instead of traditional fossil fuels

7,201.1 kWh
saved for self-consumption

779.9 kWh
exported energy

576.21
equivalent trees planted as its impact

PHP 101,257.85
in electricity savings

CLI continues to monitor the system's performance and environmental impact, with early results indicating measurable reductions in emissions and operating expenses. The initiative highlights how renewable energy investments can deliver both environmental and social value—supporting education, lowering carbon footprint, and strengthening community resilience.

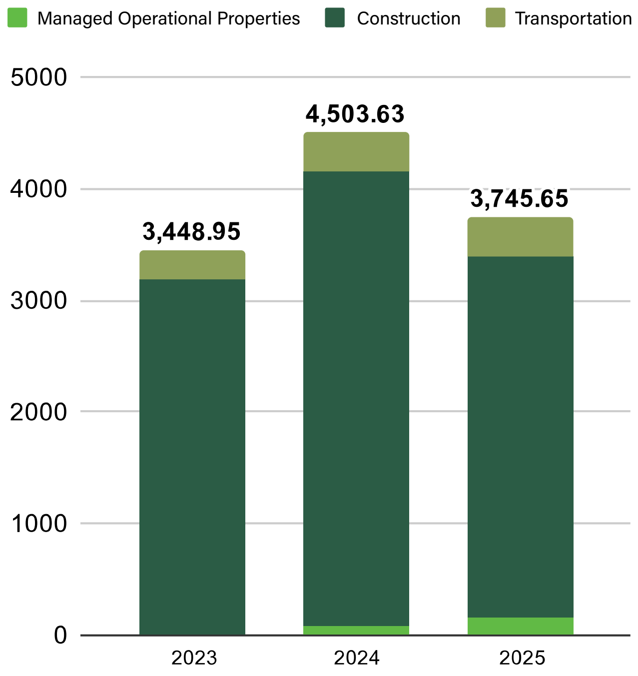
EMISSIONS

CLI's daily activities contribute to greenhouse gas (GHG) emissions due to the use of fossil fuels. The Company's GHG emissions are categorized as follows:

Direct Emissions (Scope 1): Emissions released directly from sources owned or controlled by the Company, such as fuel combustion in company vehicles, on-site generators, and construction equipment.
Indirect Emissions (Scope 2): Emissions from the generation of purchased electricity consumed in corporate offices, managed properties, and project sites.
Indirect Emissions (Scope 3): Emissions produced from energy use across the value chain, particularly the electricity consumption of 11 leased spaces or occupied units.

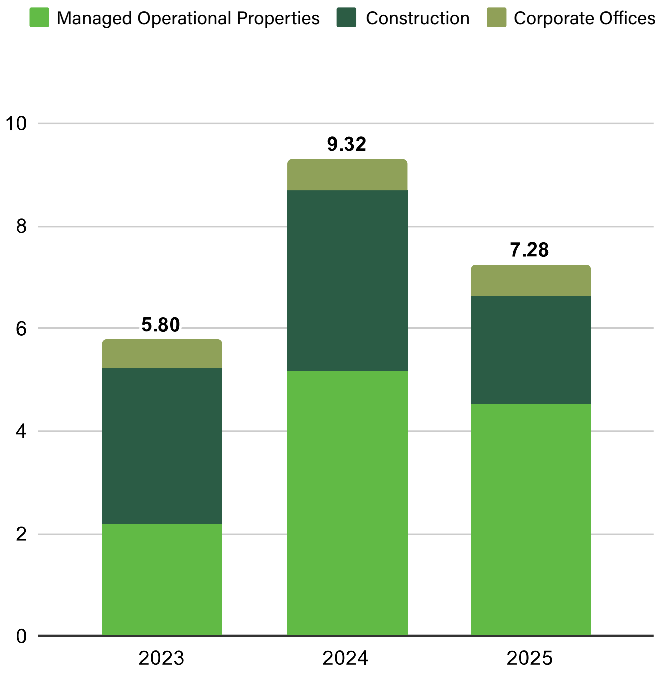
GRI 103-3, 102-5, 102-6, 102-7

GHG Emissions Scope 1 (MT CO_2e)



	2023	2024	2025
	15.21	85.84	149.12
	3,179.75	4,077.98	3,236.71
	253.99	339.81	359.82
			SCOPE 1 TOTAL
	3,448.95	4,503.63	3,745.65

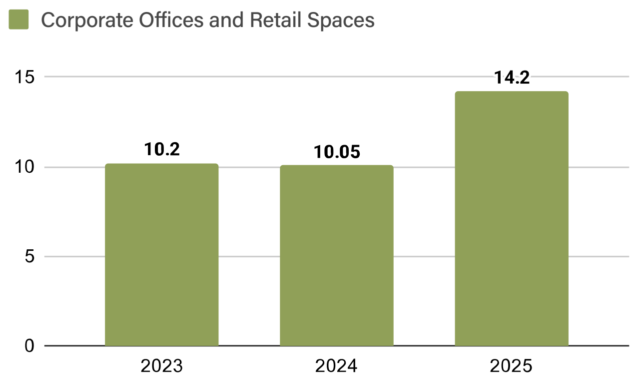
GHG Emissions Scope 2 (MT CO_2e)[a]



	2023	2024	2025
	2.19	5.18	4.54
	3.07	3.55	2.09
	0.54	0.59	0.65
			SCOPE 2 TOTAL
	5.80	9.32	7.28

[a] No energy consumed from water extraction was recorded for 2025

GHG Emissions Scope 3 (MT CO_2e)



GHG EMISSIONS REDUCTION AT CLI

CLI has implemented a system to monitor and document carbon emissions from direct and indirect energy use. This system, which includes oversight of energy use in offices and construction sites, enables CLI to set reduction targets and implement energy-saving initiatives. Additionally, CLI selects energy-efficient fixtures and embraces green building practices to reduce its carbon footprint.

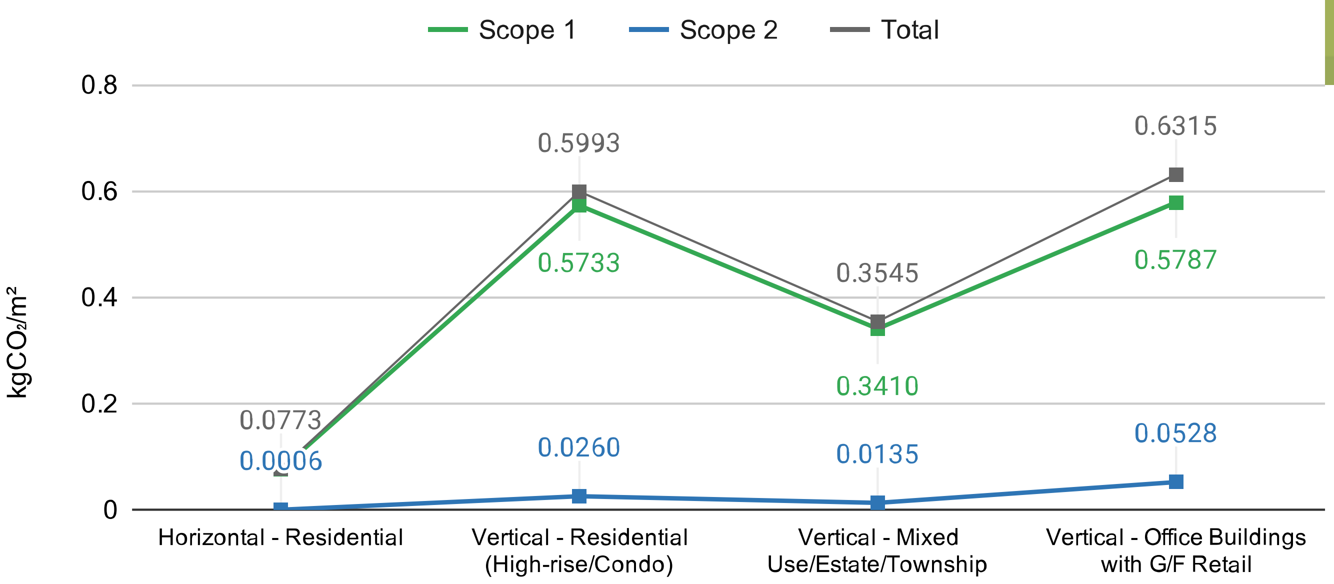
The Company continues to implement the programs below in an effort to reduce energy consumption as well as GHG emissions.

GRI 103-3, 102-5, 102-6, 102-7

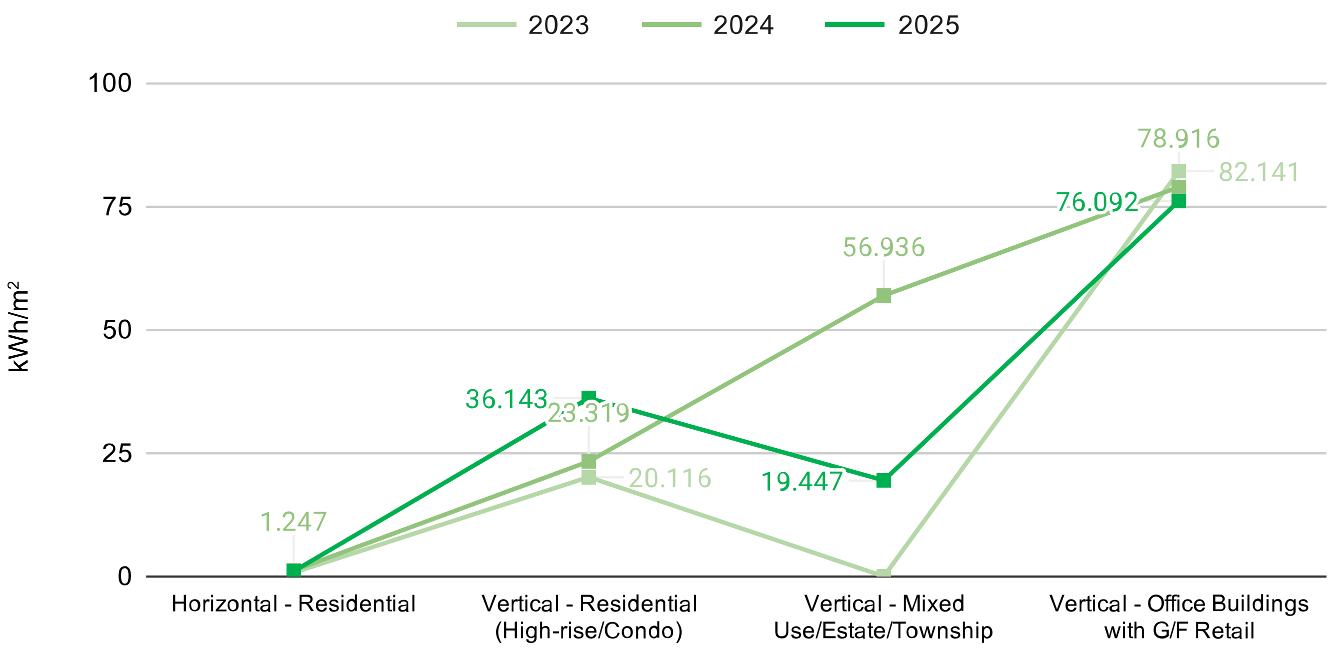
EMISSIONS INTENSITY OF MANAGED OPERATIONAL PROPERTIES

CLI established baseline data for GHG emissions per managed property to identify the most and least energy-efficient ones. This data will guide the Company in formulating strategies to decrease GHG emissions moving forward.

Emissions Intensity

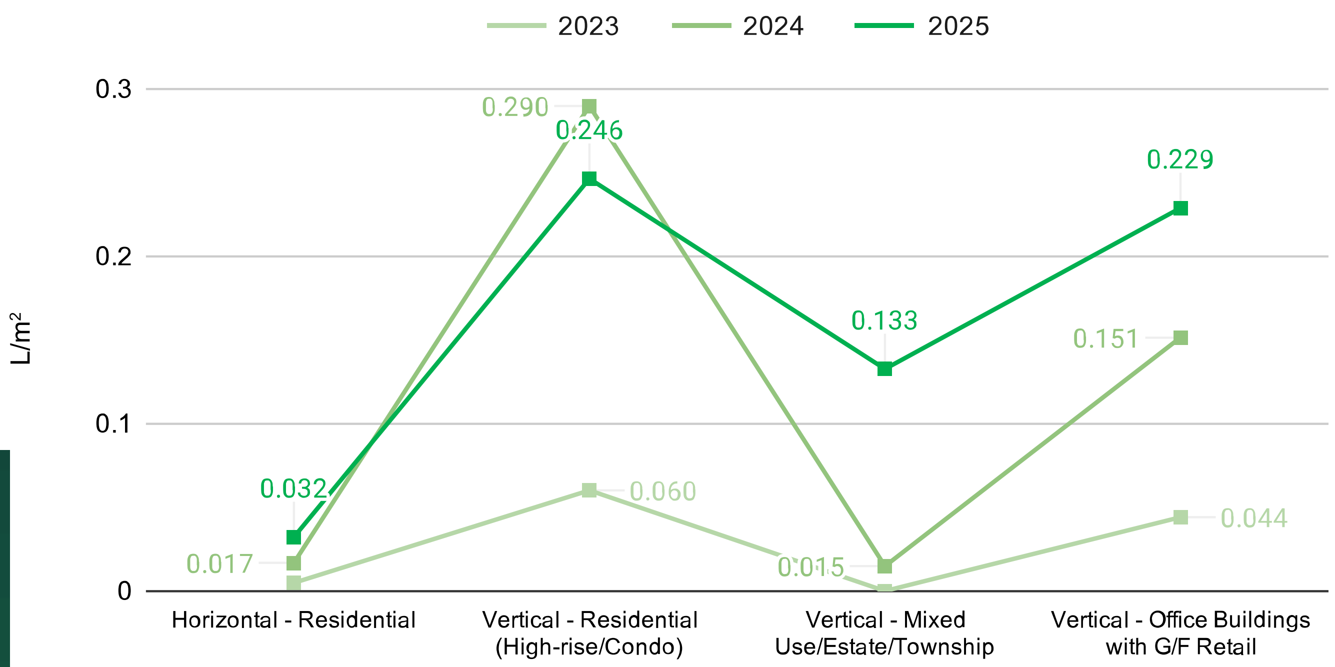


Indirect Energy Intensity

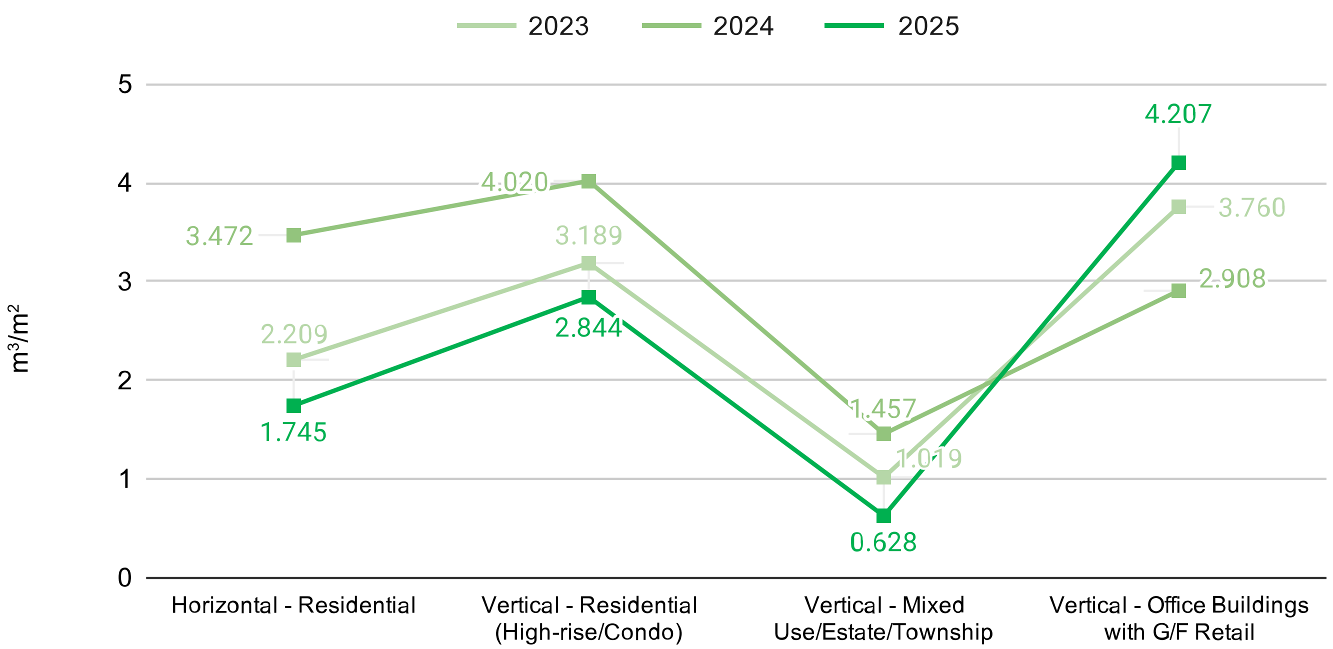


RESOURCE INTENSITIES OF MANAGED OPERATIONAL PROPERTIES

Direct Energy Intensity



Water Intensity



GRI 102-8, 103-4

GRI 102-8, 103-4

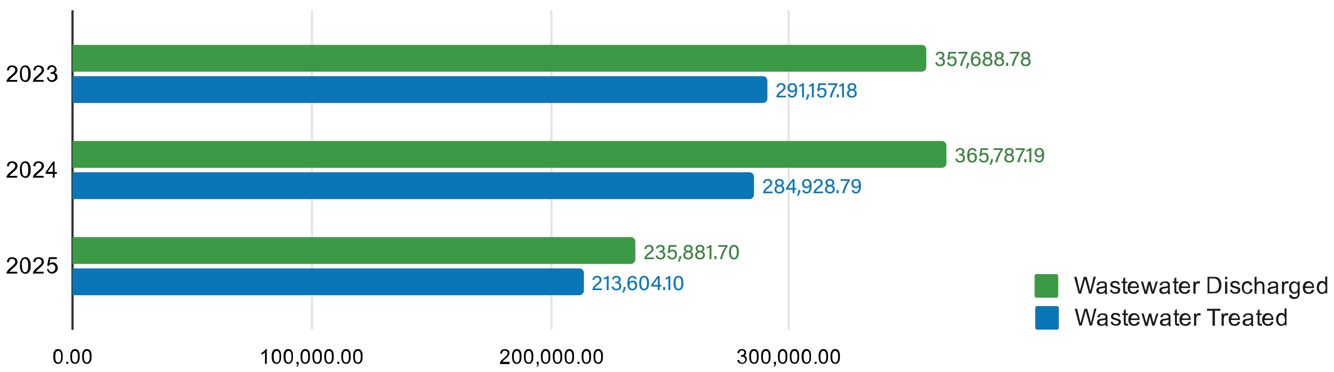
MANAGING WASTE

EFFLUENTS

CLI incorporates wastewater treatment systems into its diverse portfolio of residential, commercial, office, hotel, and project developments to prevent the direct contamination of water bodies and natural habitats by harmful chemicals in untreated wastewater.

On average, 80% of the water utilized in vertically managed properties and 90% in horizontally managed properties undergo treatment before discharge, while the remainder is used for irrigation and similar purposes. Domestic wastewater, or sewage, is treated in septic tanks through biological decomposition and drainage processes in residential subdivisions.

Wastewater Treated and Discharged (m^3)



PROMOTING SUSTAINABILITY IN WASTE MANAGEMENT

To further strengthen its sustainability initiatives, CLI integrates resource-efficient systems and circular practices across its developments. The Company adopts dual piping systems in vertical projects, enabling the separation of potable and non-potable water, alongside wastewater treatment systems that allow reuse for flushing and irrigation, which reduces overall water consumption in managed properties.

Complementing these efforts, CLI promotes waste recovery and community participation through programs such as "Kwarta sa Basura," which incentivizes the collection and recycling of high-value materials. Low-value plastics, on the other hand, are processed into plastic boards that can serve as substitutes for plywood in furniture and other materials, or as components for waste-to-energy conversion.

This initiative not only diverts waste from landfills but also creates economic opportunities for communities, reinforcing CLI's commitment to inclusive and environmentally responsible development.

GRI 3-3, 303-2, 303-4, 306-2

SOLID AND HAZARDOUS WASTES

CLI generates solid waste across its managed properties and construction activities, with construction-related waste accounting for a significant share of total volumes. In 2025, total biodegradable and non-biodegradable waste generated declined to 3,325,128.49 kg, a substantial reduction from 2024 levels, reflecting improved waste management practices and efficiency across project sites.

Recycling efforts strengthened during the year, with 1,596,083.62 kg of waste reused and recycled, indicating increased diversion from landfill. However, residual waste sent to landfill rose to 824,480 kg, highlighting ongoing challenges in waste segregation and recovery, particularly in construction operations. Composting and incineration data remain limited, indicating opportunities to further expand waste treatment and diversion strategies.

Hazardous waste generation decreased to 28,054.10 kg in 2025 from 35,227.00 kg in 2024, reflecting improved handling, monitoring, and reduction initiatives. CLI continues to recognize the environmental and health risks associated with improper waste disposal, including contamination of land and water, methane emissions from landfills, and potential impacts on surrounding communities.

To address these risks, CLI strengthens its waste management approach through circularity and responsible disposal practices. The Company promotes segregation at source through color-coded waste systems and works closely with accredited haulers, such as Evo Enviro Solutions, Inc., to ensure proper treatment and tracking of waste streams. Recycling initiatives are further supported through partnerships that convert low-value plastics into alternative materials such as plastic boards, while higher-value recyclables are recovered through community-based programs.

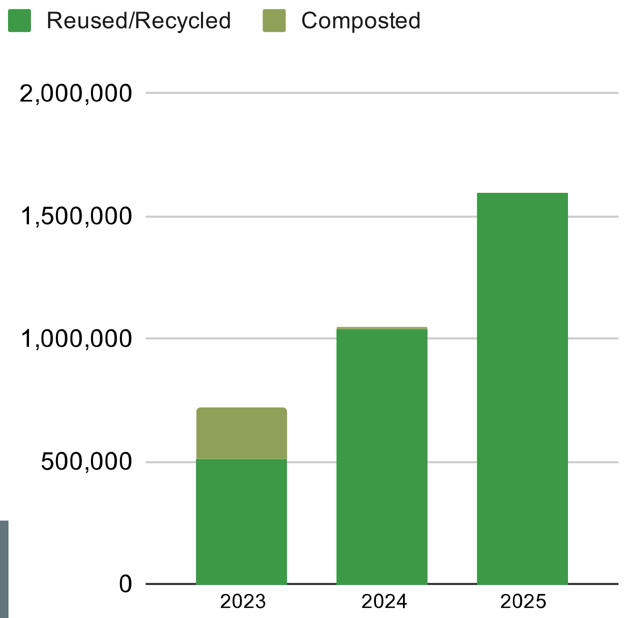
CLI continues to enhance its monitoring systems and requires more rigorous reporting from third-party haulers to improve visibility on waste collection, recycling rates, and landfill diversion. Ongoing efforts to expand recycling and composting initiatives across developments aim to reduce environmental impact and support more sustainable project operations.

GRI 3-3, 306-1, 306-2, 306-3, 306-4, 306-5

Total Biodegradable and Non-biodegradable Waste (kg)

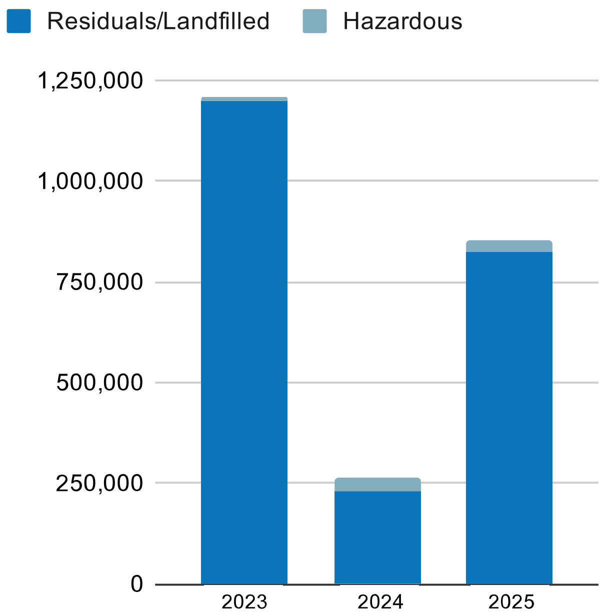
	2023	2024	2025
Biodegradable & Non-biodegradable Waste (kg)	2,919,772.49	5,853,570.88	3,325,128.49

Waste Diverted from Disposal (kg)



	2023	2024	2025
	508,903.09	1,039,563.43	1,596,083.62
	212,016.70	10,000.00	0

Waste for Disposal (kg)



	2023	2024	2025
	1,199,663.50	229,098.70	824,480.00
	10,965.60	35,227.00	28,054.10

COMPLIANCE WITH ENVIRONMENTAL LAWS

CLI maintains full compliance with applicable environmental laws and regulations across its operations. In 2025, the Company recorded zero monetary fines and zero non-monetary sanctions, reflecting its continued adherence to regulatory requirements and strong environmental governance practices.

Environmental compliance remains critical to CLI's business, given the inherent impacts of land development activities. These include the use of natural resources, potential soil erosion, risks of groundwater and soil contamination, and effects on biodiversity and surrounding ecosystems. Ensuring compliance enables the Company to manage these impacts while sustaining responsible development effectively.

The Company also recognizes regulatory risk as a key consideration in its operations. Changes in environmental policies at the national or local level may affect project timelines and execution. By proactively complying with applicable laws and standards, CLI safeguards operational continuity while mitigating legal and financial risks.

GRI 2-27, 3-3, 306-3, 306-4, 306-5

CLI's compliance framework is implemented and monitored by a cross-functional team comprising the External Affairs/Permits and Licenses Department, Strategic Business Units, Property Management, and Engineering. Pollution Control Officers (PCOs) are assigned across projects and are responsible for submitting regular Self-Monitoring Reports and Compliance Monitoring Reports to the Department of Environment and Natural Resources' Environmental Management Bureau (DENR-EMB).

In 2025, CLI continued to invest in environmental compliance initiatives, including regulatory requirements, green building certifications, wastewater treatment systems, environmental studies, and biodiversity management initiatives. The Company also strengthened internal capabilities through training and third-party advisory support to ensure that compliance standards are consistently met across all developments. Through these measures, CLI reinforces its commitment to responsible environmental stewardship, ensuring that all projects are developed in accordance with regulatory standards.

MANAGING CLIMATE RISKS AND IMPACTS

CLI adopts a structured, enterprise-wide approach to identifying, assessing, and managing climate-related risks and opportunities. The Sustainability Council, composed of Sustainability Champions across departments and business units, leads discussions on material sustainability issues and supports the integration of mitigation and adaptation strategies into operations.

Climate-related risks and opportunities are embedded within the Company's Enterprise Risk Management (ERM) framework. The Risk Management team maintains and regularly updates the corporate risk register, ensuring that sustainability-related risks and opportunities (SRROs), including climate-related risks and opportunities (CRROs), are systematically identified, assessed, and monitored. Oversight is provided by the Corporate Governance Committee and the Risk Oversight Committee (ROC), both chaired by independent directors, which guide the alignment of risk management practices with industry standards and emerging best practices.

In 2025, CLI strengthened its focus on translating risk insights into actionable measures across the project lifecycle. This includes integrating climate considerations into design, pre-development, construction, operations, and property management. Through this approach, the Company enhances resilience, improves risk-informed decision-making, and ensures that climate risks and opportunities are proactively managed at both strategic and operational levels.

GRI 2-25, 2-27, 3-3, 201-2

CLIMATE-RELATED RISKS AND OPPORTUNITIES

CLI has identified the following climate-related risks and opportunities it faces over the short, medium, and long term:

Risks	Impact on business, strategy, and financial planning
Damages and disruptions from typhoons, heavy floods, earthquakes, and other natural calamities Physical	▪ Property damage and high repair and maintenance costs ▪ Cost of insurance, retrofitting, and/or installation of mitigating structures in damaged or vulnerable properties and construction sites ▪ Resource scarcity/unavailability of materials, supply chain interruptions, materials delivery disruption, or transport challenges that delay project delivery ▪ Lost revenue from diminished attractiveness of damaged or vulnerable properties ▪ Decline in sales or postponed income streams due to reduced demand or shifts in spending ▪ Changes and improvements in the Company's process for conducting risk assessments at project sites ▪ Process enhancements and changes in resource applications for the conduct of physical safety training for projects in high-risk areas
Sea level rise/coastal flooding and increase in peak river flow Physical	
Limited supply of coal due to regulations Transition	▪ Increased operational costs due to higher water rates and disruptions and delays; may also pose financial risks due to delayed project completion ▪ Effort and cost of finding alternative sources and suppliers ▪ Lost revenue from diminished attractiveness of properties with an unreliable supply of utilities
Water stress/limited supply of water due to changing climate and natural systems Physical/Transition	
Extreme heat/heatwave Physical	▪ Increased operational costs due to disruptions and delays ▪ Increased energy costs in managed properties for cooling
Regulation of carbon-intensive products and activities Transition	▪ Penalties and other disincentives against carbon emissions ▪ Cost of shifting suppliers and other adjustments to comply with carbon regulations
Technological/Construction Risks Transition	▪ Increasing investments in R&D and technological innovations to comply with stringent building codes and additional reporting standards, which mandate building and energy efficiency
Changing market preferences Transition	▪ As potential buyers become more aware of the impacts of climate change, they expect real estate products to be more eco-efficient (with renewable energy sources) and more resilient
Change in investor sentiment Transition	▪ Investors may favor low-carbon real estate assets to align their portfolio with climate goals

GRI 2-25, 201-2

Opportunities	Impact on business, strategy, and financial planning
Use of renewable energy sources	▪ Lower energy costs due to incentives associated with renewable energy and on-site solar facilities ▪ Competitive advantage due to customer preference for more sustainable properties ▪ Access to increased financial capital due to incentivization of green bonds
Development of energy-efficient building designs	
Use of sustainable building materials to future-proof real estate assets	▪ Ensure higher efficiency standards in construction to reduce future energy dependence during operations
Enhancement of internal business processes, organizational movements to mitigate risks	▪ Ensure alignment in identifying and addressing ESG issues across the end-to-end process of the business

GREEN BUILDING DESIGN AND DEVELOPMENT

CLI advances green building as a core component of how it designs, builds, and operates its developments, integrating sustainability considerations from planning to construction and property management. In 2025, the Company continued to align its portfolio with leading green building standards—Building for Ecologically Responsive Design Excellence (BERDE), Leadership in Energy and Environmental Design (LEED), and Excellence in Design for Greater Efficiencies (EDGE)—while expanding the application of energy-efficient design, water management systems, and climate-resilient features across residential, commercial, and township developments.

Through initiatives such as Lending Expertise and Advancing Development (LEAD), CLI also demonstrated that sustainable design can be applied across market segments, including socialized housing. Across its portfolio, developments increasingly incorporate renewable energy solutions, passive design strategies, and resource-efficient systems, contributing to improved building performance and long-term operational efficiency. These efforts are further reinforced by green certifications and recognitions, underscoring CLI's commitment to delivering developments that are environmentally responsible, market-relevant, and resilient.

GRI 2-6, 2-25, 201-2

Sustainability continues in 2025 through developments like solar-powered Casa Mira Homes GenSan, eco-friendly Casa Mira Towers Palawan, and the 23-project Garden Series, which integrates greenery into urban living. Projects like One Manresa Place and Pristina Town highlight open spaces, water systems, and energy-efficient, walkable design. CLI embeds renewable energy, water management, and wastewater solutions across all stages, supported by mangrove reforestation and eco-efficient construction practices.

These efforts have earned recognition from PropertyGuru, BCI Asia, and the Institute of Corporate Directors, including the Green Initiative Award at the Asia Corporate Excellence & Sustainability Awards (ACES) 2025 and the Bronze Award for Fostering Community Resilience at the Asia-Pacific Stevie Awards 2025, and inclusion in ATRAM's SDG Fund for strong ESG performance.

Moving forward, CLI project teams' upcoming planning sessions for township projects will integrate green building initiatives into the core corporate strategy, creating a standard that balances environmental integrity with high-performance design in every project. To minimize the projects' carbon footprint and safeguard ecological stability, the team is working on a technically driven framework to drive climate adaptation and mitigation.

Our passive design analysis for building modeling to optimize natural ventilation and manage thermal conditions brings about a 30% reduction of HVAC loads. While softscape features gradually blur the traditional boundary, they foster a unified synergy with the home and landscape. Implementing permeable pavements and bioswales can manage 100% of on-site stormwater, mimicking natural water cycles. Circular material sourcing and prioritizing materials with low embodied carbon components can help reduce life-cycle emissions. Through these technical applications, we transform our developments from passive structures into active participants in the local ecosystem.

BUILDING FOR ECOLOGICALLY RESPONSIVE DESIGN EXCELLENCE

BERDE

CLI adopts BERDE as its primary local framework for aligning developments with Philippine environmental conditions, regulatory requirements, and sustainability priorities. The certification supports the Company's approach to integrating site sensitivity, energy and water efficiency, and sustainable materials into project design and construction.

In 2025, CLI continued to advance BERDE-certified developments, including projects that demonstrate how sustainability can be applied across different market segments, particularly in socialized and affordable housing. Through initiatives such as LEAD, BERDE principles are extended to projects like Tipolo Residences 2, highlighting the viability of green building in underserved housing segments.

BERDE certification enables CLI to localize its sustainability approach, ensuring that developments are responsive to climate conditions, community needs, and national standards while maintaining environmental performance.

LEED

CLI leverages LEED to benchmark its developments against globally recognized standards for high-performance buildings. The framework supports the Company's focus on operational efficiency, particularly in energy use, indoor environmental quality, and sustainable site development.

In 2025, CLI sustained its progress in LEED-aligned projects, including developments such as Masters Tower Cebu, which reflect the Company's commitment to delivering internationally competitive, resource-efficient buildings. LEED provides a structured approach to optimizing building performance, enabling CLI to enhance long-term value for tenants, occupants, and investors.

Excellence In Design For Greater Efficiencies

EDGE

CLI utilizes EDGE as a practical and cost-efficient tool for achieving measurable reductions in energy, water, and material consumption. The framework supports the Company's goal of scaling sustainability across a broader portfolio by providing quantifiable efficiency targets and streamlined certification processes.

In 2025, CLI continued to advance EDGE-certified developments such as 38 Park Avenue, demonstrating its application in high-density, mixed-use projects. EDGE enables CLI to quantify resource savings and embed efficiency measures early in the design process, supporting more consistent and scalable sustainability outcomes.

ECOSYSTEM AND BIODIVERSITY

Land development activities, including those undertaken by CLI, inherently interact with and can impact local ecosystems and biodiversity. These impacts may include vegetation clearing, changes in soil composition and fertility, and disruptions to natural ecological processes that support surrounding habitats and communities.

Recognizing these potential effects, CLI adopts a proactive approach to environmental management by implementing initiatives that protect, restore, and enhance ecosystems. Through its developments and community-based programs, the Company works to strengthen biodiversity outcomes while ensuring that environmental considerations are integrated across the project lifecycle.

ECOSYSTEMS AND BIODIVERSITY ACROSS UPLAND, WATERSHED, AND COASTAL AREAS

Disclosure	2025
Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	**MagsPeak Mountain Resort & Villas** (under construction/pre-operational stage)
Habitats protected or restored: CLI planted native tree seedlings and mangroves in various areas of Visayas	**25.81 ha, 20,648 trees** (planted/maintained in 2025 only) **428.46 ha, 433,047 trees and mangroves** (planted/maintained from 2021-2025)
IUCN (International Union for Conservation of Nature) Red List species and national conservation list species with habitats in areas affected by operations	**Endangered:** Molave/Tugas (*Vitex parviflora*) Benguet pine (*Pinus kesiya*) Tree fern/Salaguisog (*Cyathea*) **Vulnerable:** Narra (*Pterocarpus indicus*) Red Nato (*Palaquium luzoniense*)

ECOSYSTEM CONSERVATION THROUGH TREE GROWING ACTIVITIES AND COASTAL CLEAN-UP

In 2025, CLI expanded the scale and integration of its ecosystem restoration efforts, combining upland reforestation and coastal initiatives to strengthen biodiversity outcomes and community resilience. Through its programs, the Company planted 20,648 trees and produced 23,547 seedlings, contributing to a cumulative total of over 427,000 trees across more than 428 ha since 2021. These efforts span 34 native species, including timber, fruit trees, and mangroves, with 199 community planting sites actively maintained and monitored at an average survival rate of 80%.

Beyond planting, the program reflects a shift from compliance-driven activities toward long-term ecosystem management. CLI strengthened its upstream approach by establishing nurseries in Casa Mira South and MagsPeak, supporting localized seedling propagation and improving the resilience of planting initiatives.

Complementing upland efforts, coastal restoration remains a key focus, particularly through mangrove planting and maintenance that enhance shoreline protection and biodiversity in vulnerable areas. Coastal clean-up activities, implemented as part of the Company's 42 employee-led initiatives that were conducted across Visayas and Mindanao, contributed to a 43% increase in volunteer participation year-on-year, addressing marine and shoreline waste while reinforcing stewardship in communities near project sites.

Beyond environmental outcomes, the initiative delivers inclusive economic value by providing livelihood opportunities for partner communities under programs such as LAMBO, reinforcing the link between environmental stewardship and sustainable development.

Adopt-a-River Program: From Waste to Circular Value

In 2025, CLI, through the CLI Foundation and in partnership with RiverRecycle Philippines, Inc., sustained its Adopt-a-River Program, reinforcing its commitment to environmental stewardship and circular waste management.

From March to August 2025, CLI supported cleanup and recovery efforts across three waterways in Cebu City—Guadalupe River, Kinalumsan River (Mambaling), and Tagunol Creek (Inayawan)—resulting in the collection of 45,484 kg (45.48 MT) of waste, including 29,126 kg of plastic and 16,357 kg of residual waste.

Beyond environmental impact, the program also delivered social value, providing livelihood opportunities for eight workers and supporting the capacity-building of three partner communities. Complementing these efforts, CLI's internal clean and dry plastic collection campaign contributed an additional 145 kg of plastic waste, reinforcing employee participation in sustainability initiatives.

MAGSPEAK CONSERVATION

CLI's MagsPeak project serves as a model for site-based biodiversity conservation, integrating ecosystem restoration, scientific assessment, and sustainable development. A comprehensive biodiversity baseline study was conducted to identify plant and animal species, assess conservation status, and guide targeted interventions, including the planting of endangered and critically endangered native species such as Molave, Benguet Pine, Red Lauan, and Kamagong.

The site now hosts a growing population of native trees and documented bird species, supported by ongoing conservation and habitat enhancement efforts. Beyond preservation, MagsPeak demonstrates how biodiversity considerations can be embedded into project design and operations, balancing environmental protection with responsible development.

In 2025, CLI further strengthened its conservation approach by establishing nurseries in MagsPeak and Casa Mira South, enabling localized seedling propagation and the introduction of additional native species. This initiative enhances the long-term viability of restoration efforts while positioning MagsPeak as a replicable model for integrating biodiversity management across CLI's developments.

TAKING RESPONSIBILITY FOR ECOSYSTEMS ENRICHMENT (TREE)

To strengthen internal stewardship, CLI implements its employee volunteer program under TREE, which mobilizes employees to actively participate in environmental initiatives. The program covers site preparation, planting, and multi-year maintenance, ensuring that restoration efforts are sustained beyond initial implementation.

TREE embeds environmental responsibility into the Company's culture by providing employees with opportunities to contribute directly to ecosystem restoration alongside community partners. This hands-on involvement enhances awareness, accountability, and a shared sense of purpose across the organization.

In 2025, employee participation in environmental initiatives continued to grow, reflecting stronger engagement and alignment with CLI's sustainability goals. Through TREE, employee volunteerism serves not only as operational support for conservation activities but also as a driver of a more deeply rooted culture of environmental stewardship within the Company.

GREEN RESOURCES AND OPPORTUNITIES FOR WORK (GROW) PROGRAM

CLI implements its ecosystem restoration initiatives through the GROW program, which provides a structured, community-centered approach to environmental management. These programs go beyond tree planting by integrating site identification, stakeholder consultations, capacity-building, and long-term monitoring to ensure the sustainability of outcomes.

A key feature of the program is the active involvement of local communities, including people's organizations, farmers, and fisherfolk, across the full project lifecycle—from nursery establishment and seedling production to plantation design, site preparation, planting, and maintenance. This approach not only strengthens environmental outcomes but also creates alternative livelihood opportunities and builds local ownership of restoration efforts.

Native Species

- **Akle** *(Albizia acle)*
- **Amugis** *(Kooerdersiodendron pinnatum)*
- **Bahai** *(Ormosia calavensis)*
- **Banaba** *(Lagerstroema speciosa)*
- **Bani** *(Pongamia pinnata)*
- **Bitanghol** *(Calophyllum blancoi)*
- **Dakit-dakit** *(Ficus pantoniana)*
- **Dao** *(Dracontomelon dao)*
- **Dita** *(Alstonia scholaris)*
- **Golden Shower** *(Cassia fistula)*
- **Ilang-ilang** *(Cananga odorata)*
- **Kalumpit** *(Terminalia microcarpa)*
- **Kamagong** *(Diospyros blancoi)*
- **Kaningag** *(Cinamommum cebuense)*
- **Lamio** *(Dracontomelon edule)*
- **Malaruhat** *(Syzygium simile)*
- **Mamalis** *(Pittosporum pentandrum)*
- **Molave** *(Vitex parviflora)*
- **Narig** *(Vatica mangachapoi)*
- **Narra** *(Pterocarpus indicus)*
- **Paguringon** *(Cratoxylum sumatranum)*
- **Palawan Cherry** *(Cassia nodosa)*
- **Palosapis** *(Anisoptera thurifera)*
- **Red Lauan** *(Shorea negrosensis)*
- **Supa** *(Sindora supa)*
- **Talisay-gubat** *(Terminalia foetidissima)*
- **Tanguile** *(Shorea polysperma)*
- **Toog** *(Petersiantus quadrialatus)*
- **White Lauan** *(Shorea contorta)*
- **Yakal-saplungan** *(Hopea plagata)*

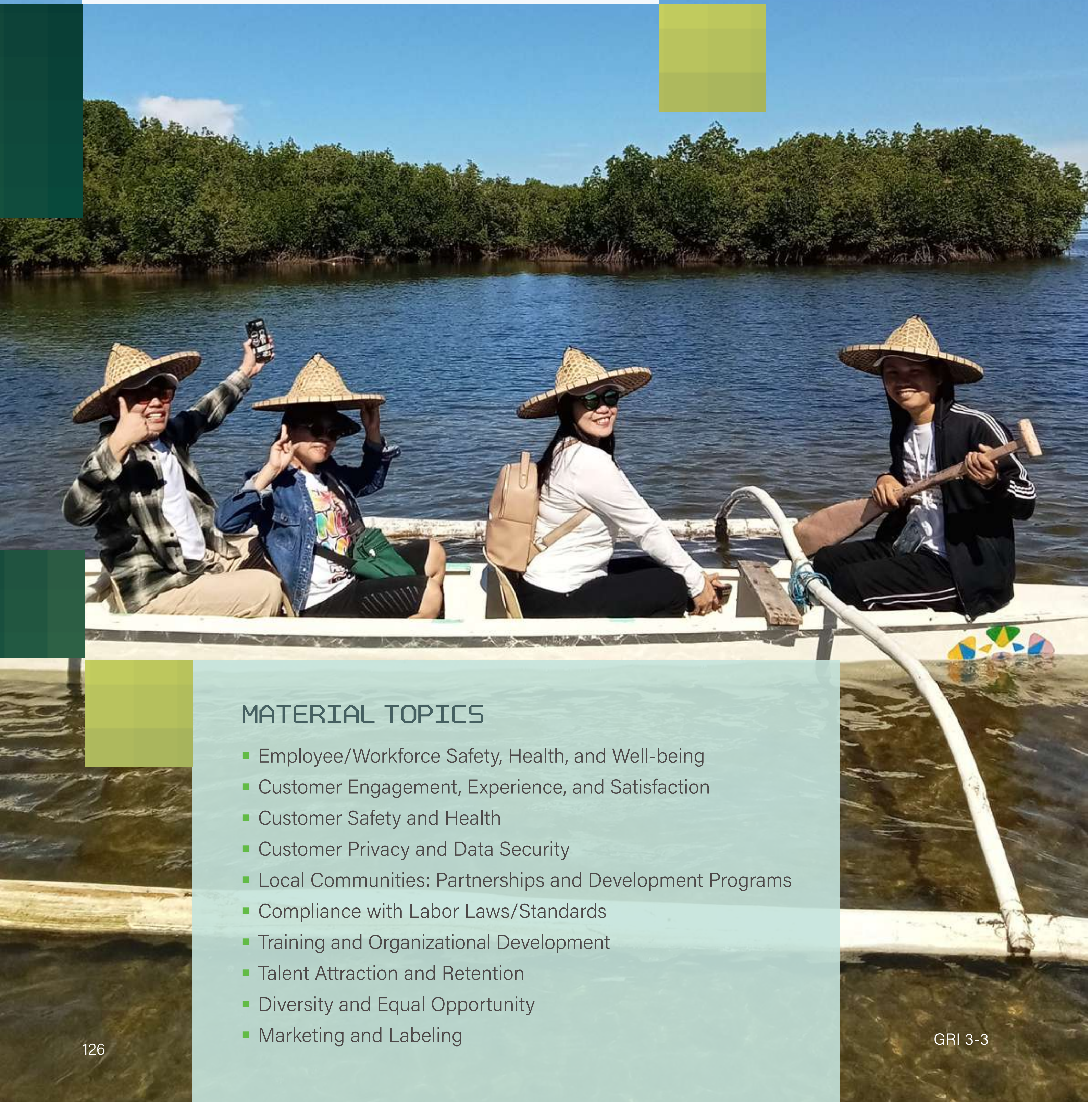
Fruit Trees

- **Avocado** *(Persea gratissima)*
- **Bayabas** *(Psidium guajava)*
- **Durian** *(Durio zibethinus)*
- **Kakaw** *(Theobroma cacao)*
- **Langka/Nangka** *(Artocarpus heterphyllus)*
- **Lanzones** *(Lansium domesticum)*
- **Marang** *(Artocarpus odoratissimus)*
- **Rambutan** *(Nephelium lapaseum)*
- **Santol** *(Sandoricum koetjape)*

Mangrove Species

- *Avicennia alba*
- *Avicennia marina*
- *Ceriops decandra*
- *Ceriops tagal*
- *Rhizophora apiculata*
- *Rhizophora stylosa*
- *Rhizophora mucronata*
- *Sonneratia alba*
- *Sonneratia caseolaris*

SOCIAL DEVELOPMENT



MATERIAL TOPICS

- Employee/Workforce Safety, Health, and Well-being
- Customer Engagement, Experience, and Satisfaction
- Customer Safety and Health
- Customer Privacy and Data Security
- Local Communities: Partnerships and Development Programs
- Compliance with Labor Laws/Standards
- Training and Organizational Development
- Talent Attraction and Retention
- Diversity and Equal Opportunity
- Marketing and Labeling

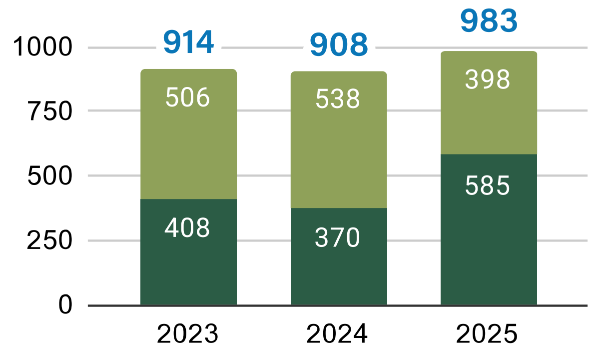
GRI 3-3

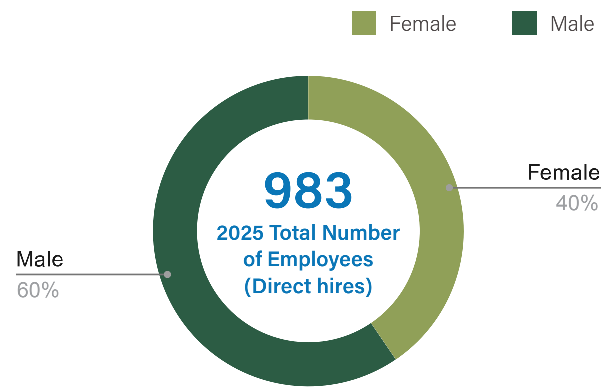
EMPOWERING OUR PEOPLE

CLI commits to inclusive hiring, offering equal opportunities for talent regardless of gender. As of 2025, CLI is composed of 59% female employees and 41% male employees.

EMPLOYEE DATA

Total Number of Employees (Direct hires)[a]





[a] This figure represents employees of the parent company only (Cebu Landmasters, Inc.), excluding subsidiaries.

9.8% Attrition rate

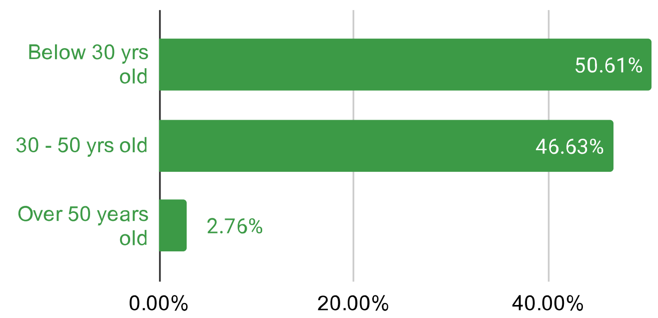
1.06:1 Ratio of the lowest-paid employee against the minimum wage

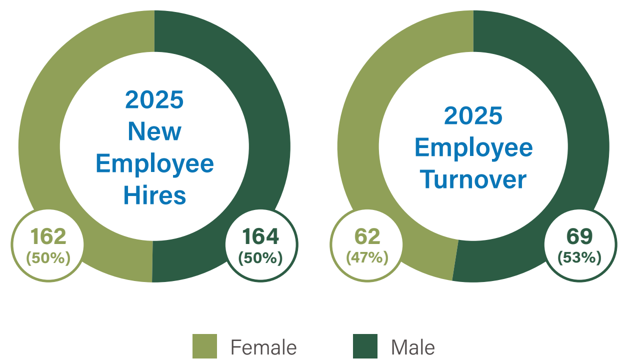
DIVERSITY AND EQUAL OPPORTUNITY

CLI upholds diversity and equal opportunity as key principles in building a strong and inclusive workforce. In 2025, the Company recorded 326 new hires, with a balanced gender mix of 164 male and 162 female employees, reflecting its commitment to equitable hiring practices across roles and functions.

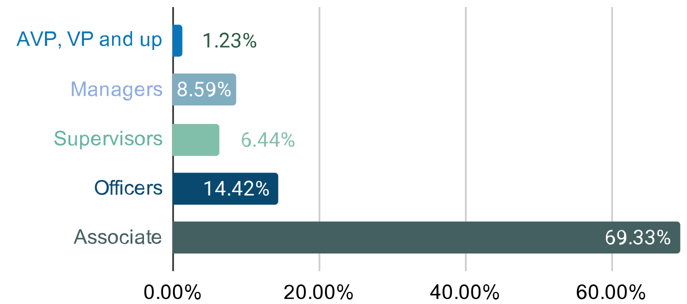
Employee movement remained dynamic, with 131 total turnover, while maintaining gender representation across both hiring and attrition.

New Employees Hires by Age





New Employees Hires by Category



GRI 2-7, 3-3, 202-1, 401-1, 405-1

TALENT ATTRACTION AND RETENTION

CLI continues to attract, motivate, and retain talent through a competitive and performance-driven rewards framework. The Company regularly benchmarks its compensation and benefits against industry standards and key competitors to ensure continued market competitiveness. This is complemented by performance-based incentives, including quarterly bonuses and annual salary adjustments, reinforcing a culture of merit and accountability.

To strengthen recruitment efforts, CLI leverages its [Career Pages], which showcase employee experiences and provide accessible pathways for applicants. This is further supported by an employee referral program and strategic partnerships with academic institutions such as the University of Cebu, Cebu Institute of Technology University, University of San Carlos, and the University of the Philippines Cebu.

Through these initiatives, CLI continues to build a strong talent pipeline while fostering a workplace that supports growth, engagement, and long-term retention.

COMPENSATION AND BENEFITS TO EMPLOYEES

CLI ensures that its compensation and benefits framework is fair, competitive, and aligned with industry standards. The Compensation and Benefits Committee provides oversight and advises the Board on remuneration matters, ensuring the equitable administration of compensation across the organization.

To maintain market competitiveness, CLI benchmarks its salary structure against the Willis Towers Watson Salary Survey. The Company also supports employee engagement and transparency through its "Comp&Ben Helpdesk," which provides guidance and addresses employee inquiries related to compensation and benefits.

EMPLOYEE BENEFITS

List of Benefits | Number of female employees who availed for the year | Number of male employees who availed for the year

Government-mandated Benefits

List of Benefits	Female	Male
PhilHealth Contribution	749	517
Pag-IBIG Contribution	749	517
Pag-IBIG Loan Availment	93	198
SSS Contribution	749	517
SSS Loan Availment	102	195

Leaves

List of Benefits	Female	Male
Sick Leaves	556	370
Vacation Leaves	556	370
Emergency Leaves	136	132
Birthday Leaves	556	370
Parental Leaves	556	180

Allowances

List of Benefits	Female	Male
Meal Allowance (Regular employees)	154	180
Per Diem Allowances	1579	1762
Rice Subsidy (Regular employees)	553	372

Health Benefits

List of Benefits	Female	Male
Annual Physical Exam	555	372
HMO *(company-provided)* Medical Assistance *(not PhilHealth)*	591	398

Other Fringe Benefits

List of Benefits	Female	Male
Car/Motorcycle Loan	8	10
Special Emergency Loan	78	32
Company Stock Options	0	0
Company Uniforms	470	690
Gift Certificates	575	385
Housing assistance (aside from Pag-IBIG)	7	8
Retirement Fund Program	0	3
Savings Benefit Program 5% of Employee's Monthly Basic will be set aside for savings claim	3	9

Work Set-up

List of Benefits	Female	Male
Semi-Flexible Working Hours[a]	398	585

[a] Semi-flexible time arrangement shifts where employees are provided shift schedule options.

GRI 401-2, 404-2

GRI 401-2, 401-3

EMPLOYEE SAFETY, HEALTH, AND WELL-BEING

CLI continues to strengthen its safety culture across all operations by embedding stricter protocols and proactive risk management measures into its construction and property management activities. In 2025, the Company reinforced its Health, Environment, and Safety (HES) systems by institutionalizing contractor safety requirements as part of pre-bid processes, ensuring that safety considerations are integrated early in project planning and budgeting.

Safety orientations and compliance discussions are now a standard component of all bidding activities, enabling contractors to clearly understand and meet CLI's safety standards and regulatory requirements prior to project execution.

WORKPLACE HEALTH AND SAFETY

HES Performance at Construction Sites

Disclosure	2025
Safe man-hours	19,716,129
No. of work-related injuries (First Aid Injury)	90
No. of work-related injuries (Medical Treatment Injury)	13
No. of work-related fatalities	1
Total disabling injury rate (TDIR) (%)	0.014
Lost time injury (%)	1
No. of safety drills	51

HES Performance at Corporate Offices, Branches, and Showrooms

Disclosure	2025
No. of work-related ill health	30

HES Performance at Property Management

Disclosure	2025
No. of work-related ill health	30
No. of safety drills	396

GRI 3-3, 403-1, 403-3, 403-4, 403-5, 403-6, 403-7, 403-9, 403-10

CLI recorded 19,716,129 safe man-hours across construction sites in 2025, reflecting sustained efforts to maintain safe working conditions. The Company reported 90 first aid injuries and 13 medical treatment cases, with a Total Disabling Injury Rate (TDIR) of 0.014% and Lost Time Injury Rate of 1%.

While one fatality was recorded in 2025, CLI continued to strengthen its response through enhanced safety monitoring, contractor compliance oversight, incident reviews, and ongoing HES trainings and audits across project sites. These measures, alongside emergency preparedness and hazard mitigation programs, supported the Company's broader safety performance, including the recorded safe man-hours in 2025.

Across corporate offices, branches, showrooms, and property management operations, 30 work-related health cases were recorded, primarily based on consultations done by the Company doctor. Safety drills continue to be conducted across sites to strengthen preparedness and emergency response capabilities.

In 2025, the Company strengthened its approach to safety and disaster management by embedding more structured systems, enhancing preparedness across properties, and reinforcing governance through dedicated oversight.

At the core of this effort is CLI's commitment to safeguarding residents, tenants, and property management teams across properties managed by CLIPM. Through a combination of regular safety training, emergency drills, and operational monitoring, the Company continues to build a culture where safety is not only a requirement, but a shared responsibility across all stakeholders.

A key development during the year was the institutionalization of CLI's Safety and Security Department, which plays a central role in standardizing policies, strengthening compliance with national regulations, and improving coordination across projects. This has enabled more consistent implementation of safety protocols, as well as clearer accountability in managing risks and incidents.

Complementing this is the activation of a centralized Command Center, which enhances CLI's real-time monitoring of operations. By providing a platform for coordinated incident response, reporting, and escalation, the Command Center improves visibility across properties and supports faster, more informed decision-making during emergencies.

These system-level improvements are reinforced on the ground through structured programs designed to elevate preparedness. Across operational properties, CLI achieved 100% compliance in emergency drills, ensuring that both property teams and residents are equipped to respond effectively to potential hazards. In parallel, 100% safety training compliance was achieved under the Company's performance metrics, supported by the rollout of Basic Occupational Safety and Health (BOSH) training and other technical safety programs for property management teams.

GRI 3-3, 403-1, 403-3, 403-4, 403-5, 403-6, 403-7, 403-9, 403-10

KEY HEALTH, ENVIRONMENT, AND SAFETY ACHIEVEMENTS:

- Successfully conducted quarterly **HES audits** across all CLI projects
- Secured approval and **implemented 37 Construction Safety and Health Programs** by the Department of Labor and Employment (DOLE) in 2025
- Developed **significant HES documentation**:
  - **34** HES guidelines drafted
  - **9** HES procedures drafted
  - **19** HES forms drafted
  - **15 out of 15** HES memos approved by management

SAFETY MILESTONES IN 2025:

- Achieved significant safe man-hour milestones:
  - The East Village: Recognized for one million safe man-hours
  - The Casa Mira Towers (LPU) for three million safe man-hours and a Certificate of Recognition from DOLE XI
- Abaca Resort Hotel Mactan won the Safety Organization of the Philippines, Inc. SOPI Award of Merit
- The Abaca Resort Hotel (Mactan), Masters Tower (Cebu), Citadines Hotel (Bacolod), and Casa Mira Towers (LPU) all received the Safety Excellence Award from Workplace Advocates on Safety in the Philippines, Inc. (WASPI)
- Enhanced daily HES communication with project teams via online platforms
- Ensured continuous oversight of contractor HES implementation and legal compliance
- Advanced corporate-level HES management system development
- Continuously reviewed and updated existing policies and measures based on legislation and incident reports
- Strictly enforced immediate corrective actions for work activities posing imminent danger
- Proactively collaborated with project HES teams to resolve critical safety issues

Great Place to Work and Workplace Safety

BUILDING A GREAT PLACE TO WORK THROUGH A CULTURE OF SAFETY AND CARE

At CLI, creating a workplace where people can thrive goes beyond programs—it is embedded in how the Company values its people, safeguards their well-being, and fosters a culture of trust, accountability, and shared purpose. In 2025, CLI strengthened its position as an employer of choice by advancing both its people engagement initiatives and its workplace safety commitment.

This commitment is reflected in the Company's continued recognition as a Great Place to Work® (2024–2025) and its distinction as Employer of the Year – Exemplar (2025). These recognitions underscore the strength of CLI's workplace culture, built on employee trust, pride in the organization, and a strong sense of belonging.

Behind these recognitions is a deliberate and sustained approach to people development. CLI continues to invest in employee engagement, leadership alignment, and inclusive workplace practices that ensure employees feel valued, supported, and empowered to contribute meaningfully to the Company's growth. By cultivating a positive and enabling work environment, CLI reinforces a culture where performance and well-being go hand in hand.

Equally critical to this culture is the Company's strong focus on health, safety, and well-being across all operations. In 2025, CLI further strengthened its safety systems by institutionalizing more proactive safety protocols, integrating safety requirements into project planning, and enhancing cross-team coordination. Structured safety training, regular emergency drills, and continuous monitoring of operational risks ensure that employees and contractors are equipped to work safely and respond effectively to potential hazards.

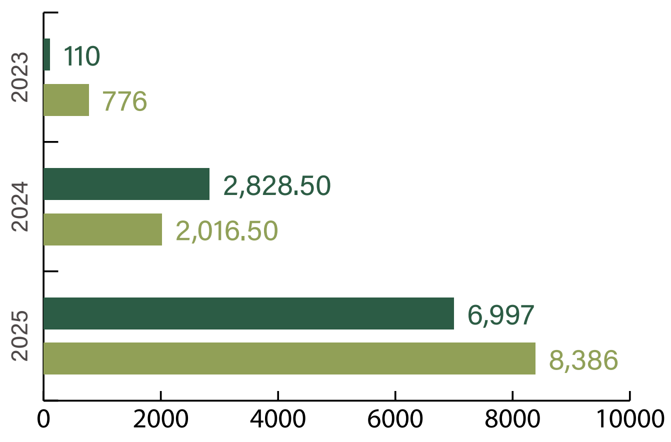
The Company also reinforced its governance by strengthening oversight and clarifying accountability for safety implementation. These efforts have contributed to improved operational discipline, more consistent compliance with safety standards, and a workplace environment where risks are actively managed rather than reactively addressed.

As the Company continues to expand, it remains committed to building an organization where the people-first initiatives and safety-driven practices create a workplace that supports both professional growth and personal well-being. This makes employees feel secure, engaged, and inspired, ensuring that its growth is anchored not only in business performance, but in the strength of its people and culture.

TRAINING AND ORGANIZATIONAL DEVELOPMENT

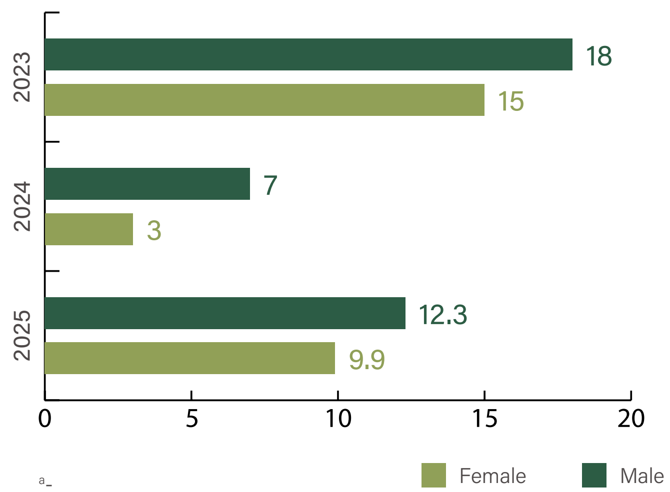
CLI invested in training and development in 2025, gaining a total of 15,383 training hours, a huge leap of 217% from the 2024 figure. This expansion reflects a more deliberate and structured approach to building organizational capabilities aligned with the Company's evolving operational and sustainability priorities.

Training Hours Provided to Employees[a]



[a] The training hours for 2023 and 2024 have been restated.

Average Training Hours per Employee[a]



[a] -

Training programs were designed to develop both technical and leadership competencies, covering operational excellence, behavioral and leadership skills, and sustainability knowledge. These were complemented by organization-wide policy cascades and orientations to reinforce alignment with corporate standards. Priority topics included data privacy, information security, data classification, and breach response protocols, ensuring that employees are equipped to manage emerging risks while maintaining compliance with the Company's IT and sustainability frameworks.

The increase in training hours is driven by a more comprehensive learning strategy that integrates onboarding programs, targeted capability-building sessions, and specialized workshops. These initiatives support CLI's focus on strengthening core competencies in customer experience, innovation, and leadership, while also enhancing the technical expertise required for day-to-day operations.

At the leadership level, directors, executives, and key officers participated in both in-house and externally accredited training programs to reinforce governance and regulatory compliance. This includes SEC-aligned corporate governance training, as well as specialized sessions on anti-money laundering (AML) laws and regulations, including updates relevant to the real estate sector. Regular AML training continues to be conducted for employees in coordination with the AML Council, ensuring sustained awareness and adherence to regulatory requirements.

Feature Story: CLI Innovation Program

THE FIRST CLI INNOVATION SUMMIT

In 2025, CLI took a significant step toward embedding innovation into its organizational culture by launching its Employee Innovation Program, culminating in the first-ever CLI Innovation Summit. More than a one-time initiative, the program reflects a deliberate shift in how the Company approaches innovation, not as a mere standalone function, but as a core organizational capability that is cultivated across all levels.

Operating in an environment shaped by evolving customer expectations, increasing demand for efficiency, and the need for sustainable growth, CLI recognized that innovation must be both structured and scalable. In response, the HR team, in close collaboration with the Digital Innovation team, designed a practical and inclusive framework that equips employees with the tools, platforms, and support needed to contribute ideas that improve how the Company operates.

The Innovation Summit served as the centerpiece of this effort. It provided a formal platform for employees from across departments to present shortlisted ideas to senior leadership, including members of the Executive Committee and the Board. This not only elevated the visibility of employee-driven innovation but also reinforced leadership ownership and alignment with the Company's strategic priorities.

Participation across the Company was strong, with the program reaching 91% of its target population nationwide and generating 81 business-relevant innovation ideas. These ideas spanned key areas such as digital transformation, sustainability, customer experience, and process improvement, showing the breadth of insights that can emerge when employees are empowered to think beyond their day-to-day roles.

Beyond idea generation, the initiative emphasized execution and continuity. Several concepts progressed into implementation, supporting CLI's goal of building a repeatable innovation pipeline rather than relying on isolated breakthroughs. By institutionalizing mechanisms for idea evaluation, recognition, and follow-through, the Company ensures that innovation becomes embedded in everyday work.

Equally important, the program strengthened cross-functional collaboration and employee engagement. By giving employees a voice in shaping operational improvements and business strategies, CLI fostered a sense of ownership and accountability—key drivers of a high-performing and adaptive organization.

The success of the first CLI Innovation Summit marks a milestone in the Company's journey toward "Mastering Innovation." It demonstrates how structured platforms, leadership support, and employee participation can work together to transform innovation into a sustained organizational strength, positioning CLI to remain competitive, responsive, and future-ready.

GRI 2-4, 3-3, 404-1, 404-2, 404-3

GRI 3-3, 404-2, 404-3

Feature Story: Employee Volunteer Program

DEVELOPING A CULTURE OF ENVIRONMENTAL STEWARDSHIP AND SOCIAL RESPONSIBILITY THROUGH EMPLOYEE VOLUNTEERISM

Employee volunteerism is a key expression of CLI's corporate values—particularly its commitment to community focus and social responsibility. CLI, through its Employee Volunteer Program, mobilizes its workforce to participate in meaningful socio-environmental initiatives, translating purpose into action across the communities it serves.

In 2025, CLI sustained and expanded its volunteer efforts across Visayas and Mindanao, organizing 42 activities that spanned environmental conservation and community development. These include tree growing initiatives, coastal clean-ups, plastic waste management, and disaster response efforts, all of which play a vital role in strengthening environmental stewardship and enhancing community resilience in project locations.

Employee participation continued to grow, with 431 volunteers contributing a total of 3,445 volunteer hours, reflecting a 42% increase in engagement compared to the previous year. This upward trend highlights how volunteerism is becoming more deeply embedded in CLI's culture, strengthening employee morale while reinforcing alignment with the Company's core values.

A significant portion of these efforts supports CLI's broader environmental programs. Through tree-growing activities, employees contribute not only to reforestation but also to long-term ecosystem development, supporting biodiversity and climate resilience. Coastal clean-up and plastic waste diversion initiatives further complement these efforts by addressing waste management challenges and protecting marine environments in host communities.

Beyond environmental impact, the program fosters a stronger sense of purpose among employees. By providing a platform for active participation in community initiatives, CLI enables its people to engage in work that goes beyond their roles, contributing to a shared goal of creating a positive, lasting impact.

While primarily focused on planned initiatives, this culture of volunteerism also extends to moments that require collective action. During the disruption caused by Typhoon Tino and the Bogo Earthquake, several employees across different locations were affected. Employees have demonstrated the same level of commitment by supporting relief efforts and extending assistance to affected communities.

Despite logistical challenges, particularly in organizing activities outside Cebu, CLI continues to strengthen its approach by empowering regional teams and champions. This enables the Company to scale its volunteer efforts more effectively and ensure that impact is delivered across its expanding geographic footprint.

As participation grows, so does the Company's ability to create meaningful change—demonstrating that its strongest impact is driven by the collective action of its people.

COMPLIANCE WITH LABOR LAWS AND STANDARDS

The Company is committed to maintaining a healthy and safe workplace environment for all employees, prioritizing compliance with the labor code and all relevant laws and regulations protecting employee rights. CLI recognizes that upholding employee rights, health, and safety is crucial for productivity, engagement, and retention.

CLI'S HUMAN RIGHTS POLICIES

Forced Labor

The Company has rolled out the CLI Handbook on Employee Discipline and the Code of Business Conduct and Ethical Standards. These contain policies that ensure fair and consistent treatment of its people. This handbook outlines policies in a manner that the employees can easily understand.

Child Labor

CLI does not tolerate child labor and forced labor in the workplace and strives to improve its business processes and procedures to ensure that no incidence of forced/child labor is observed.

Human Rights

CLI guarantees full respect for human rights and upholds the dignity of its employees. CLI complies with the requirements of the Labor Code and provides benefits beyond the government-mandated standard. The employee handbook explicitly outlines policies on human rights, including an unequivocal prohibition on all forms of sexual harassment, lascivious conduct, and workplace harassment.

CLI prioritizes a harmonious and healthy work environment, guided by its core values: Care, Collaboration, Commitment, Leadership, Integrity, and Agility.

These principles are embedded in the Company's Handbook on Employee Discipline and the Code of Business Conduct and Ethical Standards, which also serve to protect and support its people—CLI's most strategic asset. By clearly defining obligations and responsibilities, these documents reinforce a culture of performance, integrity, and professionalism, solidifying CLI's position as an employer of choice.

GRI 2-23, 2-24, 2-27, 3-3

ENHANCING CUSTOMER EXPERIENCE

Customer feedback and satisfaction are of paramount importance to CLI, as they serve as direct indicators of the complete customer experience. This experience covers all touchpoints, including reservations, payments, construction updates, property turnover, and management.

CUSTOMER FEEDBACK CHANNELS

Customer feedback channels of CLI

- **ASK CLI Platform**
- **Online Platforms**
  - Facebook chatbot, Google reviews, email blasts, social media sites, customer relations team, virtual turnover experience, dedicated hotline, and email addresses
- **Flagship Sales Office New Features**
  - Digital/queuing system, ticketing general queries counter, interactive screens
- **Product Knowledge Seminars**
- **Customer Satisfaction Survey**
  - Addressed to buyers, sellers, investors, and residents to evaluate and respond to their feedback and concerns
  - **CLI Masters App (Launching 2026)** - A mobile app that gives buyers/property owners access to account, payment history, buyer's ledger, and property updates integrated with ASK CLI and PAY CLI
- **CLI Buyers Journey**
  - A five-step guide to a CLI buyer's journey from unit selection to moving into a new home
- **On-time issuance of commissions for sellers**
- **Improving seller competency through seminar series**
- **Enhanced billing statements and reports**
- **Auto-notification on Payment Reminders and Missed Payments**

Digital Innovations in Customer Management and Feedback

CLI continues to strengthen customer engagement through digital feedback systems that enable real-time monitoring of service delivery and performance across properties managed by CLIPM. These systems enable real-time monitoring of service delivery, structured feedback collection, and performance tracking aligned with Service Level Agreements (SLAs).

In 2025, these systems supported consistent measurement across key touchpoints, contributing to a 98.48% overall customer satisfaction rating. Insights from the Living Experience Survey (3.41 average rating) and SLA feedback (93%) provided actionable, cluster-level data to improve responsiveness and service quality.

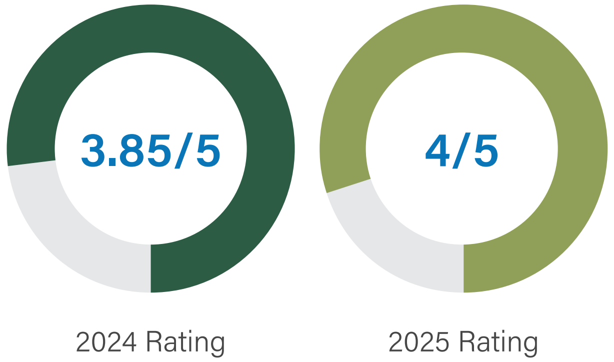
CLI ensures that customer insights are systematically captured and translated into operational improvements by institutionalizing these feedback loops, strengthening a responsive, data-informed approach to property management and enhancing the overall living and working experience across its communities.

GRI 2-26, 3-3, 416-1, 416-2

ASKCLI

Established in 2024, AskCLI has improved customer service with a seamless, efficient platform. This ensures a 24-hour response time, so no concerns go unattended. It has also streamlined inquiries, enhanced customer satisfaction, and optimized operations. In 2025, AskCLI handled 5,876 inquiries, achieving a 96% resolution rate and a customer satisfaction score of 4 out of 5.

Ask CLI Customer Satisfaction Survey Results



EXPERIENCE EXCELLENCE PROGRAM

In 2025, CLI developed an Experience Excellence Program. This includes implementing customer satisfaction monitoring systems across managed properties and collecting feedback through Living Experience, SLA, and Unit Orientation surveys. Continuous coordination between property management teams and residents also helps efficiently address service concerns and improve operational responsiveness.

The program serves as a tangible expression of the Company's brand promise to be "with you every step of the way." This initiative ensures that the Company's commitment to stakeholders begins long before a building rises and continues long after the keys are handed over. By integrating sophisticated monitoring systems across CLI's managed properties, the Company stays attuned to its clients' needs throughout the entire buyer's journey—from the initial reservation and the complexities of financing, through the milestone of unit turnover, and finally into the daily joy of moving in. Through a robust feedback ecosystem, including Unit Orientation and Living Experience surveys, CLI captures the insights necessary to refine service at every critical transition, ensuring a seamless path to homeownership.

True to CLI's commitment to personalized care, the Company has equipped the workforce to be proactive partners in the residents' success; as of the end of 2025, 562 employees have been comprehensively trained under this framework. This investment in CLI's people ensures that whether a client is navigating payment schedules or settling into their new community, they are met with continuous coordination and genuine care. By bridging the gap between operational responsiveness and heartfelt service, the Experience Excellence Program guarantees that every CLI homeowner feels supported, valued, and empowered at every single touchpoint of their journey.

Living Experience

84%
Overall annual average

90%
West Visayas Cluster

Service Level Agreement

93%
Overall annual average

94%
West Visayas Cluster

Unit Orientation and Turn Over Experience

98.48%
Overall annual average

GRI 2-26, 3-3, 416-1, 416-2

Introduction
Our Value Creation
Portfolio and Performance Report
Corporate Sustainability
Creating Shared Economic Value
Environmental Stewardship
Social Development
Good Governance
Appendices
Stakeholder Inquiries

CUSTOMER HEALTH AND SAFETY

Zero
Incidents of non-compliance with voluntary codes or resulting in a fine, penalty, or warning in relation to customer health and safety

CLI is committed to prioritizing customer safety and cultivating an environment where all customers feel valued and protected.

Ensuring customer safety is vital, not just for the well-being of the individuals using the facilities, but also for the broader community, much like how workplace health and safety contribute to public health.

This dedication to safety encompasses tenants, guests, homeowners associations, and Condo Corps managed by the CLIPM team. To uphold this commitment, CLI has put in place comprehensive customer health and safety policies across its entire portfolio, aiming to maintain secure, safe spaces for everyone.

MARKETING AND LABELING

Zero
Incidents of non-compliance with voluntary codes or resulting in a fine, penalty, or warning in relation to marketing communications and labeling

In the highly competitive real estate market, covering both residential sales and commercial operations, CLI recognizes that customers increasingly value key differentiators. These include a strong online presence, significant brand recognition, user-friendly mobile applications, and virtual events that save considerable time and effort compared to traditional face-to-face meetings.

To address this evolving demand, CLI utilizes a comprehensive multichannel advertising strategy for its products. This approach leverages various platforms, including social media, digital advertising, public relations, events and activations, out-of-home executions, and radio advertisements.

CLI takes its responsibility seriously to provide customers with accurate and essential product information. Therefore, the Company ensures that all its advertising and branding campaigns strictly adhere to existing laws and regulations. Compliance is overseen by government regulatory bodies, such as the Department of Trade and Industry (DTI), and the Ads Standards Committee (ASC), particularly for promotions and advertisements accessible to the general public outside of the Company's immediate facilities.

By committing to responsible advertising and truthful marketing practices, CLI promotes fairness in the customer decision-making process and cultivates stronger trust with both customers and the public.

GRI 2-27, 3-3, 416-2, 417-2, 417-3

CUSTOMER PRIVACY AND DATA SECURITY

Zero
Complaints received from outside parties and substantiated by the organization

Zero
Customers, users, and account holders whose information was used for secondary purposes

Zero
Total number of identified leaks, thefts, or losses of customer data

CLI prioritizes the robust protection of customer and stakeholder data by implementing proactive data security practices to counter increasingly sophisticated threats. This commitment is demonstrated through internal processes and cybersecurity enhancements that adhere to data privacy and information security standards. Complementing these technical safeguards, CLI also conducts regular employee awareness training, along with proactive vulnerability assessments and audits.

Driving these efforts is CLI's three-year innovation roadmap, which focuses on strengthening infrastructure security, reliability, and scalability. The key components of this program—CyberSecurity, Network Infrastructure, and IT Service Management—underscore CLI's dedication to enhancing data security and safeguarding customer privacy. All these initiatives are formally integrated, implemented, and monitored via CLI's performance management system, with oversight and guidance from top management, corporate governance, and risk committees.

In 2025, CLI exceeded its security and privacy goals by conducting nine Privacy Impact Assessments (surpassing the planned seven). Furthermore, the Company established new security assessment templates for all systems and software, updated the IT Risk Register to serve as the lead for all audits, and began drafting six ISO 27001-aligned policies.

GRI 2-27, 3-3, 418-1

BUILDING RESILIENT COMMUNITIES

Since its founding in 2003, CLI has dedicated itself for over two decades to building resilient communities. This commitment has become a core organizational priority, driving its value creation process. In all its projects and initiatives, CLI consistently integrates the needs of the communities where its developments are situated.

This dedication is further exemplified by the CLI Foundation, CLI's Corporate Social Responsibility arm. CLI Foundation pursues holistic community development through a four-pillar strategy focused on: (1) Integrated Community Development for Socialized Housing Beneficiaries, (2) Environment, (3) Education, and (4) Livelihood.

4-PILLAR STRATEGY

Integrated Community Development for Socialized Housing Beneficiaries	Environment	Education	Livelihood
			

▪ Addressing the housing gap: CLI donated **Sugbo Walk-Up 1** and **Tipolo Residences**, two medium-rise condo buildings, to informal settlers in Cebu and Mandaue City.
▪ Lending expertise: LGU capacity building on property management and community program development
▪ Initiated a post-housing program for the residents of Sugbo Walk-up 1 residences, focusing on **sanitation, hygiene, and maintenance of the sewage treatment plant**
▪ Social preparation: community organizing and pre-settlement beneficiary engagement
▪ Implemented social preparation activities for **90 families** who will be residing in Tipolo Residences
	▪ Biodiversity conservation, including tree-growing programs and biodiversity assessments on projects with ecosystems
	  ▪ **20,648 trees planted** in 2025, totaling to a total of 433,047 trees since 2021 under CLI's tree growing initiative
	▪ Support to beneficiary communities on Waste Management and Disaster Readiness/Risk Reduction
	▪ Eco-skills training program for partner farmers and fishermen
	▪ Through the LAMBO and GROW programs, CLI boosts the skills and income of farmers and fisherfolk in its partner communities
	▪ CLI envisions implementing the carbon sink program in the future
		▪ **Leadership and Educational Assistance Program (LEAP) in partnership with the University of San Carlos**
		  ▪ CLI supports 20 university scholars taking up architecture, engineering, business, marketing, and hospitality programs under LEAP, while two graduates have transitioned to gainful employment
		▪ **Expanded Tertiary Education Equivalency and Accreditation Program (ETEEAP)**
		  ▪ CLI supports six ETEEAP scholars in partnership with the University of Southern Philippines Foundation
		▪ **EcoEd and Tabo**
		  ▪ CLI also supports its partner communities by organizing training and learning sessions under programs such as EcoEd and Tabo.
			▪ **Tabo**, CLI's farm-to-market initiative
			  ▪ Expanded to four of CLI-managed properties, namely: Casa Mira Guadalupe, 38 Park, Mivela Garden–Banilad, and Park Centrale
			  ▪ Added three new farmer associations—Langob Sirao Farmers, Cambinocot MPC, and Gulay Farmers—benefiting 80 new farmers through Tabo activities
			  ▪ 18 new farmers received livelihood skills training
			▪ **EcoEd** - Livelihood support for farmers and fisherfolk introduced four new green skills learning sessions and workshops equivalent to 18 hours of training benefited 69 new farmers and fishermen in 2025

GRI 3-3, 203-1, 203-2, 413-1, 413-2

Tipolo Residences 2: Building Safer, Sustainable Communities

Tipolo Residences 2 reflects CLI's continuing commitment to inclusive and sustainable housing development. Developed for families displaced by fire incidents in Mandaue City, the 3-star BERDE-certified socialized housing project provides safer and more resilient living conditions while supporting long-term community development.

Aside from providing housing, the development integrates environmentally responsive features such as natural ventilation, rainwater harvesting systems, solar-powered common areas, and green building materials designed to improve comfort, efficiency, and livability. The project also includes shared community spaces and livelihood-oriented areas that help foster a more connected and self-sustaining community.

Through the CLI Foundation, beneficiaries underwent community engagement, orientation, and social preparation activities to support their transition into the development. Continuous coordination with the Mandaue City Government and partner agencies also helps ensure that residents continue to receive support as they settle into safer and more stable living environments.

STRENGTHENING RELATIONSHIPS

CLI Foundation continues to strengthen its partnerships with local communities, farmers' organizations, and government stakeholders as a core strategy for delivering sustainable and inclusive livelihood programs. In 2025, the Foundation expanded its network of partners across Cebu and Bohol, onboarding new people's organizations such as the Cambinocot Multipurpose Cooperative, Bombil Farmers Association, and Haguilanan Coconut Farmers Association for tree growing, as well as additional groups for the Tabo initiative.

These partnerships are built through continuous engagement from initial consultations and project orientations to formal agreement signings and collaborative planning sessions. Activities such as farm design training, project planning workshops, and regular coordination meetings with partners and agencies like DENR Community Environment and Natural Resources Office (DENR-CENRO) Tagbilaran ensure that programs are responsive to local needs and grounded in community realities.

CLI Foundation adopts a participatory approach, involving partners not only in implementation but also in decision-making processes, including site selection, project design, and monitoring. This fosters a strong sense of ownership among partner communities and enables more effective and context-specific program delivery. Through sustained engagement and capacity-building efforts, the Foundation strengthens trust, improves collaboration, and builds long-term relationships that support both environmental sustainability and livelihood development.

GRI 3-3, 203-1, 203-2, 413-1, 413-2

COMMUNITY PARTNER ORGANIZATION FEEDBACK SYSTEM

To ensure that its programs remain relevant, effective, and responsive, CLI Foundation institutionalized a Partner Organization Feedback System in 2025, gathering insights directly from its farmer-partners through structured satisfaction surveys. Using a 5-point Likert scale questionnaire, with Cebuano translations to ensure accessibility, the Foundation collected feedback from participating people's organizations under both its Tree Growing and Tabo initiatives.

Results indicate strong partner satisfaction, with Tree Growing programs receiving an average rating of 4.39 and Tabo initiatives achieving a higher average of 4.65. Feedback highlighted the programs' positive contribution to livelihoods, including increased income, improved market access, and additional economic opportunities for farmers and their families. Participants also recognized the environmental benefits of initiatives such as mangrove restoration and tree growing, which contribute to long-term community resilience.

At the same time, the feedback system surfaced actionable insights for improvement. Partners expressed the need for sustained support, expanded program reach, and continued capacity-building to further enhance outcomes. These inputs are actively used by CLI Foundation to refine program design, strengthen implementation strategies, and ensure that interventions remain aligned with the evolving needs of partner communities.

Feature Story: PCNC Accreditation and Certification of Membership in LCF for CLI Foundation

STRENGTHENING CREDIBILITY AND IMPACT

In 2025, CLI Foundation reached a defining milestone in its institutional journey, securing accreditation from the PCNC and formal induction into the LCF.

PCNC accreditation is a rigorous process that evaluates nonprofit organizations against established standards of governance, financial management, and program effectiveness. By successfully meeting these criteria, CLI Foundation has demonstrated that its systems, controls, and programs are aligned with the highest standards of nonprofit accountability. This accreditation not only strengthens stakeholder confidence but also enhances the Foundation's ability to access funding opportunities and build strategic partnerships.

Complementing this achievement is CLI Foundation's membership in the LCF—the country's network of leading corporate-led social development organizations. Through LCF, CLI Foundation gains access to a platform for collaboration, knowledge-sharing, and collective action, enabling it to further align its initiatives with national development priorities and emerging sustainability agendas.

These recognitions are more than institutional validations as they signal CLI Foundation's readiness to scale its impact. With strengthened governance structures and expanded networks, the Foundation is better positioned to deliver integrated programs across its core pillars of shelter, environment, education, and livelihood.

The accreditation process reinforced internal discipline within the organization. It required the alignment of policies, documentation, and reporting mechanisms, ensuring that CLI Foundation's operations are not only compliant but also strategically driven and impact-oriented, and enabling the Foundation's ability to track outcomes, measure success, and continuously improve its programs.

As CLI Foundation moves forward with its 5-Year Strategic Plan (2026–2030), PCNC accreditation and LCF membership serve as critical enablers of long-term sustainability. These milestones underscore the Foundation's evolution, from a growing corporate foundation into a trusted development partner capable of delivering scalable, accountable, and high-impact programs for communities.

GOOD GOVERNANCE

Good governance results in operational efficiency and effectiveness by establishing a framework that minimizes risks and enhances performance.

MATERIAL TOPICS

- Risk Management
- Organizational Efficiencies/Alignment: Optimizing Business Processes
- Governance and Ethics

GRI 3-3

OUR LEADERS

THE BOARD OF DIRECTORS

Composed of experienced professionals who are experts in the real estate industry, CLI's Board of Directors supervises and oversees its overall management. The Board's composition ensures that its members have the needed mix of competence and expertise, with each director being individually and collectively qualified to fulfill their roles.

The Board is in charge of overseeing the development, review, and approval of the Company's business objectives and strategies. To accomplish this responsibility, during each Board meeting, it reviews how its objectives and strategies are implemented. These reviews involve reports on the Company's business operations and financial condition prepared by a management team.

GRI 2-9

BOARD OF DIRECTORS

JOSE R. SOBERANO III
Chairman and Chief Executive Officer

MA. ROSARIO B. SOBERANO
Director, Senior Executive Vice-President and Treasurer

JOSE FRANCO B. SOBERANO
Director, Senior Executive Vice-President and Chief Operating Officer

GRI 2-9, 2-11

RUFINO LUIS T. MANOTOK
Lead Independent Director

JOANNA MARIE S. BERGUNDTHAL
Director, Executive Vice-President and Chief People and Marketing Officer

GRI 2-9

MA. AURORA D. GEOTINA-GARCIA
Independent Director

ATTY. MA. JASMINE S. OPORTO
Independent Director

DR. EUGENE S. ACEVEDO
Independent Director

DR. WINSTON CONRAD B. PADOJINOG
Independent Director

STEPHEN A. TAN
Director

BEAUREGARD GRANT L. CHENG[a]
Director

[a] Beauregard Grant L. Cheng served as the Company's Chief Financial Officer from May 2019 until March 31, 2026. He was succeeded by Paquita T. Rafols, effective April 1, 2026.

EXECUTIVES

ATTY. LARRI-NIL G. VELOSO
Corporate Secretary, Senior Vice-President and Chief Legal Officer

MARIE ROSE C. YULO
Senior Vice-President for Sales

PAQUITA T. RAFOLS
Chief Financial Officer and First Vice-President for Accounting

GRI 2-9

SYLVAN JOHN M. MONZON
First Vice-President for Business Development

RENZ ANTHONY L. CAÑETE
Deputy Chief Financial Officer

JULIETA M. PANGILINAN
First Vice-President for Treasury

GRI 2-9

MATHIAS BERGUNDTHAL
First Vice-President for
CLI Hotels and Resorts

JANELLA MAE S. WU
Vice-President for After Sales,
Corporate Communications and
Premier Marketing

ATTY. JAMES M. ABADIA
Vice-President for
Business Development

ENGR. JOSE ROLANDO S. DIMATULAC
Vice-President for Engineering

MARK LEO M. CHANG
Vice-President for
Special Projects and
External Affairs

ENGR. ROGELIO C. VINLUAN
Vice-President and
Mindanao Engineering
Area Head

AR. FRANCIS ERICO R. RODRIGUEZ

Vice-President for Technical Planning

RONALD ALLAN A. UY

Vice-President for Property Management, Safety and Security

ERIC GREGOR G. TAN

Vice-President for Business Development and SBU Head Luzon

ROGIE ELOISE N. ABALA

Vice-President for Digital Innovation and IT

JOSE GABRIEL B. SOBERANO

Senior Manager for Business Development - Visayas

INDEPENDENT DIRECTORS

With the addition of CLI's two new independent directors, the Company's Board of Directors now includes five independent directors. Since at least one-third of its members are independent directors, the Board's composition complies with the Securities Regulation Code and the SEC's Code of Corporate Governance in the Philippines for Publicly Listed Companies.

The Board's independent directors are Mr. Rufino Luis T. Manotok, Ms. Ma. Aurora D. Geotina-Garcia, Atty. Ma. Jasmine S. Oporto, Dr. Eugene S. Acevedo, and Dr. Winston Conrad B. Padojinog.

One of the two new independent directors is Dr. Eugene S. Acevedo, former RCBC President and a seasoned banking executive with more than 35 years of leadership experience at top institutions in the Philippines, Singapore, and Hong Kong. The other is Dr. Winston Conrad B. Padojinog, outgoing President of the University of Asia and the Pacific (UA&P), who brings over two decades of experience in education leadership, economic research, and governance.

Aside from possessing all the necessary qualifications for their roles, CLI's independent directors retain their autonomy from the Company and its management to reduce bias when doing their duties as directors.

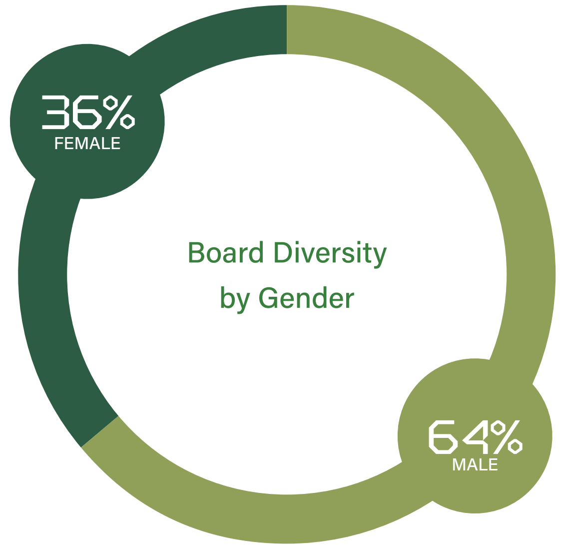
CLI's Corporate Governance Manual and policy on setting limits for Board members state that non-executive directors, which include independent directors, can serve up to five publicly listed companies concurrently. All of CLI's non-executive directors complied with this limit on board directorships as of December 31, 2025, meaning that none of the Company's executive or non-executive directors held directorships in five or more publicly listed companies. This policy ensures that directors have enough time to prepare for their responsibilities, including attending meetings, reviewing management's proposals, and overseeing the Company's long-term strategy.

GRI 2-9

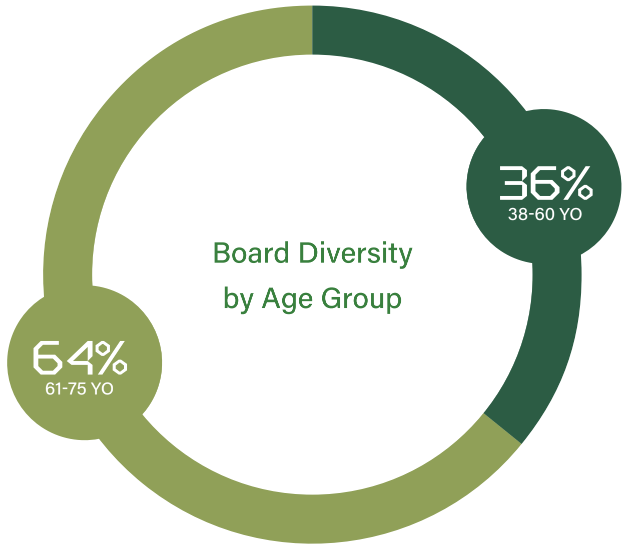
BOARD DIVERSITY

Policy and Progress Report

CLI's Board Diversity Policy was integrated into CLI's Corporate Governance and Board Charter Manual to avoid groupthink and ensure that the Board has a robust decision-making process. The policy stresses the importance of selecting diverse and competent directors who can provide unique perspectives and independent judgment that will aid the Board in formulating corporate strategies and policies. Regarding its definition of diversity, the policy covers various aspects, including skills, experience, expertise, age, gender, ethnicity, culture, competence, and knowledge.



As of 2025, CLI's Board is composed of 11 individuals who collectively bring diverse skills, cultures, ethnicities, competencies, knowledge, and professional, business, and educational backgrounds. With highly esteemed top executives and seasoned real estate professionals, the Board collectively has members with expertise in economics, accounting, finance, management, business administration, communication, manufacturing and management engineering, agricultural economics, legal, and landscape architecture, among others.



The Board is diverse in its mix of youth and experience, with members aged 38 to 75. Of its 11 directors, four are female, adding to the Board's diversity and representation.

GRI 2-17, 3-3, 405-1

EXECUTIVE AND BOARD REMUNERATION

CLI's Manual on Corporate Governance contains guidelines that ensure that the remuneration of key officers and Board members is in line with CLI's long-term interests and each member or officer's performance. Directors are disallowed from joining discussions or deliberations regarding their remuneration. All remuneration of Board members and key officers is overseen by the Compensation and Benefits Committee.

The remuneration of executive directors and senior executives is also determined based on performance, including both individual and group or department performance. Performance is also measured based on identified key deliverables and other performance indicators that capture CLI's long-term interests and objectives. The Company also has a Balanced Scorecard to measure whether rewards and compensation align with the Company's long-term performance.

GRI 2-19, 2-20

CONFLICT OF INTEREST

CLI's Manual on Corporate Governance and Board Charter require directors with a material interest in a company transaction or who have involvement in other actual or potential conflict of interest situations to promptly and fully disclose these. Directors are also disallowed from joining deliberations centered on these transactions.

The Company stands on the principle that its directors are not allowed to exploit their positions to gain personal profit or advantage or to participate in activities that will affect their impartiality. During 2025, none of the CLI directors had a material interest that affected the Company or were involved in any actual or potential conflict of interest.

Prior to accepting a directorship in any other company, CLI directors are requested to inform the Board. As of December 31, 2025, none of the Company's executive directors serve on more than two boards of listed companies outside of the CLI Group.

Under CLI's RPT Policy, the Company must disclose RPTs or other uncommon or infrequently occurring transactions. To ensure that RPTs are accounted for and disclosed in line with relevant laws and regulations, the policy also includes guidelines, categories, and thresholds for reviewing, approving, or ratifying RPTs by the Board and/or CLI shareholders.

GRI 2-15

BOARD COMMITTEES

To enhance the efficiency of its functions, the CLI Board maintains fully operational board committees. The Board's key committees are the Audit Committee, Corporate Governance Committee, RPT Committee, ROC, Nomination Committee, Compensation and Benefits Committee, and Finance and Investment Committee.

All of the Board's committees have a defined charter that outlines their purpose, membership, structure, operations, reporting procedures, resource allocation, and performance evaluation criteria. The charters for each committee may be viewed on CLI's website.

Audit Committee

The Audit Committee helps the Board oversee CLI's financial reporting process, internal control system, internal and external audit functions, and compliance with applicable laws, regulations, and standards. It is in charge of supervising the activities of the internal audit team and plays an essential role in recommending the appointment and dismissal of CLI's external auditor, which requires a rigorous approval process involving the Audit Committee, Board, and shareholders. The committee must also assess the performance of the external auditor and ensure compliance with CLI's policy on auditor rotation, which requires the Company to rotate either its auditing firm or its signing partner every five years. Moreover, the committee must assess and approve non-audit services provided by the external auditor to ensure the maintenance of the auditor's independence and that these non-audit services do not come into conflict with the external auditor's main responsibilities.

During 2025–2026, the Board's Audit Committee was composed of five qualified non-executive directors, with four, including the Chairperson, being independent directors.

Members of the committee possess background, knowledge, skills, and/or expertise in accounting, auditing, and finance. The Chairperson of the Audit Committee, Ma. Aurora D. Geotina-Garcia, does not hold the position of Chairperson in CLI or any other committee.

Corporate Governance Committee

The Board's Corporate Governance Committee helps the Board perform its corporate governance oversight responsibilities, ensuring that it complies with and properly observes corporate governance principles and practices.

For 2025–2026, the Corporate Governance Committee is composed of five non-executive directors, including four independent directors. The Chairperson, Dr. Winston Conrad B. Padojinog is an independent director as well.

To embed sustainability into its practices, the Corporate Governance Committee has the support of its Sustainability Head, Vera R. Alejandria, who is a Certified Sustainability Reporting Specialist and Certified Sustainability Assurance Practitioner. With over 27 years of experience in Cebu Holdings, Inc. and Ayala Land, Inc.-VisMin, Ms. Alejandria has held various positions in sustainability, community relations, corporate communications, customer affairs, and integrated management systems.

Risk Oversight Committee (ROC)

The ROC helps the Board oversee potential and actual risks in management practices across the Company. It assists the management in identifying, assessing, and monitoring existing and emerging risks so that they can be properly addressed or mitigated.

For 2025–2026, the ROC is composed of five non-executive directors, all of whom are independent directors, including the Chairperson. All of the committee's members have held key positions at other publicly listed companies and have extensive executive experience and expertise in risk management. The Chairperson, Atty. Ma. Jasmine S. Oporto, is a certified Compliance and Risk Management Professional under the GRC Institute of Australia.

Related Party Transaction (RPT) Committee

The Board's RPT Committee is in charge of reviewing all of CLI's material related-party transactions to ensure that these are conducted on an arm's length basis and on terms not more favorable than those made to unrelated third parties under similar circumstances. Through its quarterly assessments, the committee scrutinizes CLI's related-party transactions, which are presented either for informational purposes (if they do not breach the threshold) or for approval (if they exceed the RPT thresholds). If a transaction is approved by the committee, it is recommended for further ratification and/or approval by the Board.

For 2025–2026, the RPT Committee is composed of five non-executive directors, all of whom, including the Chairperson, are independent directors. The Chairperson, Rufino Luis T. Manotok, does not hold the position of Chairperson of the CLI Board.

Nomination Committee

The Nomination Committee selects and assesses potential nominees who can join the CLI Board as directors. It is guided by CLI's formal and transparent nomination and election policy, which includes the criteria for selecting new directors and shareholder nominations.

Before being nominated and elected, all potential nominees are thoroughly evaluated based on their qualifications. Candidates are assessed based on whether they: (1) possess the needed knowledge, skills, independence of mind given the Board's responsibilities and the Company's business and risk profile, and experience, particularly in the case of non-executive directors; (2) have a record of integrity and good repute; (3) have adequate time to fulfill their duties; and (4) can promote harmonious interactions among Board members. Those eligible for nomination are stockholders who are entitled to notice and voting rights at regular or special stockholder meetings for director elections.

During 2025–2026, the Nomination Committee is composed of three qualified directors, with Mr. Rufino Luis T. Manotok, the Lead Independent Director, serving as the Chairperson.

GRI 2-9, 2-13, 3-3

GRI 2-10, 2-13, 3-3

Compensation and Benefits Committee

The Compensation and Benefits Committee establishes the general principles and framework that rationalize the remuneration, compensation, and benefits of all CLI employees. It is also responsible for supervising the execution and management of CLI's programs for remuneration, compensation, and benefits.

For 2025–2026, the Compensation and Benefits Committee is composed of three qualified directors, and its Chairperson is Mr. Stephen Tan, a Non-Executive Director.

Corporate Secretary

The Board is supported by a Corporate Secretary and an Assistant Corporate Secretary. They are not members of the CLI Board. Before each Board meeting, the Secretariat must distribute materials to directors and members of each committee.

In 2025, the Board was assisted by its Corporate Secretary, Atty. Larri-Nil G. Veloso. Currently holding the position of Senior Vice President for Legal and Strategic Land Banking, Atty. Veloso is an experienced corporate law practitioner. He graduated from the University of the Philippines with a Bachelor of Arts in Mass Communication and from the University of Southern Philippines Foundation with a Bachelor of Laws. Prior to being employed at CLI, he was a Corporate Legal Counsel and General Manager at InfoWeapons Corporation, an American-owned software company. He has no familial relations within the fourth civil degree with any directors or officers of CLI.

Compliance Officer

The Compliance Officer is responsible for regularly reviewing and evaluating CLI. They also monitor, review, and ensure compliance of the Company's officers and directors with relevant laws, Corporate Governance Codes, and regulatory requirements. In line with the Company's compliance program, the Compliance Officer uses a detailed checklist and monitoring system that was formulated from existing laws, government issuances, and pertinent regulations. This checklist is also reviewed and updated on a regular basis. Other key responsibilities of the Compliance Officer are reporting updates on corporate governance and compliance functions to the Board Corporate Governance Committee and assisting in drafting and reviewing corporate governance policies. Additionally, the Compliance Officer also records the attendance of Board members and key officers in relevant training sessions.

At the organizational meeting held on July 11, 2025, the Board elected Atty. Lou Delianne I. Reboja as CLI's Compliance Officer. As a CPA Lawyer, she served as an Associate Director in Sycip Gorres Velayo & Co. (member firm of Ernst & Young International) under Business Tax Advisory, focusing on Taxation and Corporation Law, such as, but not limited to, BIR Assessments, special projects with PEZA/BOI/LGU, restructuring and due diligence projects, and corporate secretarial services. She was also a Senior Associate at SGV & Co. (member firm of EY) under Global Compliance and Reporting. She is not related within the fourth civil degree, either by consanguinity or affinity, to any of the directors or fellow executive officers in the Company. She is also not part of the Board and differs from the Corporate Secretary, in line with SEC Memorandum Circular No. 19, series of 2016.

GRI 2-27, 3-3

CORPORATE GOVERNANCE

CREATION OF INVESTMENT COMMITTEE

The Finance and Investment Committee helps the Board oversee CLI's financial resources; guide its capital planning, strategy, and management; and directly administer its financial assets and liabilities. It is also responsible for reviewing and monitoring financial resources and investments across the corporate, entity, and project levels. To optimize the value of the Company, the committee aims to ensure maximum return on shareholder investments while maintaining an acceptable risk-reward profile.

ENTERPRISE RISK MANAGEMENT (ERM)

Expanding its footprint in the country and stepping into the future means that the Company will continue to face a diverse variety of known and emerging risks. In response, the Company regularly conducts risk assessments that allow it to prioritize and plan risk mitigation measures. These assessments also benefit the Company by maintaining its organizational stability and corporate value.

The ROC upholds the Board's commitment to risk management. It is composed of its Chair, who is an Independent Director, as well as four other Independent Directors, the Chief Risk Officer (CRO), and members of the Executive Committee. When it comes to its responsibilities, the committee keeps track of key risks and oversees

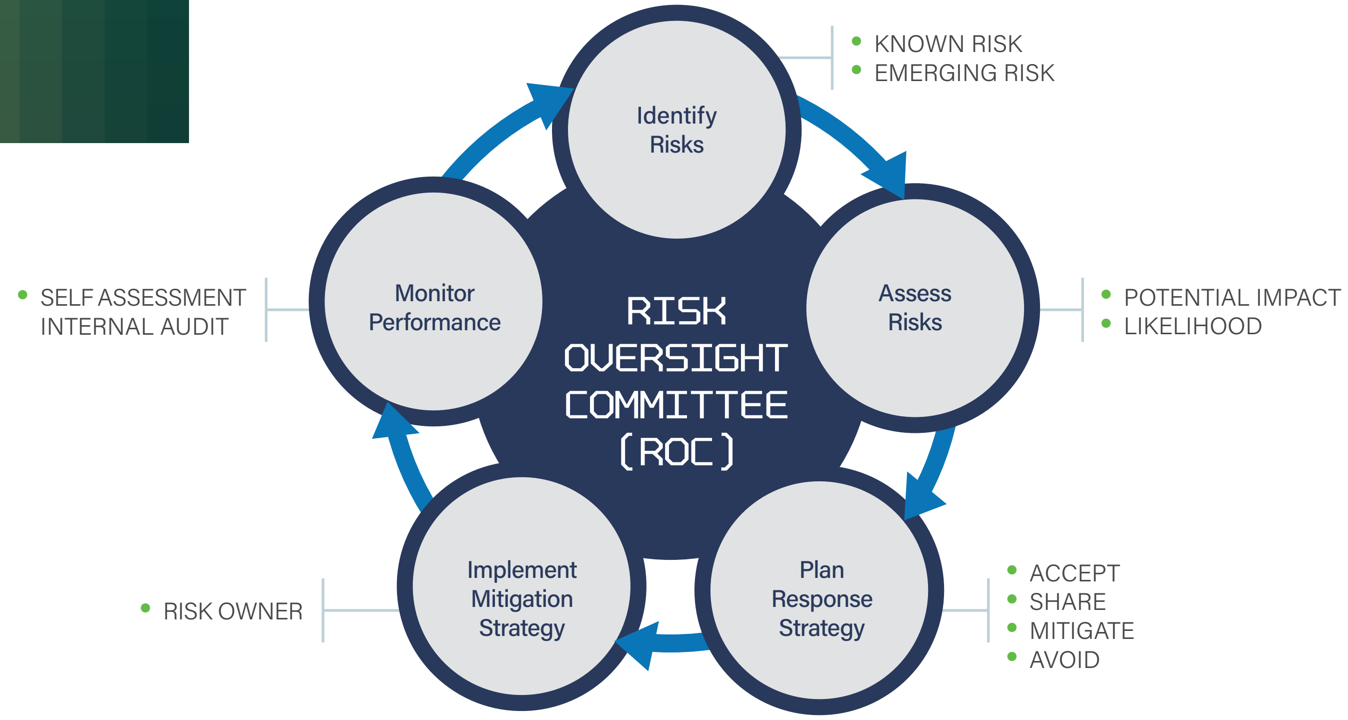
GRI 2-12, 2-13, 2-25, 3-3

the timely execution of risk mitigation strategies. It holds quarterly meetings where the CRO provides updates on the overall risk landscape, including pertinent information such as risk statuses, risk mitigation plans, emerging threats, and other risk-related developments that could affect the Company. Moreover, it is in charge of supervising the ERM framework, which is anchored on the three core pillars of governance, people, and processes. The ERM framework uses a comprehensive, integrated approach to identifying, assessing, monitoring, and managing risks across the Company's business activities.

The committee's CRO takes the lead when it comes to overseeing the ERM framework, and the CRO analyzes and mitigates risks that may become obstacles to the Company's strategic objectives. Additionally, the CRO must create risk policies, methodologies, and performance metrics that are in line with the Company's overall business strategy. Due to the dynamic nature of the business environment where the Company operates, the CRO must also be proactive in managing risks while maintaining a risk-aware culture in the Company by implementing enterprise-wide learning programs, conducting benchmarking, and promoting best practices to employees.

To facilitate ERM on the management level, the Risk Steering Committee is in charge of facilitating open, transparent communication among department heads and strategic business unit leaders. The committee identifies, evaluates, and addresses strategic, operational, and project-level risks. As for the role of department heads in ERM, they manage operational risks by ensuring that risk mitigation strategies are implemented and that internal controls are effective. Each quarter, the committee meets to assess risk mitigation strategies and anticipate new risks that may emerge in the Company's business environment.

GRI 2-12, 2-13, 2-25, 3-3



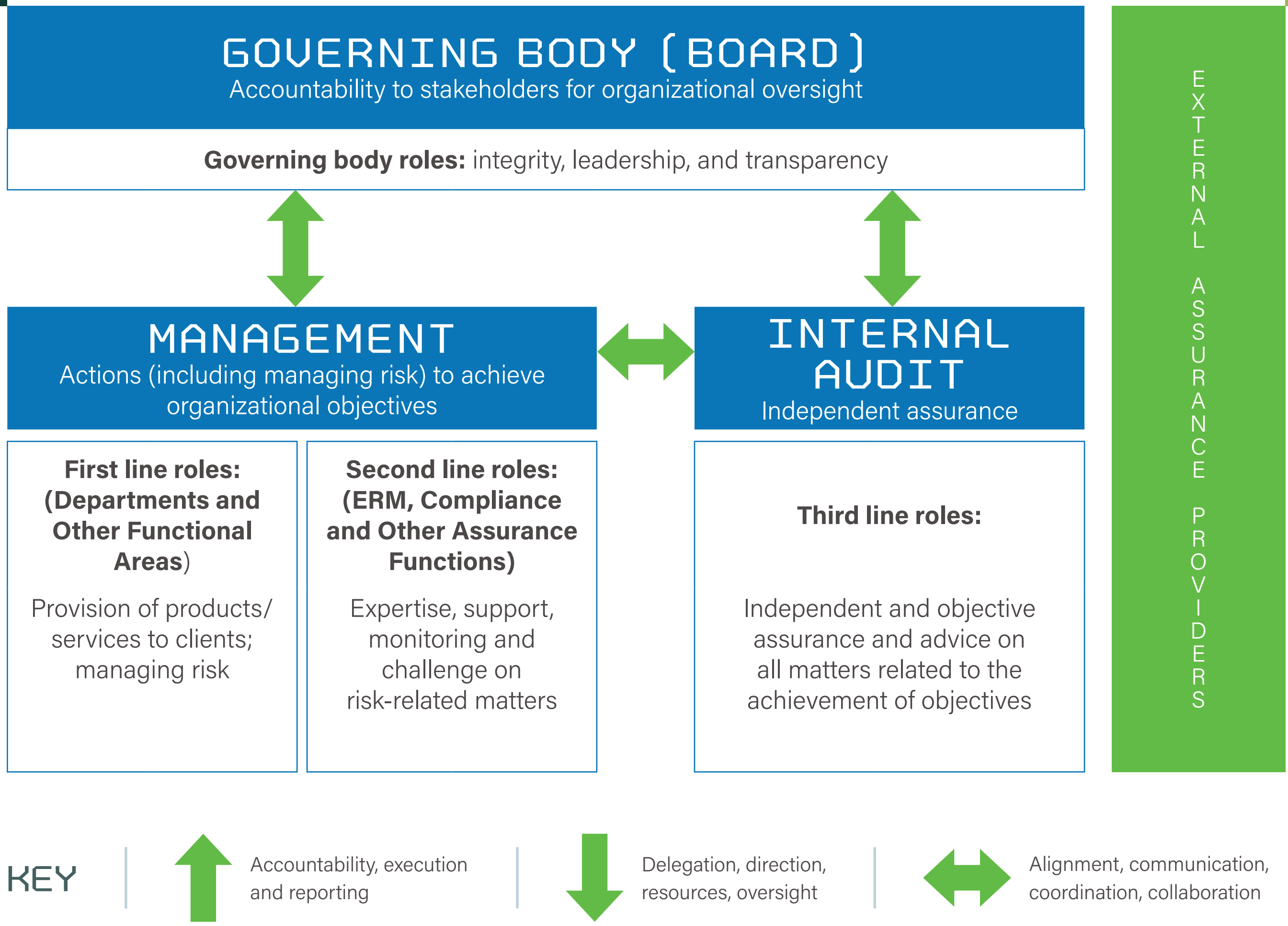
PARTNERSHIP BETWEEN ERM AND INTERNAL AUDIT

The strong partnership between Internal Audit and ERM is key to CLI's risk management structure. Internal Audit and ERM are integrated to enhance risk oversight across the organization at all levels, improving stakeholder trust. Supported by a risk-based audit strategy, the collaboration between Internal Audit and ERM maintains the organization's clear focus on its most critical risks and ensures the efficient and effective use of resources.

To make this partnership successful, it requires close coordination with Compliance, IT, and other assurance functions to ensure that the risk management framework is implemented consistently. Furthermore, the ROC highly values collaboration and clear, transparent communication across functional teams. This collaborative approach results in a risk-aware culture across the Company where risk management is a shared responsibility for all of its leaders.

Through aligning with risk management goals at all levels, the Company has a clear understanding of the potential risks that could impact its strategic objectives. Having an integrated and collaborative approach to risk management is essential to thriving in a rapidly changing real estate environment and helps the Company maintain resilience by proactively managing risks.

GRI 2-12, 2-13, 2-16, 2-25, 3-3



DISCLOSURE AND TRANSPARENCY

The Board's corporate disclosure policies and procedures are aligned with best practices and regulatory standards. To practice transparency, the Company promptly and publicly discloses all material information concerning CLI that could affect the variability of the interests of its stockholders. This information includes earnings results, significant acquisitions or dispositions of assets, off-balance sheet transactions, related-party dealings, and compensation details for Board and Management members. These disclosures are submitted to the SEC and/or CLI's PSE EDGE link and portal.

Showing its commitment to being transparent with stockholders and stakeholders, the Board communicates material information, including dealings in CLI's shares and significant developments, such as asset transactions or material non-financial and sustainability matters. These disclosures are promptly filed and submitted to CLI's PSE EDGE portal and/or to the SEC.

To disseminate relevant information, the Company has efficient, cost-effective communication channels for its stakeholders. These channels include investor, analyst, and media briefings conducted via teleconference, videoconference, or in-person meetings. As for media engagement, CLI shares news releases and holds press conferences, briefings, tours, and social events. The Company also arranges seminars and conferences between institutional investors and analysts and the Company's key executives, including the CEO, COO, CFO, and senior managers. In an effort to showcase its properties, the Company also regularly organizes tours for investors, analysts, and the media. Regular e-newsletters from the Company also provide updates on its performance and progress, keeping analysts informed. For increased accessibility, the Company also makes its annual, quarterly, and current reports available on the CLI website and PSE EDGE portal.

The following is a summary list of CLI's analyst and media briefings conducted in 2025:

Description	Date
FY 2024 Investors'/Analysts' Briefing	April 15, 2025
Q1 2025 Investors'/Analysts' Briefing	May 15, 2025
H1 2025 Investors'/Analysts' Briefing	August 13, 2025
9M 2025 Investors'/Analysts' Briefing	November 13, 2025

APPENDICES

LEGEND:

N/A	Project/activity does not apply during the reporting period.
NO DATA	Data is expected but unavailable, missing, or not submitted.
0.00	Value is valid and confirmed to be zero.
TURNED OVER	Responsibility has formally transferred to another party or team (e.g., from Construction to PM).

ENVIRONMENTAL DATA

MATERIALS

YoY Non-renewable materials used

Year	Materials	Contractor Supplied	Owner Supplied	Total	% Change
2023	Sand (m^3)	57,665.84	729.87	58,395.71	▼ 97.18%
	Gravel (m^3)	23,007.33	19.50	23,026.83	▼ 98.93%
	Cement (kg)	21,664,400.00	96,098,960.00	117,763,360.00	▼ 16.45%
	Rebars (kg)	12,359,782.67	29,898,688.59	42,258,471.26	▼ 11.88%
	Glass (m^2)	35,477.03	N/A	35,477.03	▼ 61.96%
	Limestone (m^3)	N/A	200,000.14	200,000.14	N/A
2024	Sand (m^3)	39,998.02	110.64	40,108.66	▼ 31.32%
	Gravel (m^3)	294,917.86	12.00	294,929.86	▲ 1180.8%
	Cement (kg)	262,057.10	110,858,720.00	111,120,777.10	▼ 5.64%
	Rebars (kg)	5,921,632.97	21,937,666.02	27,859,298.99	▼ 34.07%
	Glass (m^2)	17,238.66	0.00	17,238.66	▼ 51.41%
2025	Sand (m^3)	64,537.00	8,436.80	72,973.80	▲ 81.94%
	Gravel (m^3)	43,859.00	3,312.00	47,171.00	▼ 84.01%
	Cement (kg)	8,543,498.00	52,942,396.00	61,485,894.00	▼ 44.67%
	Rebars (kg)	5,908,378.00	12,332,940.71	18,241,318.71	▼ 34.52%
	Glass (m^2)	18,799.00	0.00	18,799.00	▲ 9.05%
	Limestone (m^3)	0.00	6,000.00	6,000.00	▼ 23.16%
	RMC (Ready Mix Concrete) (kg)	1,467,769.00	0.00	1,467,769.00	▲ 100.00%

YoY Renewable materials used

Year	Materials	Contractor Supplied	Owner Supplied	Total	% Change
2025	Lumber (bd.ft)	2,353,397.28	5,607.00	2,359,004.28	N/A
	Lumber (bd.ft)	172,977,852.00	5,995.00	172,983,847.00	▲ 7,232.92%
	Lumber (bd.ft)	540,512.00	9,801.00	550,313.00	▼ 99.68%

YoY Materials used

Materials	2023	2024	2025
Sand (m^3)	58,395.71	40,108.66	72,973.80
Gravel (m^3)	23,026.83	294,929.86	47,171.00
Cement (kg)	117,763,360.00	111,120,777.10	61,485,894.00
Rebars (kg)	42,258,471.26	27,859,298.99	18,241,318.71
Glass (m^2)	35,477.03	17,238.66	18,799.00
Lumber (bd.ft)	2,359,004.28	172,983,847.00	550,313.00
Limestone (m^3)	200,000.14	7,808.00	6,000.00
RMC (Ready Mix Concrete) (kg)	N/A	N/A	1,467,769.00

ENERGY

YoY Direct and indirect energy consumption, in GJ

Energy Consumed	Activity Source	2023	2024	2025	% Change
Direct Energy	Corporate Offices: Use of fuel for other vehicle used for official business trips	3,907.30	5,252.65	5,558.40	▲ 5.82%
	Managed Operational Properties	229.36	1,294.28	1,942.71	▲ 50.01%
	Construction sites	48,080.45	61,785.25	48,676.72	▼ 21.22%
	Sub-total	**52,217.11**	**68,332.18**	**56,177.83**	**▼ 17.79%**
Indirect Energy	**Power consumption**				
	Corporate Offices	2,691.85	2,920.84	3,271.49	▲ 12.01%
	Staff House[a]	N/A	N/A	24.66	N/A
	Managed Operational Properties - Common Areas	11,674.55	25,936.61	23,416.20	▼ 9.72%
	Construction sites	14,979.76	17,695.01	10,131.21	▼ 42.75%
	Sub-total	**29,346.16**	**46,552.46**	**36,843.56**	**▼ 20.86%**
TOTAL ENERGY CONSUMPTION		**81,563.27**	**114,884.64**	**93,249.87**	**▼ 18.83%**

[a] New Source

DIRECT ENERGY

2025 Direct energy consumption: Fuel used for transportation, generator sets

CORPORATE OFFICES AND BRANCHES

Scope 1 (Direct energy)	Liters	GJ	No. of Offices
Fuel used for vehicles used for **official business trips** (Diesel)	71,772.50	2,770.42	20/20
Fuel used for vehicles used for **official business trips** (Gasoline)	81,519.85	2,787.98	20/20
TOTAL	**153,292.35**	**5,558.40**	

MANAGED OPERATIONAL PROPERTIES

Scope 1 (Direct energy)	Liters	GJ	No. of Properties
Fuel used for **Gensets** (Diesel)	43,461.73	1,677.62	25/31
Property maintenance fuel consumption (ex. Mower etc.) and others in Liters (Diesel)	768.00	29.64	5/31
Fuel used for **Gensets** (Gasoline)	204.00	6.98	1/31
Property maintenance fuel consumption (ex. Mower etc.) and others in Liters (Gasoline)	5,803.00	198.46	16/31
Fuel used for other vehicles used for official **business trips** (Gasoline)	877.49	30.01	5/31
TOTAL	**51,114.22**	**1,942.71**	

CONSTRUCTION SITES

Scope 1 (Direct energy)	Liters	GJ	No. of Projects
Gasoline	25,117.00	859.00	15/35
Diesel	1,238,801.00	47,817.72	23/35
TOTAL	**1,263,918.00**	**48,676.72**	

YoY Direct energy consumption of corporate offices, branches, and showrooms

Direct Energy Consumption	Liters				GJ		
	2023	2024	2025	% change	2023	2024	2025
Fuel used for CLI-owned vehicles and other vehicles used for official business trips	106,650.06	145,089.15	153,292.35	▲5.65%	3,907.30	5,252.66	5,558.40
TOTAL	**106,650.06**	**145,089.15**	**153,292.35**	**▲5.65%**	**3,907.30**	**5,252.66**	**5,558.40**

YoY Direct energy consumption of managed operational properties, in liters

Properties	Genset Fuel Consumption			
	Diesel			Gasoline
	2023	2024	2025	2025
Horizontal				
Casa Mira Bacolod	240.00	1,152.00	595.00	315.00
Casa Mira Dumaguete[a]	N/A	N/A	30.00	466.00
Casa Mira Coast	No Data	No Data	0.00	428.00
Casa Mira Iloilo	0.00	1,165.00	105.00	719.00
Casa Mira Linao	No Data	No Data	192.00	24.00
Casa Mira Ormoca	No Data	No Data	0.00	150.00
Casa Mira South	No Data	No Data	168.00	720.00
Midori Plains	240.00	240.00	260.00	360.00
San Josemaria Village Balamban and Villa Casita Balamban	No Data	240.00	300.00	240.00
San Josemaria Village Minglanilla	0.00	No Data	18.00	204.00
San Josemaria Village Talisay	No Data	12.00	12.00	60.00
San Josemaria Village Toledo	No Data	No Data	0.00	480.00
Velmiro Heights Minglanilla	No Data	96.00	12.00	120.00
Velmiro Plains Bacolod	240.00	12.00	7,360.00	1,583.00
Velmiro Bohol[a]	No Data	No Data	79.00	104.00
Velmiro Uptown CDO	No Data	No Data	0.00	49.00
Villa Casita North	No Data	No Data	384.00	0.00
Vertical				
38 Park Avenue	No Data	No Data	5,371.50	0.00
Asia Premiere Residences	140.00	1,280.00	460.00	28.00
Base Line Center	0.00	936.00	8,320.01	0.00
Base Line Residences	706.10	539.69	86.40	0.00
Casa Mira Towers Guadalupe[a]	No Data	No Data	120.00	0.00
Casa Mira Towers Labangon	512.00	1,272.00	403.20	540.00
Latitude Corporate Center	217.44	396.70	420.00	115.50
Mesatierra	2,304.00	240.00	240.00	0.00
Mesaverte	520.00	18,874.28	3.62	0.00
Mesavirre	No Data	2,764.00	11,146.00	0.00
Midori Residences	72.00	72.00	0.00	0.00
Mivela Garden Residences[a]	No Data	No Data	0.00	0.00
Mivesa Garden Residences	610.45	3,384.00	6,864.00	141.00
Park Centrale	140.00	830.00	1,280.00	38.00
GRAND TOTAL	**5,941.99**	**33,505.67**	**44,229.73**	**6,884.50**

[a] Newly turned-over property to PM

YoY Direct energy consumption of construction sites, in liters

Project	Direct Energy or Fuel (Diesel/Gasoline)		
	2023	2024	2025
Vertical			
Casa Mira Towers - Palawan	N/A	83,600.00	141,000.00
38 Park	11,000.00	63,000.00	TURNED OVER
Abaca Resort Mactan	34,738.00	37,000.00	5,500.00
Astra Centre	76,649.00	12,916.00	No Data
Banilad High Street	6,355.00	521.00	TURNED OVER
Baseline Center	5,044.00	0.00	TURNED OVER
Baseline Center Prestige	0.00	1,000.00	TURNED OVER
Calle 104	N/A	52,360.00	1,000.00
Casa Mira Towers Guadalupe	0.00	1,650.00	0.00
Casa Mira Towers Mandaue	26,948.58	11,382.88	978.60
Costa Mira Beachtown	58,761.00	43,146.00	0.00
Costa Mira - Panglao	N/A	N/A	42,000.00
Mandtra Residences	68,179.29	0.00	7,700.00
Masters Tower	126,312.00	19,643.00	11,209.00
Mivela Garden Residences	2,472.40	0.00	0.00
Patria de Cebu	135,875.00	131,350.00	119,350.00
Tipolo Residences (Tenement Housing)	14,687.00	N/A	TURNED OVER
Casa Mira Towers Bacolod	0.00	86,900.00	147,080.00
Citadines Bacolod	3,640.00	0.00	TURNED OVER
Mesavirre Garden Residences	No Data	0.00	0.00
Terranza Residences	0.00	25,400.00	12,500.00
Casa Mira Towers CDO	57,100.00	15,470.00	No Data
Casa Mira Towers Davao (LPU)	32,106.00	15,600.00	10,840.00
Davao Global Township (DGT)	228,355.00	0.00	0.00
The East Village T1-T4	No Data	139,100.00	35,064.00
Paragon Davao	0.00	22.00	6,848.00
Horizontal			
Casa Mira Danao	N/A	40,452.00	28,200.00
Casa Mira Linao Ph3	14,830.22	17,157.96	6,400.00
Casa Mira South (ph3a, 3b, 4a, 4b)	50,590.00	58,105.00	39,844.00
MagsPeak Nature Park	580.00	No Data	No Data
Mirani Steps	N/A	20,750.00	24,802.91
Velmiro Heights Consolacion	N/A	194,968.00	89,143.00
Casa Mira Bacolod	5,807.00	2,255.00	TURNED OVER
Casa Mira Homes Dumaguete	122,880.00	51,440.00	36,160.00
Casa Mira Homes Ormoc	32,970.00	32,360.00	0.00
Casa Mira Iloilo	96,720.00	71,090.00	No Data
Velmiro Greens Bohol	26,699.00	1,499.06	No Data
Velmiro Plains Bacolod	5,807.00	3,845.00	TURNED OVER
Casa Mira Homes - Davao	N/A	217,983.00	34,674.92
Velmiro Heights Davao[a]	N/A	N/A	66,440.00
Manresa Town	N/A	2,837.00	305,380.21
Velmiro Heights CDO	6,909.00	No Data	No Data
Casa Mira-Butuan[a]	N/A	N/A	91,803.24
GRAND TOTAL	**1,252,014.49**	**1,454,802.90**	**1,263,917.88**

[a] New construction site

INDIRECT ENERGY

YoY Indirect energy consumption of corporate offices, branches, and showrooms

Indirect Energy Consumption	kWh				GJ		
	2023	2024	2025	% Change	2023	2024	2025
TOTAL	747,736.79	811,344.03	915,596.76	▲ 12.85%	2,691.85	2,950.10	3,296.15
	16 Offices	17 Offices	22 Offices				

YoY Scope and percentage breakdown: Electricity consumption at corporate/satellite offices and showrooms, in kWh

Offices/Year	2023	2024	2025	% Change
38 Park Avenue Showroom	53,403.00	51,804.25	93,024.00	▲ **79.57%**
Bacolod - Sta. Clara Office	22,609.00	30,266.14	30,219.00	▼ **0.16%**
Bohol Sales Office (LITE Properties)	7,223.00	8,188.30	8,439.07	▲ **3.06%**
BOHOL (CLI-LITE)	N/A	1,557.15	5,711.72	▲ **266.81%**
Butuan (VCDU Arcade)	N/A	14,065.70	10,389.00	▼ **26.14%**
Casa Mira iloilo	29,448.00	32,782.25	32,006.40	▼ **2.37%**
Cebu - Baseline Residences	429.00	N/A	N/A	**N/A**
Cebu - CMTL (Permits & Licenses)	33,119.00	19,557.80	15,840.00	▼ **19.01%**
Cebu (CMTL Additional Office)	N/A	7,800.06	2,136.00	▼ **72.62%**
City Life V. Rama[a]	N/A	N/A	1,610.39	**N/A**
Davao (ITH - YHES)	40,545.00	33,676.00	27,039.00	▼ **19.71%**
Dumaguete (Cho Cho Lao)	3,286.00	N/A	N/A	**N/A**
Dumaguete (Dean Woo)	10,274.00	11,531.54	10,735.20	▼ **6.91%**
Gensan Office	N/A	N/A	700.00	▲ **100.00%**
Latitude Corporate Center	78,548.00	121,840.31	138,580.73	▲ **13.74%**
Makati Office[a]	N/A	N/A	166.97	**N/A**
MANDTRA Office[a]	N/A	N/A	25,200.00	▲ **100.00%**
MesaTierra (Davao ITH-YES)	34,614.00	37,078.20	23,931.00	▼ **35.46%**
Mesaverte (CDO)	23,566.00	26,693.00	22,520.00	▼ **15.63%**
Ormoc Satellite Office	5,894.00	6,015.50	5,496.00	▼ **8.64%**
Park Centrale (Cebu Office)	391,196.00	390,907.83	439,920.16	▲ **12.54%**
Palawan (Brookes Point)	13,583.00	17,580.00	15,082.29	▼ **14.21%**

[a] New Corporate/Satellite Office/Showroom

YoY Indirect energy consumption of managed operational properties, in kWh

Properties	Common Area Consumption			
	2023	2024	2025	% Change
Horizontal[a]	**263,217.83**	**504,164.76**	**417,046.00**	▼ **17.28%**
Casa Mira Bacolod	273.00	476.00	No Data	N/A
Casa Mira Coast	8,190.00	9,564.00	No Data	N/A
Casa Mira Iloilo	No Data	6,333.00	27,341.00	▲ 331.72%
Casa Mira Linao	17,833.00	No Data	17,204.20	N/A
Casa Mira South	112,913.14	174,010.00	215,060.50	▲ 23.59%
Midori Plains	27,900.00	37,035.00	35,475.00	▼ 4.21%
San Josemaria Village Balamban & Villa Casita Balamban	No Data	3,814.00	4,738.00	▲ 24.23%
San Josemaria Village Minglanilla	1,616.80	4,042.50	2,824.00	▼ 30.14%
San Josemaria Village Talisay	No Data	3,992.80	3,719.30	▼ 6.85%
San Josemaria Village Toledo	6,924.00	5,949.00	4,562.00	▼ 23.31%
Velmiro Plains Bacolod	No Data	167,983.56	45,711.50	▼ 72.79%
Velmiro Greens Bohol[b]	N/A	N/A	11,650.00	N/A
Velmiro Uptown CDO	41,174.40	64,590.00	40,805.60	▼ 36.82%
Velmiro Heights Minglanilla	35,580.89	18,352.90	N/A	N/A
Villa Casita North	10,812.60	8,022.00	7,954.90	▼ 0.84%
Vertical	**2,979,713.87**	**6,676,881.72**	**6,087,454.60**	▼ **8.83%**
38 Park Avenue	No Data	683,131.34	1,312,115.00	▲ 92.07%
Asia Premiere Residences	66,272.00	88,216.00	88,895.00	▲ 0.77%
Base Line Center	689,145.05	3,570,041.00	1,219,365.80	▼ 65.84%
Base Line Residences	107,595.00	108,958.00	133,883.00	▲ 22.88%
Casa Mira Towers Guadalupe[b]	N/A	N/A	444,959.00	N/A
Casa Mira Towers Labangon	323,524.00	307,928.00	348,256.00	▲ 13.10%
Latitude Corporate Center	411,486.93	390,726.10	349,389.00	▼ 10.58%
Mesatierra	264,295.89	264,924.04	309,668.80	▲ 16.89%
Mesaverte	278,231.00	324,682.00	344,858.00	▲ 6.21%
Mesavirre	No Data	158,383.98	360,198.00	▲ 127.42%
Midori Residences	73,925.00	108,535.00	80,315.00	▼ 26.00%
Mivela Garden Residences[b]	N/A	N/A	157,987.00	N/A
Mivesa Garden Residences	511,539.00	423,007.00	670,749.30	▲ 58.57%
Park Centrale	253,700.00	248,349.26	266,815.70	▲ 7.44%
GRAND TOTAL	**3,242,931.70**	**7,181,046.48**	**6,504,500.60**	▼ **9.42%**

[a] Casa Mira Dumaguete and Casa Mira Ormoc are newly turned-over properties to property management; hence, no data have been collected yet, and they are not yet included in the list.
[b] Newly turned-over property to PM

YoY Indirect energy consumption of construction sites, in kWh

Properties	2023	2024	2025
Vertical Luzon			
Casa Mira Towers - Palawan	72.00	39,461.55	59,200.00
Vertical Cebu			
38 Park	3,000.00	36,600.00	TURNED OVER
Abaca Resort Mactan	245,404.88	312,181.16	194,022.52
Astra Centre	383,816.00	236,727.07	83,939.00
Banilad High Street	44,298.00	122,918.77	TURNED OVER
Baseline Center	22,095.00	TURNED OVER	TURNED OVER
Baseline Center Prestige	0.00	765,360.00	TURNED OVER
Calle 104	N/A	48,480.00	109,296.00
Casa Mira Towers Guadalupe	50,364.00	886,524.00	0.00
Casa Mira Towers Mandaue	213,366.00	58,399.00	27,034.00
Costa Mira Beachtown	4,315.00	302,157.00	758,827.00
Mandtra Residences	166,248.00	179,568.00	247,500.00
Masters Tower	815.00	220,811.00	181,596.00
Mivela Garden Residences	293,659.20	292,065.87	47,369.70
Patria de Cebu	121,250.00	131,637.00	176,719.00
Vertical Visayas			
Casa Mira Towers Bacolod	165,700.00	144,000.00	136,016.00
Citadines Bacolod	86,390.00	TURNED OVER	TURNED OVER
Costa Mira Panglaoa	N/A	N/A	47,421.00
Mesavirre Garden Residences	305,168.02	11,688.00	2,580.00
Terranza Residences	188,245.00	157,500.00	178,957.00
Vertical Mindanao			
Casa Mira Towers CDO	436,521.00	341,762.00	No Data
Casa Mira Towers Davao (LPU)	174,094.00	139,116.00	135,776.90
Davao Global Township (DGT)	240,949.00	148,572.00	41,088.00
Paragon Davao	686,284.00	39,694.00	177,087.00
Horizontal Cebu			
Casa Mira-Danao	N/A	13,392.00	15,500.00
Casa Mira Linao Ph3	19,014.00	31,854.00	19,869.89
Casa Mira South (ph3a, 3b, 4a, 4b)	24,791.12	25,808.34	30,249.86
Mirani Steps	N/A	0.00	14,774.00
Velmiro Heights - Consolacion	N/A	5,494.00	14,609.60
Horizontal Visayas			
Casa Mira Bacolod	46,350.00	12,154.00	TURNED OVER
Casa Mira Homes Dumaguete	89,734.00	40,293.00	36,589.27
Casa Mira Iloilo	49,236.00	42,054.00	TURNED OVER
Casa Mira Homes Ormoc	24,461.00	83,479.00	53,229.00
Velmiro Greens Bohol	16,277.00	13,554.00	No Data
Velmiro Plains Bacolod	46,350.00	19,664.00	TURNED OVER
Horizontal Mindanao			
Casa Mira-Davao	N/A	7,211.00	18,155.98
Manresa Town	N/A	5,102.00	82,331.17
Velmiro Heights CDO	12,776.00	No Data	No Data
Casa Mira-Butuan[a]	N/A	N/A	12,989.17
GRAND TOTAL	**4,161,043.22**	**4,915,281.76**	**2,902,727.06**

[a] New construction project

YoY Indirect energy consumption of leased properties, in kWh

Properties	2023	2024	2025	% Change
Vertical				
38 Park Avenue	140.64	1,549,796.06	2,384,803.40	▲ **53.88%**
Base Line Center	4,473,254.95	1,914,439.00	4,538,836.90	▲ **137.08%**
Base Line Residences	456,165.00	571,442.00	545,797.00	▼ **4.49%**
Casa Mira Towers Guadalupe[a]	N/A	N/A	653,778.00	**N/A**
Casa Mira Towers Labangon	1,277,037.00	1,489,123.00	1,392,705.00	▼ **6.47%**
Latitude Corp Center	610,906.85	988,316.90	1,321,012.00	▲ **33.66%**
Mesatierra	577,316.91	909,562.56	1,126,935.60	▲ **23.90%**
Mesaverte	1,014,645.70	1,259,614.00	1,490,628.00	▲ **18.34%**
Mesavirre	1,014,645.70	681,263.58	963,297.76	▲ **41.40%**
Midori Residences[b]	604,399.00	141.67	572,137.00	▲ **403,751.91%**
Mivela Garden Residences[a]	N/A	N/A	46,913.00	**N/A**
Mivesa Garden Residences	2,338,392.00	2,860,469.00	2,792,997.36	▼ **2.36%**
Park Centrale	1,660,879.76	1,675,730.74	1,656,442.27	▼ **1.15%**
GRAND TOTAL	**14,027,783.51**	**13,899,898.51**	**19,486,283.29**	▲ **40.19%**

[a] Newly leased property
[b] This year, Midori was able to track monthly kWh consumption of Leased area/Unit owner electricity consumption.

RENEWABLE ENERGY

2025 Total solar energy generated and consumed

Properties	Installation Date	No. of Street Lights (Solar Panel)	Unit Wattage	Average Hours Usage	No. of Days in 2025	Total Annual Consumption in watts	Equivalent in kWh
Casa Mira South	2/1/2023	7	100	11	365	401,500	401.50
	3/16/2024	9	100	11	365	401,500	401.50
	4/5/2024	10	100	11	365	401,500	401.50
	5/23/2024	15	100	11	365	401,500	401.50
	6/8/2024	17	100	11	365	401,500	401.50
Casa Mira South	8/28/2024	18	100	11	365	401,500	401.50
	10/30/2023	23	100	11	365	401,500	401.50
	11/29/2024	29	100	11	365	401,500	401.50
	12/15/2024	50	100	11	365	401,500	401.50
	1/5/2025	53	100	11	360	396,000	396.00
	2/25/2025	58	100	11	329	361,900	361.90
	3/26/2025	60	100	11	279	306,900	306.90
	3/27/2025	60	100	11	278	305,800	305.80
Midori Plains	2/22/2024	5	150	12	365	657,000	657.00
SJV Talisay	3/26/2024	1	300	11	365	1,204,500	1,204.50
	8/29/2024	2	300	11	365	1,204,500	1,204.50
	12/5/2025	2	300	11	365	1,204,500	1,204.50
Velmiro Heights - Minglanilla	1/9/2024	7	300	11	365	1,204,500	1,204.50
	3/18/2024	1	300	11	365	1,204,500	1,204.50
	6/11/2024	2	300	11	365	1,204,500	1,204.50
	7/26/2024	1	300	11	365	1,204,500	1,204.50
	8/30/2024	1	300	11	365	1,204,500	1,204.50
	9/4/2024	1	300	11	365	1,204,500	1,204.50
	10/28/2024	3	300	11	365	1,204,500	1,204.50
Villa Casita North	6/1/2023	3	200	10	365	730,000	730.00
MagsPeak	3/1/2023	25	300	8	365	876,000	876.00
Asia Premiere Residences	10/1/2024	5	1,000	12	365	4,380,000	4,380.00
Casa Mira Towers Labangon	10/19/2023	15	300	12	365	1,314,000	1,314.00

Properties	Installation Date	No. of Street Lights (Solar Panel)	Unit Wattage	Average Hours Usage	No. of Days in 2025	Total Annual Consumption in watts	Equivalent in kWh
Park Centrale	2/1/2024	1	200	12	365	876,000	876.00
	10/1/2024	5	1,000	12	365	4,380,000	4,380.00
Casa Mira Bacolod	1/5/2025	341	8	8	365	23,360	23.00
Casa Mira Linao	2/25/2025	1	300	8	309	741,600	742.00
SJV-Minglanilla	1/3/2025	19	50	11	362	199,100	199.00
	2/1/2025	19	50	11	334	183,700	184.00
	3/4/2025	20	50	11	302	166,100	166.00
	4/9/2025	21	50	11	297	163,350	163.00
	5/4/2025	21	50	11	272	149,600	150.00
	7/22/2025	21	50	11	162	89,100	89.00
					TOTAL	**24,986,100.00**	**31,958.00**

WATER

YoY Water withdrawal by source, in m³

Source	2023	2024	2025	% Change
Third Party Water Provider	**1,089,464.94**	**5,620,294.14**	**613,757.89**	
Managed Operational Properties	835,831.96	5,515,985.06	392,935.05	▼ **93.80%**
Construction Sites	247,337.98	98,566.72	210,699.00	▲ **113.76%**
Corporate Offices - Common areas	6,295.00	5,742.36	10,123.84	▲ **40.72%**
Ground Water	**270,505.40**	**634,800.51**	**1,440,993.10**	
Managed Operational Properties	245,916.00	461,740.33	831,822.10	▲ **80.15%**
Construction Sites	24,589.40	173,060.18	609,171.00	▲ **252.00%**
TOTAL WATER WITHDRAWAL	**1,359,970.34**	**6,255,094.65**	**2,054,750.99**	

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YoY Water withdrawal of managed operational properties, in m³

Properties	Ground water			From Third-Party Water Provider					
				Leased areas			Common Areas		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
Horizontal[a]	**244,986.00**	**399,554.00**	**762,572.00**	**441,551.81**	**962,120.00**	**62,717.00**	**41,943.00**	**20,020.00**	**1,644.00**
Casa Mira Bacolod	0.00	0.00	0.00	243.81	0.00	0.00	0.00	0.00	0.00
Casa Mira Coast	0.00	0.00	0.00	No Data	0.00	3,871.00	No Data	No Data	0.00
Casa Mira Dumaguete[b]	N/A	N/A	0.00	N/A	N/A	9,303.00	N/A	N/A	0.00
Casa Mira Iloilo	0.00	1,380.00	0.00	0.00	9,652.00	37,590.00	0.00	400.00	541.00
Casa Mira Linao	226,079.00	No Data	123,308.00	105,174.00	No Data	0.00	168.00	No Data	0.00
Casa Mira South	0.00	270,151.00	392,950.00	196,531.00	246,713.00	135.00	37,641.00	17,420.00	284.00
Midori Plains	0.00	76,023.00	85,989.00	76,605.00	82,267.00	0.00	987.00	0.00	0.00
San Josemaria Village Balamban and Villa Casita Balamban	0.00	31,895.00	22,754.00	No Data	31,895.00	0.00	No Data	0.00	0.00
San Josemaria Village Minglanilla	0.00	442.00	19,588.00	20,927.00	20,836.00	0.00	226.00	442.00	0.00
San Josemaria Village Talisay	9,352.00	17,262.00	15,620.00	14,686.00	435,049.00	0.00	No Data	192.00	0.00
San Josemaria Village Toledo	0.00	0.00	174.00	0.00	11,529.00	0.00	0.00	No Data	0.00
Velmiro Plains Bacolod	0.00	2,329.00	6,128.00	0.00	65,477.00	10,347.00	0.00	1,494.00	819.00
Velmiro Greens Bohol[a]	N/A	N/A	1,306.00	N/A	N/A	1,471.00	N/A	N/A	0.00
Velmiro Uptown CDO	9,555.00	0.00	0.00	12,752.00	35,482.00	0.00	No Data	0.00	0.00
Velmiro Heights Minglanilla	0.00	0.00	68,061.00	No Data	0.00	0.00	2,861.00	0.00	0.00
Villa Casita North	0.00	72.00	26,694.00	14,633.00	23,220.00	0.00	60.00	72.00	0.00
Vertical	**0.00**	**43,892.02**	**69,250.10**	**248,807.70**	**4,553,865.06**	**279,437.00**	**103,178.65**	**146,879.82**	**49,137.05**
38 Park Avenue	N/A	0.00	N/A	0.00	24,855.86	43,968.00	0.00	1,450.14	643.00
Asia Premiere Residences	N/A	0.00	N/A	7,539.98	10,056.40	13,296.00	1,659.02	3,282.60	4,550.12
Base Line Center	N/A	N/A	N/A	37,467.00	39,055.00	38,464.00	26,427.00	52,301.00	882.32
Base Line Residences	N/A	N/A	N/A	7,969.00	9,102.00	7,418.00	6,553.00	5,333.00	0.00
Casa Mira Towers Guadalupe[b]	N/A	N/A	11,962.00	N/A	N/A	0.00	N/A	N/A	2,443.60
Casa Mira Towers Labangon	N/A	N/A	N/A	30,343.00	34,375.00	14,777.00	5,701.00	5,847.00	3,967.00
Latitude Corporate Center	N/A	0.00	0.00	1,298.00	1,911.00	8,203.00	5,008.00	5,115.00	4,988.00
Mesatierra	N/A	1,368.62	0.00	18,284.52	4,262,461.80	40,431.00	6,077.53	10,744.58	8,151.01
Mesaverte	N/A	0.00	0.00	34,762.00	43,772.00	53,330.00	7,934.00	7,913.00	5,664.00
Mesavirre	N/A	42,523.40	55,041.10	No Data	32,238.00	13,588.00	No Data	8,947.50	0.00
Midori Residences	N/A	N/A	N/A	13,961.00	14,128.00	9,064.00	3,338.00	4,184.00	3,979.00
Mivela Garden Residences[b]	N/A	N/A	2,247.00	N/A	N/A	0.00	N/A	N/A	0.00
Mivesa Garden Residences	N/A	N/A	N/A	82,988.40	69,970.00	20,912.00	30,535.90	37,178.00	8,980.00
Park Centrale	N/A	0.00	0.00	14,194.80	11,940.00	15,986.00	9,945.20	4,584.00	4,889.00
GRAND TOTAL	**244,986.00**	**443,446.02**	**831,822.10**	**690,359.51**	**5,515,985.06**	**342,154.00**	**145,121.65**	**166,899.82**	**50,781.05**

[a] Casa Mira Ormoc is a newly turned-over property to property management; hence, no data have been collected yet, and it is not yet included in the list.
[b] Newly turned-over property to PM.

YoY Water withdrawal of construction sites, in m³

	From Third-Party Water Provider			From Groundwater			From Reused/ Recycled Wastewater	
	2023	2024	2025	2023	2024	2025	2024	2025
Vertical Luzon								
Casa Mira Towers - Palawan	78.00	12,220.20	2,230.00	N/A	0.00	0.00	0.00	0.00
Vertical Cebu								
38 Park	7,680.00	3,840.00	TURNED OVER	0.00	0.00	TURNED OVER	0.00	TURNED OVER
Abaca Resort Mactan	4,786.00	5,219.00	3,927.00	0.00	N/A	0.00	N/A	0.00
Astra Centre	7,128.00	2,782.00	4,643.00	0.00	N/A	0.00	No Data	No Data
Banilad High Street	0.00	0.00	TURNED OVER	2,921.50	672.68	TURNED OVER	0.00	TURNED OVER
Baseline Center	5,044.00	TURNED OVER	TURNED OVER	0.00	TURNED OVER	TURNED OVER	TURNED OVER	TURNED OVER
Baseline Center Prestige	0.00	0.00	TURNED OVER	N/A	0.00	TURNED OVER	0.00	TURNED OVER
Calle 104	N/A	868.00	1,754.00	N/A	156.30	560,724	0.00	0.00
Casa Mira Towers Guadalupe	5,181.00	1,736.00	0.00	0.00	12,000.00	0.00	0.00	0.00
Casa Mira Towers Mandaue	410.89	3,705.40	624.00	0.00	2,870.00	830.00	172.60	0.00
Costa Mira Beachtown	2,789.00	2,021.00	2,494.00	0.00	0.00	0.00	0.00	0.00
MagsPeak Nature Park	N/A	N/A	N/A	2,039.00	0.00	0.00	0.00	0.00
Mandtra Residences	2,869.00	2,790.00	7,026.00	0.00	0.00	1142.00	687,829.75	0.00
Masters Tower	7,164.00	7,608.00	5,489.00	0.00	0.00	0.00	148.00	48.00
Mivela Garden Residences	0.00	0.00	475.90	2,493.1	2,227.20	0.00	0.00	0.00
Patria de Cebu	0.00	1,370.00	3,080.00	2,688.00	2,225.00	1,496	0.00	0.00
Tipolo Residences (Tenement Housing)	423.00	TURNED OVER	TURNED OVER	0.00	TURNED OVER	TURNED OVER	0.00	TURNED OVER
Vertical Visayas								
Casa Mira Towers Bacolod	0.00	0.00	No Data	1,111.00	12,200.00	27,969	0.00	0.00
Citadines Bacolod	212.00	TURNED OVER	TURNED OVER	144.8	TURNED OVER	TURNED OVER	0.00	TURNED OVER
Costa Mira - Panglaoa	N/A	N/A	4,680.00	N/A	N/A	0.00	N/A	0.00
Mesavirre Garden Residences	0.00	0.00	TURNED OVER	868.00	169.00	0.00	0.00	0.00
Terranza Residences	657.00	4,185.00	7,467.00	0.00	0.00	0.00	0.00	0.00
Vertical Mindanao								
Casa Mira Towers CDO	7,159.00	3,324.00	No Data	0.00	0.00	0.00	N/A	0.00
Casa Mira Towers Davao (LPU)	1,107.00	680.00	2,250.00	0.00	0.00	0.00	0.00	0.00
Davao Global Township (DGT)	0.00	9,490.00	3,472.00	0.00	0.00	0.00	0.00	0.00
The East Village T1-T4	N/A	0.00	1,360.00	N/A	129,850.00	1,190	93.00	0.00
Paragon Davao	11,435.00	8,981.00	4,463.00	0.00	697.00	6,275	489.00	30.00
Horizontal Cebu								
Casa Mira - Danao	N/A	4,946.00	17.00	N/A	0.00	285.00	0.00	0.00
Casa Mira Linao Ph3	3,427.00	4,338.00	1,083.00	0.00	0.00	0.00	0.00	0.00
Casa Mira South (ph3a, 3b, 4a, 4b)	166,428.41	1,488.00	4,448.00	0.00	0.00	0.00	0.00	974.00
Mirani Stepsa	N/A	45.00	1,988.00	N/A	0.00	0.00	0.00	0.00
Velmiro Heights - Consolaciona	N/A	2,593.00	78,101.00	N/A	0.00	0.00	0.00	0.00
Horizontal Visayas								
Casa Mira Bacolod	1,766.00	3,923.00	TURNED OVER	0.00	0.00	0.00	0.00	0.00
Casa Mira Homes Dumaguete	No Data	No Data	0.00	11,364.00	3,600.00	3,600	0.00	0.00
Casa Mira Iloilo	7.68	12.12	TURNED OVER	960.00	1,170.00	0.00	0.00	0.00
Casa Mira Homes Ormoc	4,369.00	3,198.00	0.00	0.00	0.00	0.00	0.00	0.00
Velmiro Greens Bohol	5,451.00	3,849.00	No Data	0.00	0.00	0.00	0.00	0.00
Velmiro Plains Bacolod	1,766.00	3,355.00	TURNED OVER	0.00	0.00	0.00	0.00	0.00
Horizontal Mindanao								
Casa Mira-Davao	N/A	0.00	0.00	N/A	5,223.00	5,638.00	0.00	0.00
Velmiro Heights - Davaoa	N/A	N/A	0.00	N/A	N/A	0.00	N/A	0.00
Manresa Town	N/A	0.00	68,546.00	N/A	N/A	0.00	0.00	0.00
Casa Mira - Butuana	N/A	N/A	1,080.92	N/A	N/A	22.01	N/A	0.00
GRAND TOTAL	**247,337.98**	**98,566.72**	**210,698.82**	**24,589.40**	**173,060.18**	**609,171.01**	**688,732.35**	**1,052.00**

YoY Rainwater collected by managed operational properties, in m³

Properties	2024	2025
Casa Mira Bacolod	2.40	2.40
Casa Mira Iloilo	16.10	0.00
Casa Mira South	818.40	5,476.20
San Josemaria Village Minglanilla	4,104.00	5.20
San Josemaria Village Talisay	2.40	12.00
San Josemaria Village Toledo	1.00	0.00
Velmiro Plains Bacolod	4.80	61,560.00
Velmiro Heights Minglanilla	0.00	12.00
Villa Casita North	14,000.00	1,330.00
Horizontal	**18,949.10**	**68,397.80**
38 Park Avenue	0.00	60.00
Asia Premiere Residences	0.00	114.00
Base Line Center	76.80	12.00
Casa Mira Towers Labangon	22.30	12.00
Latitude Corporate Center	310.00	785.00
Mesatierra	0.00	250.00
Mesaverte	1,979.00	244.00
Midori Residences	460.00	0.00
Mivesa Garden Residences	0.00	2,960.00
Park Centrale	15.80	4.80
Vertical	**2,863.90**	**4,441.80**
GRAND TOTAL	**21,813.00**	**72,839.60**

[a] Newly installed rainwater collection system

YoY Wastewater treated and discharged, in m³

Description	2023	2024	2025	% Change
Wastewater discharged	357,688.78	365,787.19	235,881.70	▼ 35.51%
Percentage of managed operational properties with reports	96.1% (25/26)	92.3% (24/26)	25.81% (8/31)	
Wastewater treated	291,157.18	284,928.79	213,604.10	▼ 25.03%
Percentage of managed operational properties with reports	96.1%(25/26)	88.5% (23/26)	45.16% (14/31)	

YoY Wastewater treated and discharged by managed operational properties, in m³

Properties	Wastewater Treated	Wastewater Discharged	Wastewater Treated	Wastewater Discharged
	2024	2025	2024	2025
Horizontal	**117,730.45**	**119,124.85**	**103,473.10**	**105,183.20**
Casa Mira Bacolod	5,172.00	4,654.80	0.00	0.00
Casa Mira South	0.00	0.00	0.00	438.1
Midori Plains	78,153.65	78,153.65	81,856.80	81,856.80
San Josemaria Village Balamban & Villa Casita Balamban	30,300.80	30,300.80	21,616.30	21,616.30
San Josemaria Village Talisay	0.00	0.00	0.00	12
Velmiro Heights Minglanilla	4,104.00	3,693.60	0.00	60.00
Villa Casita North	0.00	2,322.00	0.00	1,200.00
Vertical	**167,198.34**	**246,662.34**	**110,131.00**	**130,698.50**
38 Park Avenue	21,044.80	21,044.80	0.00	0.00
Asia Premiere Residences	10,675.20	10,675.20	13,296.00	13,296.00
Base Line Center	77,887.00	77,887.00	0.00	8,733.50
Base Line Residences	0.00	0.00	6,422.60	6421.6
Casa Mira Towers Labangon	32,655.50	32,655.50	1,080.00	1,020.00
Mesatierra	1,629.00	1,629.00	0.00	0.00
Mesaverte	505.44	1,489.44	428.00	445.00
Midori Residences	9,831.00	9,831.00	0.00	11,878.00
Mivesa Garden Residences	No Data	78,480.00	72,918.40	72,918.40
Park Centrale	12,970.40	12,970.40	15,986.00	15,986.00
GRAND TOTAL	**284,928.79**	**365,787.19**	**213,604.10**	**235,881.70**
Percentage of managed operational properties with reports	**88.5% (23/26)**	**92.3% (24/26)**	**45.16% (14/31)**	**25.81% (8/31)**

[a]Newly turned-over property to PM

YoY Resource intensities of managed operational properties

Scope and Breakdown	Direct Energy Intensity (Liters/m²)				Indirect Energy Intensity (kWh/m²)				Water Intensity (m³/m²)			
	2023	2024	2025	% Change	2023	2024	2025	% Change	2023	2024	2025	% Change
Mixed-Use/ Estate/ Township												
Base Line Center	0.00	0.03	0.133	▲ 343.33%	47.38	119.00	19.45	▼ 83.66%	1.82	1.25	0.61	▼ 51.20%
Office Buildings with G/F Retail												
Park Centrale	0.00	0.14	0.223	▲ 59.29%	188.87	42.04	45.16	▲ 7.42%	7.40	0.78	2.71	▲ 247.44%
Latitude Corporate Center	0.10	0.18	0.244	▲ 35.56%	187.88	178.40	159.53	▼ 10.58%	2.29	2.34	3.75	▲ 60.26%
Office Buildings with G/F Retail												
Asia Premier Residences	0.54	0.35	0.132	▼ 62.29%	66.27	23.90	24.08	▲ 0.75%	1.66	0.89	3.60	▲ 304.49%
Base Line Residences	0.17	0.13	0.013	▼ 90.00%	25.27	25.59	19.45	▼ 23.99%	1.54	1.25	1.08	▼ 13.60%
Casa Mira Towers Guadalupe[a]	N/A	N/A	0.016	N/A	N/A	N/A	59.77	N/A	N/A	N/A	0.00	N/A
Midori Residences	0.01	0.01	N/A	N/A	0.26	10.66	7.89	▼ 25.98%	0.01	0.41	0.89	▲ 117.07%
Mivela Garden Residences[a]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mivesa Garden Residences	0.03	0.17	0.343	▲ 101.76%	25.07	20.73	32.87	▲ 58.56%	1.50	1.82	1.02	▼ 43.96%
Casa Mira Towers - Labangon	0.05	0.13	0.098	▼ 24.62%	33.63	32.01	36.2	▲ 13.09%	0.59	0.61	1.54	▲ 152.46%
MesaVerte Residences	0.04	1.50	0.0003	▼ 99.98%	22.16	25.86	27.47	▲ 6.23%	0.63	0.63	4.25	▲ 574.60%
MesaTierra Garden Residences	0.02	0.01	0.014	▲ 40.00%	30.28	15.17	17.73	▲ 16.88%	0.70	0.62	2.31	▲ 272.58%
38 Park Avenue	0.01	No Data	0.69	N/A	0.00	69.63	169.17	▲ 142.96%	0.02	0.15	5.67	▲ 3,680.00%
Mesavirre Garden Residences	No Data	0.16	0.65	▲ 303.75%	No Data	9.17	20.86	▲ 127.48%	No Data	0.52	0.79	▲ 51.92%

Scope and Breakdown	Direct Energy Intensity (Liters/m²)				Indirect Energy Intensity (kWh/m²)				Water Intensity (m³/m²)			
	2023	2024	2025	% Change	2023	2024	2025	% Change	2023	2024	2025	% Change
Residential (Horizontal)												
Casa Mira Bacolod	No data	No data	N/A	N/A	No data	No data	0.00	N/A	No data	No data	0.00	N/A
Casa Mira Coast	N/A	0.00	N/A	N/A	N/A	1.59	0.00	▼ 100.00%	N/A	No Data	0.19	N/A
Casa Mira Dumaguete[a]	N/A	N/A	N/A	N/A	N/A	N/A	0.00	N/A	N/A	N/A	0.36	N/A
Casa Mira Iloilo	N/A	No Data	0.07	N/A	N/A	No Data	2.26	N/A	N/A	No Data	3.11	N/A
Casa Mira Linao	No data	No data	0.33	N/A	No data	No data	26.67	N/A	No data	No data	0.00	N/A
Casa Mira Ormoc[a]	N/A	No Data	0.00	N/A	N/A	1.17	0.00	N/A	N/A	0.12	0.00	N/A
Casa Mira South	0.01	0.00	0.01	N/A	11.65	0.34	1.44	▲ 23.08%	0.38	No Data	0.00	N/A
Midori Plains	No data	0.0022	0.0058	▲ 163.64%	No data	No data	0.33	▼ 2.94%	No data	No data	0.00	N/A
San Josemaria Village Balamban & Villa Casita Balamban	N/A	No Data	N/A	N/A	N/A	2.87	N/A	N/A	N/A	0.31	N/A	N/A
San Josermaria Village Minglanilla	N/A	0.00	0.0265	N/A	N/A	0.41	0.34	▼ -88.15%	N/A	0.02	0.00	▼ 100.00%
San Josemaria Village Talisay	N/A	0.0012	0.0113	▲ 841.67%	5.87	5.04	0.58	▲ 41.46%	0.00	No Data	0.00	N/A
San Josemaria Village Toledo	N/A	0.00	N/A	N/A	N/A	0.48	N/A	N/A	N/A	No Data	N/A	N/A
Velmiro Plain Bacolod	No data	0.0025	0.235	▲ 100.00%	No data	No data	1.20	▲ 150.00%	No data	No data	0.27	N/A
Velmiro Greens Bohol[a]	N/A	No Data	N/A	N/A	N/A	5.69	N/A	N/A	N/A	No Data	N/A	N/A
Velmiro Uptown CDO	N/A	0.00	0.0013	N/A	N/A	32.78	1.08	▼ 81.02%	N/A	0.29	0.00	N/A
Velmiro Heights Minglanilla	0.00	No Data	0.44	N/A	0.56	0.42	0.00	▼ -100.00%	0.00	No Data	0.00	N/A
Villa Casita North	No data	No data	0.02	N/A	No data	No data	0.41	▼ -2.38%	No data	No data	0.00	N/A

[a] Newly turned-over property to PM

Resource intensities of corporate offices and branches

Corporate Offices and Branches	Indirect Energy Intensity		Water Intensity	
	2024	2025	2024	2025
Ormoc (Ciriaco Aviles)	88.46	80.82	0.18	0.56
City Life V. Rama[a]	N/A	23.01	No Data	0.17
Dumaguete (Dean Woo)	121.63	113.23	0.56	0.73
Davao (ITH - YES)	148.31	95.72	No Data	No Data
Davao (ITH - YHES)	106.91	85.84	No Data	No Data
Bacolod (STA CLARA)	101.73	101.58	0.44	1.98
Palawan (BROOKES POINT)	118.78	101.91	0.24	0.39
Bohol (LITE PROPERTIES)	115.69	80.7	0.17	3.93
Bohol (CLI-LITE)	19.19	104.01	0.02	11.84
Iloilo	27.88	27.22	No Data	0.01
CDO (MESAVERTE)	148.59	125.36	2.73	0.76
Cebu (PARK CENTRALE)	165.64	186.41	1.91	1.57
CEBU (38PA SHOWROOM)	No Data	111.77	No Data	1.19
Cebu (CMTL ADDITIONAL OFFICE)	132.77	36.36	0.11	0.06
Cebu (CMTL PERMITS and LICENSES)	79.5	64.39	No Data	No Data
Cebu (LCC 16TH FLOOR)	181.42	206.26	No Data	No Data
Cebu (LCC 17TH FLOOR)	123.85	129.29	0.140	0.1410
Cebu (LCC 19TH FLOOR)[a]	N/A	13.18	N/A	6.33
Butuan (VCDU ARCADE)	126.49	93.43	1.67	4.19
Makati Office[a]	N/A	2.39	N/A	2.96
Mandtra Office[a]	N/A	360	N/A	N/A
Gensan Office[a]	N/A	10	N/A	6.66

[a] New Corporate/Satellite Office/Showroom

WASTE

YoY Total waste generated, in kg

Scope and Breakdown	Total Solid Waste Generated	Total Waste Recycled/ Reused	Total Hazardous Waste	Total Solid Waste Generated
2023				
Managed Operational Properties	**864,730.80**	**39,977.20**	**6,755.10**	**37,112.10**
% of properties w/ report	57% (15/26)	38% (10/26)	61% (16/26)	65% (17/26)
Construction Sites (Contractor-supplied materials)	**1,623,249.57**	**311,067.30**	**4,210.50**	**1,162,551.40**
% of projects w/ report	66% (22/33)	51% (17/33)	24% (8/33)	27% (9/33)
Construction Sites (Owner-supplied materials)	**431,792.12**	**157,858.59**	**0.00**	**0.00**
% of projects w/ report	45% (15/33)	36% (12/33)	No Data	No Data
GRAND TOTAL	**2,919,772.49**	**508,903.09**	**10,965.60**	**1,199,663.50**
2024				
Managed Operational Properties	**1,079,383.00**	**59,572.00**	**13,164.10**	**229,098.70**
% of properties w/ report	77% (20/26)	73% (19/26)	65% (17/26)	69% (18/26)
Construction Sites (Contractor-supplied materials)	**1,724,019.20**	**835,436.33**	**22,062.90**	**0.00**
% of projects w/ report	57% (20/35)	42% (15/35)	42% (15/35)	No Data
Construction Sites (Owner-supplied materials)	**3,050,168.68**	**144,555.10**	**0.00**	**0.00**
% of projects w/ report	48% (17/35)	42% (15/35)	No Data	No Data
GRAND TOTAL	**5,853,570.88**	**1,039,563.43**	**35,227.00**	**229,098.70**
2025				
Managed Operational Properties	**1,146,301.50**	**53,544.50**	**25,758.70**	**824,480.00**
% of properties w/ report	100% (31/31)	71% (22/31)	48% (15/31)	61% (19/31)
Construction Sites (Contractor-supplied materials)	**1,541,312.88**	**1,421,476.90**	**2,295.40**	**0.00**
% of projects w/ report	47% (18/38)	37% (14/38)	29% (11/38)	0.00
Construction Sites (Owner-supplied materials)	**637,514.11**	**119,464.22**	**0.00**	**0.00**
% of projects w/ report	45% (17/38)	26% (10/38)	0.00	0.00
GRAND TOTAL	**3,325,128.49**		**28,054.10**	**824,480.00**

[a] Newly turned-over property to PM

YoY Waste generated by managed operational properties, in kg

Properties[a]	Biodegradable Waste		Non- biodegradable Waste		Recyclable Waste		Hazardous Waste		Residual Waste	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Horizontal	**218,014.00**	**300,773.60**	**246,367.00**	**414,334.10**	**17,452.00**	**31,855.00**	**4,367.00**	**12,284.00**	**11,103.00**	**14,403.00**
Casa Mira Bacolod	5,172.00	1,200.00	15,600.00	1,320.00	1,440.00	120.00	1440.00	12.00	5,172.00	840.00
Casa Mira Coast	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00
Casa Mira Dumaguete[b]	N/A	252.00	N/A	1,780.00	N/A	255.00	N/A	0.00	N/A	1,525.00
Casa Mira Iloilo	232.00	710.60	519.00	1,083.10	305.00	0.00	0.00	0.00	327.00	0.00
Casa Mira Linao	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00
Casa Mira Ormoc[b]	N/A	341.00	N/A	426.00	N/A	0.00	N/A	0.00	N/A	0.00
Casa Mira South	205,575.00	282,480.00	212,584.00	362,278.00	10,008.00	16,511.00	No Data	32.00	0.00	0.00
Midori Plains	1,200.00	1,200.00	1,200.00	1,505.00	1,200.00	1,200.00	No Data	0.00	0.00	0.00
SJV and VC Balamban	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00	No Data	0.00
SJV Minglanilla	No Data	306.00	No Data	164.00	No Data	39.00	No Data	48.00	No Data	65.00
SJV Talisay	711.00	60.00	362.00	132.00	209.00	24.00	93.00	12.00	173.00	12.00
Velmiro Plains Bacolod	120.00	8,208.00	3,410.00	24,624.00	1,858.00	8,208.00	602.00	8,208.00	937.00	8,208.00
Velmiro Greens Bohol[c]	N/A	1,936.00	N/A	1,810.00	N/A	1,838.00	N/A	312.00	N/A	813.00
Velmiro Heights	4,104.00	1,200.00	12,312.00	1,212.00	2,052.00	60.00	2,052.00	60.00	4,104.00	60.00
Villa Casita North	900.00	2,880.00	380.00	18,000.00	380.00	3,600.00	180.00	3,600.00	390.00	2,880.00
Vertical	**523,481.00**	**248,620.70**	**91,521.00**	**182,573.10**	**42,120.00**	**21,689.50**	**8,797.10**	**13,474.70**	**217,995.70**	**810,077.00**
38 Park Avenue	No Data	672.00	No Data	19,185.00	No Data	346.00	No Data	108.00	No Data	162,359.00
Asia Premiere Residences	301.00	483.00	36.00	252.00	506.00	217.00	No Data	0.00	23,900.00	27,016.00
Base Line Center	252,211.00	52,771.00	26,920.00	1,669.00	9,558.00	3,089.00	807.00	214.7	61,751.00	356,941.00
Base Line Residences	No Data	831.00	No Data	2,172.00	No Data	0.00	No Data	0.00	No Data	0.00
Casa Mira Towers Guadalupe[b]	N/A	1,157.00	N/A	379.50	N/A	363.50	N/A	0.00	N/A	74,994.00
Casa Mira Towers Labangon	19,054.00	24,020.00	17,002.00	47,060.00	6,452.00	6,520.00	2,113.00	11,940.00	5,673.00	10,750.00
Latitude Corp Center	476.00	13,846.70	308.00	22,328.60	133.00	1,320.00	186.00	599.00	37,407.00	7,515.00
Mesatierra	217.00	722.00	616.00	1,114.00	310.00	335.00	13.00	20.00	1,485.00	0.00
Mesaverte	10,470.00	454.00	16,014.00	997.00	993.00	288.00	83.00	0.00	2,491.00	214.00
Mesavirre	15,138.00	9,221.00	12,411.00	28,546.00	4,310.00	4,817.00	1,808.00	373.00	3,122.00	1,757.00
Midori Residences	4,480.00	3,259.00	6,055.00	1,200.00	16,396.00	314.00	3,113.00	0.00	15,460.00	14,628.00
Mivesa Garden Residences	220,700.00	140,439.00	12,050.00	57,203.00	2,570.00	3,742.00	674.10	220.00	1,549.70	79,997.00
Park Centrale	434.00	745.00	109.00	467.00	892.00	338.00	No Data	0.00	65,157.00	73,906.00
GRAND TOTAL	**741,495.00**	**549,394.30**	**337,888.00**	**596,907.20**	**59,572.00**	**53,544.50**	**13,164.10**	**25,758.70**	**229,098.70**	**824,480.00**

[a] No data were recorded for Mivela Garden Residences, Velmiro Uptown CDO, and SJV Toledo, with all entries reflected as 0.00; hence, they were not included in the list.
[b] Newly turned-over property to PM

2025 Waste generated by construction sites, in kg

Construction Site/ Project	Biodegradable waste	Non-biodegradable waste	Hazardous waste	Recycled construction waste (owner- supplied materials)	Recycled construction waste (contractor-supplied materials)
Vertical Luzon					
Casa Mira Towers - Palawan	375.00	530.00	0.00	104,959.22	0.00
Vertical Cebu					
Abaca Resort Mactan	0.00	113,145.17	0.00	0.00	0.00
Astra Centre	529,239.00	4,936,950.00	0.00	1,360.00	No data
Calle 104	960.00	960.00	0.00	0.00	0.00
Casa Mira Towers Mandaue	1,648.50	1,037.60	1.90	754.00	48.50
Masters Tower	5,717.00	50,520.00	22.00	9,300.00	1,402,735.00
Mivela Garden Residences	294.90	539.90	0.50	12.00	12.50
Patria de Cebu	6,306.00	3,102.20	109.00	0.00	14,218.90
Vertical Visayas					
Casa Mira Towers Bacolod	401.00	1,391.00	0.00	0.00	0.00
Mesavirre Garden Residences	136.00	204.00	0.00	0.00	0.00
Terranza Residences	208.00	0.00	0.00	0.00	0.00
Costa Mira - Panglao[a]	8,200.00	31,000.00	764.00	0.00	0.00
Vertical Mindanao					
Casa Mira Towers Davao (LPU)	140.00	140.00	60.00	0.00	120.00
Davao Global Township (DGT)	10,700.00	11,400.00	0.00	0.00	0.00
The East Village T1-T4	1,290.00	930.00	285.00	990.00	1,150.00
Paragon Davao	127.00	555.00	44.00	1,068.00	112.00
Horizontal Cebu					
Casa Mira - Danao	414.00	576.00	0.00	0.00	0.00
Casa Mira Linao Ph3	75.00	80.00	0.00	0.00	60.00
Casa Mira South (ph3a, 3b, 4a, 4b)	1,920.00	1,907.00	137.00	271.00	827.00
Mirani Steps	1,838.00	1,698.00	677.00	0.00	1,570.00
Velmiro Heights - Consolacion	25.00	25.00	0.00	0.00	0.00
Horizontal Visayas					
Casa Mira Homes Dumaguete	352.00	1,525.00	30.00	0.00	0.00
Casa Mira Homes Ormoc	255.00	40.00	0.00	0.00	24.00
Horizontal Mindanao					
Casa Mira-Davao	415.00	695.00	0.00	750.00	204.00
Velmiro Heights - Davao[a]	415.00	695.00	0.00	0.00	0.00
Casa Mira - Butuan[a]	148.00	520.00	165.00	0.00	0.00
GRAND TOTAL	**571,599.40**	**5,160,165.87**	**2,295.40**	**119,464.22**	**1,421,081.90**

[a] New construction site

EMISSIONS

YoY Total GHG emissions, in MT CO_2e

Energy Consumed	Activity Source	2023	2024	2025	% Change
Scope 1/Direct GHG Emissions	Use of fuel for other vehicle used for official business trips	253.99	339.81	359.82	▲ **5.89%**
	Managed Operational Properties	15.21	85.84	149.12	▲ **73.72%**
	Construction sites	3,179.75	4,077.98	3,236.71	▼ **20.63%**
	Sub-total	**3,448.95**	**4,503.63**	**3,745.65**	▼ **16.83%**
Scope 2/Indirect GHG Emissions	**Power consumption**				
	Corporate Offices	0.54	0.59	0.65	**10.15%**
	Managed Operational Properties - Common Areas	2.19	5.18	4.54	▼ **12.44%**
	Energy Consumed from water extraction	0.31	0.34	No Data	**N/A**
	Construction sites	3.07	3.55	2.09	▼ **41.13%**
	Sub-total	**2,193.08**	**9.66**	**6.63**	▼ **31.41%**
Scope 3/Other Indirect GHG Emissions	**Power consumption**				
	Leased Spaces: Office and Retail Spaces	10.20	10.05	**14.20**	▲ **41.29%**
TOTAL GHG EMISSIONS		**5,652.23**	**4,523.34**	**3,766.47**	▼ **-16.73%**

YoY Emissions intensity per product line, in $kgCO_2e/m^2$

Scope and Breakdown	2023	2024	2025	% Change
Mixed-Use/Estate/Township				
Base Line Center	33.64	0.34	0.355	▲ 4.61%
Office Buildings with G/F Retail				
Park Centrale	134.36	1.71	0.602	▼ -64.88%
Latitude Corporate Center	133.65	0.59	0.713	▲ 20.73%
Residential (High rise/Condo)				
Asia Premier Residences	47.41	3.34	0.353	▼ -89.44%
Base Line Residences	18.37	0.34	3.122	▲ 810.91%
Casa Mira Towers Guadalupe[a]	N/A	N/A	0.083	N/A
Midori Residences	0.39	0.03	0.005	▼ -78.69%
Mivesa Garden Residences	17.88	0.37	0.902	▲ 141.83%
Casa Mira Towers - Labangon	24.02	0.36	0.249	▼ -31.07%
MesaVerte Residences	17.39	3.87	0.024	▼ -99.38%
MesaTierra Garden Residences	23.67	0.09	0.050	▼ -46.39%
38 Park Avenue	0.02	0.36	1.898	▲ 425.59%
Mesavirre Garden Residences	0.00	0.53	1.674	▲ 213.78%
Residential (Horizontal)				
Casa Mira Bacolod	N/A	N/A	4.36	N/A
Casa Mira Coast	N/A	N/A	0.05	N/A
Casa Mira Dumaguetea	N/A	N/A	0.034	N/A
Casa Mira Iloilo	N/A	N/A	0.147	N/A
Casa Mira Linao	N/A	N/A	0.861	N/A
Casa Mira Ormoca	N/A	N/A	0.01	N/A
Casa Mira South	N/A	0.00	0.014	▲ 1,590.82%
Midori Plains	0.19	0.01	0.013	▲ 117.94%
San Josemaria Village Minglanilla	N/A	N/A	0.056	N/A
San Josemaria Village Talisay	N/A	N/A	0.024	N/A
SJV Toledo	4.17	0.00	0.842	▲ 23,426.12%
Velmiro Plain Bacolod	N/A	N/A	0.583	N/A
Velmiro Uptown CDO	0.76	0.00	0.003	▲ 152.74%
Velmiro Heights Minglanilla	N/A	0.05	0.93	▲ 1,741.37%
Villa Casita North	0.40	0.00	0.051	▲ 17,071.72%

[a]Newly turned-over property to PM

2025 Scope 1 GHG emissions intensity of managed operational properties, in $kgCO_2e/m^2$

Managed Operational Properties	Scope 1[a]		Scope 2[b]	
Properties	GHG Emissions Total ($kgCO_2e$)	Genset Fuel Consumption Total in GJ	GHG Emissions Total ($kgCO_2e$)	Common Area Consumption in GJ
Horizontal				
Casa Mira Bacolod	2,181.20	33.74	0.00	0.00
Casa Mira Coast	1,041.72	17.10	0.00	0.00
Casa Mira Dumaguete[c]	885.96	14.64	0.00	0.00
Casa Mira Iloilo	1,758.18	28.64	18.96	98.43
Casa Mira Linao	543.12	8.23	11.93	61.94
Casa Mira Ormoc[c]	310.50	5.13	0.00	0.00
Casa Mira South	1,922.16	31.11	149.14	774.22
Midori Plains	1,413.40	22.35	24.60	127.71
San Josemaria Village Balamban & Villa Casita Balamban	1,267.80	19.79	3.29	17.06
San Josemaria Village Minglanilla	468.54	7.67	1.96	10.17
San Josemaria Village Talisay	155.04	2.52	2.58	13.39
San Josemaria Village Toledo	993.60	16.42	3.16	16.42
Velmiro Plains Bacolod	22,192.01	338.23	31.70	164.56
Velmiro Greens Bohol[c]	418.31	6.61	8.08	41.94
Velmiro Uptown CDO	101.43	1.68	34.77	146.90
Velmiro Heights Minglanilla	279.24	4.57	0.00	0.00
Villa Casita North	986.88	14.82	5.52	28.64
Vertical				
38 Park Avenue	13,804.76	207.34	909.95	4,723.61
Asia Premiere Residences	1,240.16	18.71	61.65	320.02
Base Line Center	21,382.40	321.15	845.63	4,389.72
Base Line Residences	222.05	3.34	92.85	481.98
Casa Mira Towers Guadalupe[c]	308.40	4.63	308.58	1,601.85
Casa Mira Towers Labangon	2,154.02	34.03	241.52	1,253.72
Latitude Corporate Center	1,318.49	20.16	242.30	1,257.80
Mesatierra	616.80	9.26	263.90	1,114.81
Mesaverte	9.25	0.14	293.89	1,241.49
Mesavirre	28,645.22	430.24	249.80	1,296.71
Midori Residences	0.00	0.00	55.70	289.13
Mivela Garden Residences[c]	0.00	0.00	109.56	568.75
Mivesa Garden Residences	17,932.35	269.77	465.16	2,414.70
Park Centrale	3,368.26	50.71	185.04	960.54
TOTAL	**127,921.24**	**1,942.72**	**4,621.22**	**23,416.20**

[a] Emission factor (Gasoline) is 2.07 ; Emission factor (Diesel) is 2.57
[b] Emission factor based on grid location = 0.69
[c] Newly turned-over property to PM

2025 GHG emissions intensity of managed operational properties, in $kgCO_2e/m^2$

Managed Operational Properties	Emission Intensity			
Properties	Emissions total in $kgCO_2$	GJ Total	Emissions total in $MTCO_2$	$KgCO_2/m^2$
Horizontal				
Casa Mira Bacolod	2,181.20	33.74	2.18	4.3624
Casa Mira Coast	1,041.72	17.10	1.04	0.0504
Casa Mira Dumaguete[c]	885.96	14.64	0.89	0.0342
Casa Mira Iloilo	1,777.14	127.07	1.78	0.1468
Casa Mira Linao	555.05	70.17	0.56	0.8605
Casa Mira Ormoc[c]	310.50	5.13	0.31	0.0098
Casa Mira South	2,071.30	805.33	2.07	0.0139
Midori Plains	1,438.00	150.06	1.44	0.0134
San Josemaria Village Balamban & Villa Casita Balamban	1,271.09	36.84	1.27	No Data for Common Area
San Josemaria Village Minglanilla	470.50	17.84	0.47	0.0562
San Josemaria Village Talisay	157.62	15.90	0.16	0.0246
San Josemaria Village Toledo	996.76	32.84	1.00	0.8447
Velmiro Plains Bacolod	22,223.71	502.80	22.22	0.5841
Velmiro Greens Bohol[c]	426.39	48.55	0.43	No Data for Common Area
Velmiro Uptown CDO	136.20	148.58	0.14	0.0036
Velmiro Heights Minglanilla	279.24	4.57	0.28	0.9308
Villa Casita North	992.40	43.46	0.99	0.0517
Vertical				
38 Park Avenue	14,714.71	4,930.95	14.71	1.8972
Asia Premiere Residences	1,301.81	338.74	1.30	0.3527
Base Line Center	22,228.03	4,710.87	22.23	0.3545
Base Line Residences	314.90	485.31	0.31	0.0458
Casa Mira Towers Guadalupe[c]	616.98	1,606.48	0.62	0.0829
Casa Mira Towers Labangon	2,395.54	1,287.75	2.40	0.2490
Latitude Corporate Center	1,560.79	1,277.96	1.56	0.7126
Mesatierra	880.70	1,124.07	0.88	0.0504
Mesaverte	303.14	1,241.63	0.30	0.0241
Mesavirre	28,895.02	1,726.95	28.90	1.6735
Midori Residences	55.70	289.13	0.06	0.0055
Mivela Garden Residences[c]	109.56	568.75	0.11	No Data for Common Area
Mivesa Garden Residences	18,397.51	2,684.47	18.40	0.9016
Park Centrale	3,553.30	1,011.24	3.55	0.6014
GRAND TOTAL	**132,542.46**	**25,358.92**	**132.54**	**14.94**

[a] Newly turned-over property to PM

BIODIVERSITY

YoY Number of trees planted

Year	Upland	Mangroves
2021	10,150	0
2022	96,068	10,000
2023	141,468	50,647
2024	66,585	37,481
2025	20,648	0
Subtotal	**334,919**	**98,128**
OVERALL TOTAL		**433,047**

SOCIAL DATA

2025 EMPLOYEE DATA

	Male	Female	Others	Total
CLI	398	585	0	983
CLI PM	127	75	0	202
Ascott - CITADINES - Bacolod	42	28	0	70
Ascott - CITADINES - Cebu	21	19	0	40
Ascott - LYF - Cebu	14	5	0	19
The Pad	19	16	0	35
Construction	12	0	0	12
CLFI	1	1	0	2
Direct/Organic Hires	**634**	**729**	**0**	**1,363**
Indirect Hires/Outsourced	**8,715**	**500**	**0**	**9,215**
TOTAL	**9,349**	**1,229**	**0**	**10,578**

YoY Employee count by category

Employee count by category	2023	2024	2025
AVP, VP, and Up (Execom & Mancom)	24	28	32
Managers	103	130	168
Supervisors	103	125	139
Officers	127	154	168
Associates	419	471	476
TOTAL	**776**	**908**	**983**

YoY New employee hires

	2023	2024	2025
New employee hires by gender			
Male	79	97	164
Female	118	166	162
Others	No Data	No Data	No Data
TOTAL	**197**	**263**	**326**
New employee hires by age			
Below 30 yrs old	124	145	165
30 - 50 yrs old	72	109	152
Over 50 years old	1	9	9
TOTAL	**197**	**263**	**326**
New employee hires by category			
AVP, VP and up (ExeCom & ManCom)	1	5	4
Managers	8	38	28
Supervisors	22	24	21
Officers	27	32	47
Associate	139	164	226
TOTAL	**197**	**263**	**326**

YoY Employee turnover

	2023	2024	2025
Employee turnover by gender			
Male	38	47	69
Female	53	79	62
Others	No Data	No Data	No Data
TOTAL	**91**	**126**	**131**
Employee turnover by age			
Below 30 yrs old	46	59	55
30 - 50 yrs old	44	58	67
Over 50 years old	1	9	9
TOTAL	**91**	**126**	**131**
Employee turnover by category			
AVP, VP and Up (ExeCom & ManCom)	3	4	5
Managers	10	23	16
Supervisors	13	12	18
Officers	10	23	21
Associate	55	64	71
TOTAL	**91**	**126**	**131**

EMPLOYEE BENEFITS

YoY Parental Leave

	2023	2024	2025
Total Number of Employees entitled to parental leave by gender			
Male	151	331	410
Female	152	473	599
TOTAL	**303**	**804**	**1009**
Total Number of Employees that took parental leave, by gender			
Male	9	18	10
Female	7	40	31
TOTAL	**16**	**58**	**41**
Total Number of Employees that returned to work after parental leave ended, by gender			
Male	9	18	10
Female	7	40	33
TOTAL	**16**	**58**	**43**

2025 Other benefits

List of Benefits	Number of female employees who availed for the year	Number of male employees who availed for the year
Government-mandated Benefits		
PhilHealth Contribution	749	517
Pag-IBIG Contribution	749	517
Pag-IBIG Loan Availment	93	198
SSS Contribution	749	517
SSS Loan Availment	102	195
Leaves		
Sick Leaves	556	370
Vacation Leaves	556	370
Emergency Leaves	136	132
Birthday Leaves	556	370
Parental Leaves	556	180
Health Benefits		
Annual Physical Exam	555	372
HMO (company-provided) Medical Assistance (not PhilHealth)	591	398
Work Set-up		
Semi-Flexible Working Hours	398	585
Allowances		
Meal Allowance (Regular employees)	154	180
Per Diem Allowances	1579	1762
Rice Subsidy (Regular employees)	553	372

Other Fringe Benefits		
Car/Motorcycle Loan	8	10
Special Emergency Loan	78	32
Company Stock Options	0	0
Company Uniforms	470	690
Gift Certificates	575	385
Housing assistance (aside from Pag-ibig)	7	8
Retirement Fund Program	0	3
Savings Benefit Program 5% of Employee's Monthly Basic will be set aside for savings claim	3	9

WORKPLACE HEALTH AND SAFETY

2025 HES performance at construction sites

Disclosure	2025
Safe Man-Hours	19,716,129
No. of work-related injuries (First Aid Injury)	90
No. of work-related injuries (Medical Treatment Injury)	13
No. of work-related fatalities	1
Total Disabling Injury Rate (TDIR) (%)	0.014
Lost Time Injury (%)	1
No. of safety drills	51

2025 HES performance at corporate offices, branches, and showrooms

Disclosure	2025
No. of work-related ill health	30

2025 HES PERFORMANCE AT PROPERTY MANAGEMENT

Disclosure	2025
No. of work-related ill health	30
No. of safety drills	396

EMPLOYEE TRAINING AND DEVELOPMENT

YoY Training hours provided to employees[a]

Disclosure	2023	2024	2025
Male	110	2,828.50	6,997
Female	776	2,016.50	8,386
TOTAL	**886**	**4,845.00**	**15,383.00**

[a] The training hours for 2023 and 2024 have been restated

YoY Average training hours per employee

Disclosure	2023	2024	2025
Male	18	7	12.3
Female	15	3	9.9

GRI CONTENT INDEX

STATEMENT OF USE

Cebu Landmasters, Inc. has reported in accordance with the GRI Standards for the period 01 January 2025 to 31 December 2025.

GRI 1 USED

GRI 1: Foundation 2021

APPLICABLE GRI SECTOR STANDARD(S)

None

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
General Disclosures			
GRI 2: General Disclosures 2021	2-1 Organizational details	6	
	2-2 Entities included in the organization's sustainability reporting	7-8	All the entities covered in the organization's financial reporting are also included in its sustainability reporting. This report covers the consolidated financial and non-financial performance of CLI, including its subsidiaries and affiliates.
	2-3 Reporting period, frequency and contact point	4	
	2-4 Restatements of information	106, 134	
	2-5 External assurance		This report has not undergone external assurance.
	2-6 Activities, value chain and other business relationships	13, 27-33, 52-81	
	2-7 Employees	37, 127	
	2-8 Workers who are not employees	35, 37	
	2-9 Governance structure and composition	85, 147-158, 162	
	2-10 Nomination and selection of the highest governance body	163	
	2-11 Chair of the highest governance body	148	
	2-12 Role of the highest governance body in overseeing the management of impacts	85, 165-168	
	2-13 Delegation of responsibility for managing impacts	162-163, 165-168	
	2-14 Role of the highest governance body in sustainability reporting	85	
	2-15 Conflicts of interest	161	
	2-16 Communication of critical concerns	167-169	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
GRI 2: General Disclosures 2021	2-17 Collective knowledge of the highest governance body	159	
	2-18 Evaluation of the performance of the highest governance body		Board Committees perform annual self-assessments as stated in their respective Committee Charters, available on CLI's website. Assessment results are validated by the Chief Compliance Officer.
	2-19 Remuneration policies	160	
	2-20 Process to determine remuneration	160	
	2-21 Annual total compensation ratio		Data is not available due to confidentiality constraints.
	2-22 Statement on sustainable development strategy	14-25, 83-84, 86	
	2-23 Policy commitments	86, 137	
	2-24 Embedding policy commitments	86	
	2-25 Processes to remediate negative impacts	117-119, 165-167	
	2-26 Mechanisms for seeking advice and raising concerns	88-91, 138-139	
	2-27 Compliance with laws and regulations	96, 116-117, 137, 140-141, 164	
	2-28 Membership associations		• Subdivision and Housing Developers' Association (SHDA) – Central Visayas • Subdivision and Housing Developers' Association (SHDA) – Panay Chapter • Organization of Socialized and Economic Housing Development of the Philippines (OSHDP) • Chamber of Real Estate and Builders Associations, Inc. (CREBA) • Cebu IT BPM Organization • Cebu Leads Foundation • Cebu Chinese Chamber of Commerce
	2-29 Approach to stakeholder engagement	83, 87-91	
	2-30 Collective bargaining agreements		No employees of CLI are covered by a collective bargaining agreement.
Material Topics			
GRI 3: Material Topics 2021	3-1 Process to determine material topics	83, 92-93	
	3-2 List of material topics	92-93	
Economic performance (generation and distribution)			
GRI 3: Material Topics 2021	3-3 Management of material topics	28-33	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	27, 35, 95	Board Committees perform annual self-assessments as stated in their respective Committee Charters, available on CLI's website. Assessment results are validated by the Chief Compliance Officer.
	201-2 Financial implications and other risks and opportunities due to climate change	37, 127	
	201-3 Defined benefit plan obligations and other retirement plans		CLI ensures that its pension plan liabilities are adequately covered by designated assets through careful asset allocation and oversight by the executive committee and CFO. In cases where full coverage is not yet achieved, CLI employs a proactive strategy involving increased contributions, investment optimization, and cost-saving measures to close the gap within a reasonable timeframe. With strong employee participation in both mandatory and voluntary retirement schemes, CLI remains committed to providing comprehensive retirement benefits and securing the long-term financial well-being of its workforce.
	201-4 Financial assistance received from government		CLI did not receive any financial assistance from the government during the reporting period.
Significant indirect economic impacts/ Jobs created or workforce supported			
GRI 3: Material Topics 2021	3-3 Management of material topics	100, 102-103, 127, 142-143	
GRI 202: Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	37, 127	
	202-2 Proportion of senior management hired from the local community		Data is not available.
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	100-103, 142-143	
	203-2 Significant indirect economic impacts	34, 38-39, 102-103, 142-143	
Procurement practices/Local sourcing			
GRI 3: Material Topics 2021	3-3 Management of material topics	99	
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers	35, 99	
Products for low-income segment			
GRI 3: Material Topics 2021	3-3 Management of material topics	100	
Compliance with regulatory requirements/permits and licenses			
GRI 3: Material Topics 2021	3-3 Management of material topics	96, 116-117, 137, 140-141, 164	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
Anti-corruption			
GRI 3: Material Topics 2021	3-3 Management of material topics	97	
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	97	
	205-2 Communication and training about anti-corruption policies and procedures	97	
	205-3 Confirmed incidents of corruption and actions taken	98	
Materials, Water, and Effluents			
GRI 3: Material Topics 2021	3-3 Management of material topics	105-107	
GRI 301: Materials 2016	301-1 Materials used by weight or volume	105-107	
	301-2 Recycled input materials used		Data currently not available. CLI does not yet track recycled input materials across its operations. The company is assessing its systems and supply chain to determine the feasibility of reporting on this in future cycles.
	301-3 Reclaimed products and their packaging materials		CLI does not produce physical goods; product reclamation is not relevant to real estate operations.
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	106-107	
	303-2 Management of water discharge-related impacts	114	
	303-3 Water withdrawal	36, 106-107	
	303-4 Water discharge	36, 114	
	303-5 Water consumption	106-107	
Climate-related risks and opportunities: Mitigation and adaptation			
GRI 3: Material Topics 2021	3-3 Management of material topics	117	
Ecosystems and Biodiversity			
GRI 3: Material Topics 2021	3-3 Management of material topics	121	
GRI 101: Biodiversity 2024	101-1 Policies to halt and reverse biodiversity loss	121-125	
	101-2 Management of biodiversity impacts	121-125	
	101-3 Access and benefit-sharing		Although CLI's current operations have limited direct impact on natural ecosystems or biodiversity, the company recognizes the growing importance of biodiversity within global sustainability frameworks. As part of its evolving ESG strategy, CLI remains committed to monitoring developments, and assessing potential risks and opportunities related to biodiversity to ensure long-term environmental responsibility.
	101-4 Identification of biodiversity impacts		
	101-5 Locations with biodiversity impacts		
	101-6 Direct drivers of biodiversity loss		
	101-7 Changes to the state of biodiversity		
	101-8 Ecosystem services		

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
Compliance with environmental laws			
GRI 3: Material Topics 2021	3-3 Management of material topics	116	
Environmental impacts: Emissions, energy, solid waste, hazardous waste			
GRI 3: Material Topics 2021	3-3 Management of material topics	114-116	
GRI 102: Climate Change 2025	102-1 Climate transition plan		CLI is developing a list of metrics and targets to measure CRROs, as well as its performance aligned with its sustainability strategy.
	102-2 Climate adaptation plan		
	102-3 Just transition		
	102-4 Climate targets		
	102-5 Scope 1 GHG emissions	36, 110-111	
	102-6 Scope 2 GHG emissions	36, 110-111	
	102-7 Scope 3 GHG emissions	36, 110-111	
	102-8 GHG emissions intensity	112-113	
GRI 302: Energy 2016	103-1 Energy policies and commitments	109	
	103-2 Energy consumption and self-generation within the organization	36, 108	
	103-3 Upstream and downstream energy consumption	36, 108, 110-111	
	103-4 Energy intensity	112-113	
	103-5 Reduction in energy consumption	36, 109	
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	115	
	306-2 Management of significant waste-related impacts	114-115	
	306-3 Waste generated	115-116	
	306-4 Waste diverted from disposal	115-116	
	306-5 Waste directed to disposal	115-116	
Talent attraction and retention			
GRI 3: Material Topics 2021	3-3 Management of material topics	127	
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	37, 127	
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	128-129	
	401-3 Parental leave	129	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
Employee/Workforce safety, health, and well-being			
GRI 3: Material Topics 2021	3-3 Management of material topics	130-131	
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	38, 130-131	
	403-2 Hazard identification, risk assessment, and incident investigation		While CLI implements safety measures on construction sites, a formalized and centralized system for tracking hazard identification and incident investigation is under development. The company is working toward standardizing OHS protocols across projects for improved monitoring and disclosure.
	403-3 Occupational health services	130-131	
	403-4 Worker participation, consultation, and communication on occupational health and safety	130-131	
	403-5 Worker training on occupational health and safety	130-131	
	403-6 Promotion of worker health	130-131	
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	130-131	
	403-8 Workers covered by an occupational health and safety management system		CLI ensures safety compliance through third-party contractors and site-specific protocols, but does not yet have consolidated data on the proportion of workers covered by certified OHS management systems. Efforts are underway to enhance tracking and integration in future reporting cycles.
	403-9 Work-related injuries	130-131	
	403-10 Work-related ill health	130-131	
Training and organizational development			
GRI 3: Material Topics 2021	3-3 Management of material topics	134-135	
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	38, 134	
	404-2 Programs for upgrading employee skills and transition assistance programs	128, 134-135	
	404-3 Percentage of employees receiving regular performance and career development reviews	134-135	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
Diversity and equal opportunity			
GRI 3: Material Topics 2021	3-3 Management of material topics	127, 159	
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	40, 127, 159	
	405-2 Ratio of basic salary and remuneration of women to men		Data is not available due to confidentiality constraints.
Compliance with labor laws/standards			
GRI 3: Material Topics 2021	3-3 Management of material topics	137	
Local communities: Partnerships and development programs			
GRI 3: Material Topics 2021	3-3 Management of material topics	142-143	
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	142-143	
	413-2 Operations with significant actual and potential negative impacts on local communities	142-143	
Customer engagement, experience, and satisfaction			
GRI 3: Material Topics 2021	3-3 Management of material topics		
Customer safety and health			
GRI 3: Material Topics 2021	3-3 Management of material topics	138-140	
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	138-139	
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	138-140	

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	DIRECT ANSWER/REASON FOR OMISSION
Marketing and labeling			
GRI 3: Material Topics 2021	3-3 Management of material topics	140	
GRI 417: Marketing and Labeling 2016	417-1 Requirements for product and service information and labeling		CLI's real estate products currently do not involve product labeling in the conventional sense. However, the company is assessing the relevance of providing more detailed information as part of its marketing and buyer communications. Reporting mechanisms are being explored.
	417-2 Incidents of non-compliance concerning product and service information and labeling	140	
	417-3 Incidents of non-compliance concerning marketing communications	140	
Customer privacy and data security			
GRI 3: Material Topics 2021	3-3 Management of material topics	141	
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	141	
Risk management			
GRI 3: Material Topics 2021	3-3 Management of material topics	162-167	
Organizational efficiencies/alignment: Optimizing business processes			
GRI 3: Material Topics 2021	3-3 Management of material topics	47-49	
Digital/technological innovation			
GRI 3: Material Topics 2021	3-3 Management of material topics	47-49	
Governance and ethics			
GRI 3: Material Topics 2021	3-3 Management of material topics	159-169	

CEBU LANDMASTERS
We Build with You in Mind

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **Cebu Landmasters, Inc. and Subsidiaries** (the Group) is responsible for the preparation and fair presentation of the consolidated financial statements, including the schedules attached therein, for the years ended December 31, 2025, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, 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 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 to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements, including the schedules attached therein, and submits the same to the stockholders.

Punongbayan & Araullo, the independent auditors appointed by the stockholders, has audited the consolidated financial statements of the Group in accordance with Philippine Standards on Auditing, and in their report to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit.

Jose R. Soberano III
Chairman of the Board, Chief Executive Officer and President
TIN: 108-729-320-000

Ma. Rosario B. Soberano
Executive Vice President and Treasurer
TIN: 106-129-910-000

Paquita Tigue-Rafols
Chief Financial Officer
TIN: 112-072-521-000

Signed this 7th day of April 2026.

SUBSCRIBED AND SWORN to before me this APR 07 2026 at Cebu City, affiants exhibiting to me their respective Tax Identification Nos.

Doc No. 241;
Page No. 70;
Book No. 15;
Series of 2026

ATTY LARRNNIE G. VELOSO
Notary Public
Talisay City and Naga City Cebu
Commission No. 2017-05-EJ | December 31, 2026
Roll of Attorneys No. 58901
MCLE Compliance No. VIII-0033036; issued on 05-09-2025
PTR No. 1563269; 12-12-2025; Cebu Province
IBP No. 587656; 01-05-2026; Cebu Chapter
Block 1, Lot 11, San Josemaria Village, Maghaway,

10th Floor, Park Centrale, J.M. del Mar St., Cebu I.T. Park, Apas, Cebu City
Tel. No. (032) 231 - 4914 & (032) 231 - 4870 or Telefax (032) 231 - 5073

P&A Grant Thornton

FOR SEC FILING

Consolidated Financial Statements and Independent Auditors' Report

Cebu Landmasters, Inc. and Subsidiaries

December 31, 2025, 2024 and 2023
(With Corresponding Figures as at January 1, 2024)

P&A Grant Thornton

Punongbayan & Araullo
20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 8988 2288

Report of Independent Auditors

The Board of Directors and Stockholders
Cebu Landmasters, Inc. and Subsidiaries
(A Subsidiary of A B Soberano Holdings Corp.)
10th Floor, Park Centrale Tower
Jose Ma. Del Mar St., B2 L3
Cebu I.T. Park, Brgy. Apas
Cebu City

Opinion

We have audited the consolidated financial statements of Cebu Landmasters, Inc. and Subsidiaries (collectively referred to herein as the Group), which comprise the consolidated statements of financial position as at December 31, 2025 and 2024, and the consolidated statements of profit or loss, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the consolidated financial statements, including material accounting policy information.

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

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 *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), as applicable to audits of consolidated financial statements of public interest entities, together with the ethical requirements that are relevant to our audits of the consolidated financial statements of public interest entities in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

P&A Grant Thornton

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.

(a) Revenue Recognition for Real Estate Sales

Description of the Matter

We considered the Group's recognition of revenue from real estate sales a key audit matter due to high volume of transactions and the significant amount involved. In 2025, the Group's revenue from real estate sales amounted to P15.8 billion, which accounts for 85% of the Group's total revenues.

The Group uses the percentage of completion (POC) method to calculate contract revenues for the reporting period. This process involves complex application of revenue recognition standards, requiring significant management judgment, particularly in assessing the probability of collecting contract prices and estimating the stage of project completion. An error in the application of the requirements of said standards, and of management judgments and estimates could lead to material misstatement in the consolidated financial statements.

The Group's accounting policies on recognition of revenue from real estate sales as well as the basis of significant judgments and estimates, are disclosed in Notes 2 and 3 to the consolidated financial statements, respectively.

How the Matter was Addressed in the Audit

To address the risk of material misstatements in revenue recognition, we tested the design and operating effectiveness of relevant controls, including information technology (IT) general controls, for processes relating to generation and recognition of contract revenue. In addition, we reviewed sales agreements, on a sampling basis, and the relevant facts and circumstances about the real estate transactions to assess compliance with the criteria for revenue recognition. We have also analyzed management's judgment in determining the probability of collection of the contract price by reviewing historical customer payment pattern.

To evaluate progress toward fulfilling performance obligations using the input method, we tested the progress reported for the year by comparing actual costs incurred to total budgeted project development costs. Our procedures include understanding of relevant controls over recording of costs and examining supporting documents. We inspected selected projects under development to evaluate if the completion based on costs is aligned with the physical completion of the project. In testing the reasonableness of budgetary estimates, we assessed the qualifications of project engineers who prepared the budgets and reviewed the actual performance of completed projects with reference to their budgeted costs. In addition, for selected projects, we considered corroborative inputs, including assessments performed by independent engineers with relevant expertise engaged by our team, to support our evaluation of reported project progress.

(b) Existence and Valuation of Real Estate Inventories

Description of the Matter

Real estate inventories amount to P21.2 billion, which accounts for 37% of total current assets and 16% of total assets of the Group, as at December 31, 2025. Due to its significant impact on the consolidated financial statements and the level of judgment involved in determining project costs, we identified existence and valuation of real estate inventories, including construction-in-progress, as a key audit matter.

The valuation of real estate inventories is primarily driven by the proper accumulation and recording of project development costs, including management's estimates of unbilled materials and contractors' services at the end of the reporting period. Errors in identifying or estimating such unbilled materials and services could have a material impact on the carrying value of real estate inventories as well as the determination of POC and cost of real estate sales.

In addition, the existence of real estate inventories also requires significant audit consideration because the Group's real estate projects are spread across various locations and are at different stages of completion. This increases the risk that the physical progress of projects may not be consistent with the costs recorded in the consolidated financial statements and therefore required significant auditor attention.

The Group's policy on accounting for real estate inventories is disclosed in Notes 2 and 3 to the consolidated financial statements and an analysis of the assets' components is presented in Note 7.

How the Matter was Addressed in the Audit

To address the risk of material misstatements in the existence and valuation of real estate inventories, we tested the design and operating effectiveness of relevant controls, including information technology (IT) general controls over the initiation of purchases, recording of project costs, and allocation of costs to real estate inventories.

To address existence, we performed site inspections of selected projects near year-end to observe the actual physical progress of construction. We compared our observations with management's reported project status and reviewed supporting documents, including land titles, project progress reports, and contractors' accomplishment billings, to corroborate the existence of inventories.

To address valuation, we evaluated management's estimates of unbilled materials and contractors' services by reviewing the basis of such estimates and assessing the competence of project engineers responsible for preparing them. For selected projects, we compared the reported project progress with evidence obtained from site observations, contractor confirmations, and approved accomplishment reports and applied professional judgment in assessing whether the accumulated costs appropriately reflects the stage of completion. We also assessed the reasonableness of project budgets by reviewing the basis for their preparation and performing retrospective reviews to identify patterns of estimation bias.

Where considered necessary, we used specialists, including independent engineers engaged by the audit team, to corroborate management's assessment of project status and to support our evaluation of the stage of completion and related cost recognition.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Group's Securities and Exchange Commission (SEC) Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025, but does not include the consolidated financial statements and our auditors' report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025 are expected to be made available to us after the date of this auditors' 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 audits, 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.

Auditors' 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 auditors' 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 auditors' 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 auditors' 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.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance 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, related safeguards.

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 auditors' report unless law or regulation precludes public disclosure about the matter or when, 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 audits resulting in this independent auditors' report is Renan A. Piamonte.

PUNONGBAYAN & ARAULLO

By: Renan A. Piamonte
Partner

CPA Reg. No. 0107805
TIN 221-843-037
PTR No. 10770769, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 107805-SEC (until financial period 2025)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-037-2025 (until August 6, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-010 (until August 12, 2027)

April 7, 2026

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024
(With Corresponding Figures as at January 1, 2024)
(Amounts in Philippine Pesos)

	Notes	2025	December 31, 2024 (As Restated – see Note 2)	January 1, 2024 (As Restated – see Note 2)
A S S E T S				
CURRENT ASSETS				
Cash and cash equivalents	5	**P 3,040,615,556**	P 1,583,238,995	P 913,841,206
Receivables - net	6	**4,707,683,379**	4,481,590,912	2,093,139,231
Contract assets	18	**17,104,926,866**	20,843,159,851	26,225,182,718
Real estate inventories	7	**21,173,330,063**	13,080,093,413	17,055,281,651
Deposits on land for future development	8	**782,304,850**	-	15,000,000
Due from related parties	26	**78,394,118**	53,425,348	48,596,767
Prepayments and other current assets	9	**10,463,495,982**	7,361,411,891	6,434,166,661
		57,350,750,814	47,402,920,410	52,785,208,234
Non-current asset held-for-sale	10	**-**	237,832,347	-
Total Current Assets		**57,350,750,814**	47,640,752,757	52,785,208,234
NON-CURRENT ASSETS				
Receivables - net	6	**1,516,846,742**	128,161,471	156,093,837
Contract assets	18	**38,497,094,963**	28,583,967,809	18,868,803,692
Investments in associates and a joint venture	10	**175,275,580**	784,885,021	142,489,432
Property and equipment - net	11	**12,969,185,066**	10,202,062,196	8,202,968,588
Right-of-use assets	12	**1,056,794,863**	1,094,503,157	1,129,605,407
Investment properties - net	13	**21,026,009,305**	18,408,287,285	17,372,941,737
Other non-current assets - net	14	**1,565,352,088**	2,159,905,146	1,789,963,392
Total Non-current Assets		**76,806,558,607**	61,361,772,085	47,662,866,085
TOTAL ASSETS		**P 134,157,309,421**	P 109,002,524,842	P 100,448,074,319
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Interest-bearing loans and borrowings	15	**P 6,797,561,915**	P 10,115,412,966	P 11,567,153,371
Bonds payable	16	**2,763,194,048**	-	-
Trade and other payables	17	**29,751,973,554**	21,052,145,479	22,780,790,598
Contract liabilities	18	**345,034,388**	296,265,114	449,338,207
Customers' deposits	18	**130,665,228**	90,223,203	144,003,765
Lease liabilities	12	**70,824,271**	57,922,896	55,717,884
Income tax payable		**39,229,491**	15,988,162	2,210,977
Total Current Liabilities		**39,898,482,895**	31,627,957,820	34,999,214,802
NON-CURRENT LIABILITIES				
Interest-bearing loans and borrowings	15	**39,976,233,296**	34,536,666,965	30,621,692,365
Bonds payable	16	**11,111,294,563**	4,964,768,926	4,947,822,521
Trade and other payables	17	**566,795,667**	540,289,379	185,420,132
Lease liabilities	12	**1,245,462,755**	1,233,425,726	1,207,138,171
Post-employment defined benefit obligation	24	**59,610,163**	40,309,395	10,395,914
Deferred tax liabilities - net	25	**6,572,676,251**	5,752,987,226	5,023,279,337
Total Non-current Liabilities		**59,532,072,695**	47,068,447,617	41,995,748,440
Total Liabilities		**99,430,555,590**	78,696,405,437	76,994,963,242
EQUITY	27			
Equity attributable to shareholders of Parent Company		**22,411,230,806**	20,345,576,387	14,232,257,548
Non-controlling interests		**12,315,523,025**	9,960,543,018	9,220,853,529
Total Equity		**34,726,753,831**	30,306,119,405	23,453,111,077
TOTAL LIABILITIES AND EQUITY		**P 134,157,309,421**	P 109,002,524,842	P 100,448,074,319

See Notes to Consolidated Financial Statements.

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024 (As Restated – see Note 2)	2023
REVENUES	18			
Sale of real estates		**P 15,798,457,213**	P 16,415,753,362	P 16,460,800,115
Interest income from real estate sales		**1,984,117,166**	1,764,731,066	2,047,501,971
Hotel operations		**430,874,739**	240,468,442	138,551,300
Rental		**226,552,155**	162,412,193	112,343,856
Management fees		**77,427,129**	63,932,835	59,216,126
		18,517,428,402	18,647,297,898	18,818,413,368
COST OF SALES AND SERVICES	19	**(9,007,186,507)**	(8,877,627,359)	(8,402,799,914)
GROSS PROFIT		**9,510,241,895**	9,769,670,539	10,415,613,454
OPERATING EXPENSES	20	**(3,852,350,893)**	(3,200,859,672)	(2,784,634,909)
OTHER OPERATING INCOME	21	**2,223,442,777**	851,614,319	410,779,779
OPERATING PROFIT		**7,881,333,780**	7,420,425,186	8,041,758,324
FINANCE COSTS	22	**(2,370,469,474)**	(2,188,102,745)	(2,357,079,962)
FINANCE INCOME	23	**64,338,153**	24,035,404	14,983,406
SHARE IN NET PROFIT (LOSS) OF ASSOCIATES AND A JOINT VENTURE	10	**208,363**	(2,879,180)	(12,570,144)
IMPAIRMENT LOSS ON FINANCIAL ASSETS	6	**(1,980,540)**	(566,025)	(432,793)
OTHER LOSSES - Net	21	**(59,493,312)**	(25,133,336)	(3,809,681)
PROFIT BEFORE TAX		**5,513,936,970**	5,227,779,304	5,682,849,150
TAX EXPENSE	25	**(1,484,395,193)**	(1,229,930,327)	(1,847,179,153)
NET PROFIT		**P 4,029,541,777**	P 3,997,848,977	P 3,835,669,997
Net profit attributable to:				
Parent Company's shareholders		**P 3,036,652,835**	P 3,009,909,488	P 2,794,959,153
Non-controlling interests		**992,888,942**	987,939,489	1,040,710,844
		P 4,029,541,777	P 3,997,848,977	P 3,835,669,997
Earnings per Share –				
Basic and diluted	28	**P 0.78**	P 0.72	P 0.81
Dividends Declared per Share:	27			
Common shares		**P 0.18**	P 0.18	P 0.18
Preferred shares:				
Series A-1 (CLIA1)		**P 75.84**	P 113.77	P -
Series A-2 (CLIA2)		**P 82.52**	P 123.78	P -

See Notes to Consolidated Financial Statements.

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
NET PROFIT		**P 4,029,541,777**	P 3,997,848,977	P 3,835,669,997
OTHER COMPREHENSIVE LOSS				
Item that will not be reclassified subsequently to profit or loss				
Loss on remeasurements of post-employment defined benefit plan	24	**(12,310,753)**	(21,868,779)	(5,836,964)
Tax income	25	**3,077,688**	5,467,195	1,459,241
		(9,233,065)	(16,401,584)	(4,377,723)
TOTAL COMPREHENSIVE INCOME		**P 4,020,308,712**	P 3,981,447,393	P 3,831,292,274
Total comprehensive income attributable to:				
Parent Company's shareholders		**P 3,027,419,770**	P 2,993,507,904	P 2,790,581,430
Non-controlling interests		**992,888,942**	987,939,489	1,040,710,844
		P 4,020,308,712	P 3,981,447,393	P 3,831,292,274

See Notes to Consolidated Financial Statements.

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Attributable to Shareholders of Parent Company										
	Capital Stock (see Note 27)	Additional Paid-in Capital (see Note 27)	Treasury Stock (see Note 27)	Share Options Outstanding (see Note 27)	Revaluation Reserves (see Note 27)	Retained Earnings (see Note 27) Appropriated	Retained Earnings Unappropriated	Retained Earnings Total	Total	Non-controlling Interests (see Note 27)	Total
Balance at January 1, 2025	P 3,627,732,337	P 5,855,925,221	(P 732,664,604)	P 5,681,640	(P 34,689,808)	P 3,223,719,308	P 8,399,872,293	P 11,623,591,601	P 20,345,576,387	P 9,960,543,018	P 30,306,119,405
Transactions with owners											
Non-controlling interests arising from step acquisition	-	-	-	-	-	-	-	-	-	1,415,278,385	1,415,278,385
Investments from non-controlling stockholders	-	-	-	-	-	-	-	-	-	800,812,680	800,812,680
Cash dividends	-	-	-	-	-	-	(963,142,965)	(963,142,965)	(963,142,965)	(854,000,000)	(1,817,142,965)
Stock option granted	-	-	-	1,377,615	-	-	-	-	1,377,615	-	1,377,615
	-	-	-	1,377,615	-	-	(963,142,965)	(963,142,965)	(961,765,350)	1,362,091,065	400,325,715
Appropriation of retained earnings											
Appropriations during the year	-	-	-	-	-	3,236,320,375	(3,236,320,375)	-	-	-	-
Reversal of appropriations during the year	-	-	-	-	-	(1,693,661,345)	1,693,661,345	-	-	-	-
	-	-	-	-	-	1,542,659,030	(1,542,659,030)	-	-	-	-
Total comprehensive income for the year											
Net profit for the year	-	-	-	-	-	-	3,036,652,835	3,036,652,835	3,036,652,835	992,888,942	4,029,541,777
Other comprehensive loss	-	-	-	-	(9,233,065)	-	-	-	(9,233,065)	-	(9,233,065)
	-	-	-	-	(9,233,065)	-	3,036,652,835	3,036,652,835	3,027,419,770	992,888,942	4,020,308,712
Balance at December 31, 2025	**P 3,627,732,337**	**P 5,855,925,221**	**(P 732,664,604)**	**P 7,059,255**	**(P 43,922,873)**	**P 4,766,378,338**	**P 8,930,723,133**	**P 13,697,101,471**	**P 22,411,230,806**	**P 12,315,523,025**	**P 34,726,753,831**
Balance at January 1, 2024	P 3,623,451,997	P 1,608,917,974	(P 732,664,604)	P 4,311,977	(P 18,288,224)	P 6,914,803,006	P 2,831,725,422	P 9,746,528,428	P 14,232,257,548	P 9,220,853,529	P 23,453,111,077
Transactions with owners											
Issuance of preferred shares	4,280,340	4,247,007,247	-	-	-	-	-	-	4,251,287,587	-	4,251,287,587
Investments from non-controlling stockholders	-	-	-	-	-	-	-	-	-	32,500,000	32,500,000
Cash dividends	-	-	-	-	-	-	(1,132,846,315)	(1,132,846,315)	(1,132,846,315)	(280,750,000)	(1,413,596,315)
Stock option granted	-	-	-	1,369,663	-	-	-	-	1,369,663	-	1,369,663
	4,280,340	4,247,007,247	-	1,369,663	-	-	(1,132,846,315)	(1,132,846,315)	3,119,810,935	(248,250,000)	2,871,560,935
Appropriation of retained earnings											
Reversal of appropriations during the year	-	-	-	-	-	(3,691,083,698)	3,691,083,698	-	-	-	-
Total comprehensive income for the year											
Net profit for the year	-	-	-	-	-	-	3,009,909,488	3,009,909,488	3,009,909,488	987,939,489	3,997,848,977
Other comprehensive loss	-	-	-	-	(16,401,584)	-	-	-	(16,401,584)	-	(16,401,584)
	-	-	-	-	(16,401,584)	-	3,009,909,488	3,009,909,488	2,993,507,904	987,939,489	3,981,447,393
Balance at December 31, 2024	P 3,627,732,337	P 5,855,925,221	(P 732,664,604)	P 5,681,640	(P 34,689,808)	P 3,223,719,308	P 8,399,872,293	P 11,623,591,601	P 20,345,576,387	P 9,960,543,018	P 30,306,119,405
Balance at January 1, 2023	P 3,623,451,997	P 1,608,917,974	(P 732,664,604)	P 2,195,991	(P 13,910,501)	P 3,931,475,893	P 3,643,829,647	P 7,575,305,540	P 12,063,296,397	P 7,413,022,685	P 19,476,319,082
Transactions with owners											
Investments from non-controlling stockholders	-	-	-	-	-	-	-	-	-	879,500,000	879,500,000
Cash dividends	-	-	-	-	-	-	(623,736,265)	(623,736,265)	(623,736,265)	(112,380,000)	(736,116,265)
Stock option granted	-	-	-	2,115,986	-	-	-	-	2,115,986	-	2,115,986
	-	-	-	2,115,986	-	-	(623,736,265)	(623,736,265)	(621,620,279)	767,120,000	145,499,721
Appropriation of retained earnings											
Appropriations during the year	-	-	-	-	-	6,324,658,043	(6,324,658,043)	-	-	-	-
Reversal of appropriations during the year	-	-	-	-	-	(3,341,330,930)	3,341,330,930	-	-	-	-
	-	-	-	-	-	2,983,327,113	(2,983,327,113)	-	-	-	-
Total comprehensive income for the year											
Net profit for the year	-	-	-	-	-	-	2,794,959,153	2,794,959,153	2,794,959,153	1,040,710,844	3,835,669,997
Other comprehensive loss	-	-	-	-	(4,377,723)	-	-	-	(4,377,723)	-	(4,377,723)
	-	-	-	-	(4,377,723)	-	2,794,959,153	2,794,959,153	2,790,581,430	1,040,710,844	3,831,292,274
Balance at December 31, 2023	P 3,623,451,997	P 1,608,917,974	(P 732,664,604)	P 4,311,977	(P 18,288,224)	P 6,914,803,006	P 2,831,725,422	P 9,746,528,428	P 14,232,257,548	P 9,220,853,529	P 23,453,111,077

See Notes to Consolidated Financial Statements.

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024 (As Restated – see Note 2)	2023 (As Restated – see Note 2)
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax		**P 5,513,936,970**	P 5,227,779,304	P 5,682,849,150
Adjustments for:				
Interest expense on:	22			
Loans		**2,076,627,052**	1,971,427,485	2,205,875,946
Bonds		**152,789,262**	131,374,423	66,856,868
Lease liabilities		**83,491,236**	81,997,700	80,167,300
Gain on sale of investment properties	13, 21	**(1,805,634,829)**	(399,444,469)	-
Depreciation and amortization	20	**293,585,990**	175,519,160	186,911,151
Interest income	23	**(64,278,172)**	(20,582,423)	(13,874,699)
Impairment loss on financial assets	6	**1,980,540**	566,025	432,793
Share option benefits expense	24, 27	**1,377,615**	1,369,663	2,115,986
Share in net loss (profit) of associates and a joint venture	10	**(208,363)**	2,879,180	12,570,144
Loss (gain) on sale of property and equipment	11, 21	**2,837**	(1,368,905)	17,410
Operating profit before working capital changes		**6,253,670,137**	7,171,517,143	8,223,922,049
Decrease (increase) in receivables		**(581,009,043)**	(1,523,418,506)	1,428,609,888
Increase in contract assets		**(6,155,399,713)**	(4,333,141,250)	(13,114,922,876)
Decrease (increase) in real estate inventories		**(5,730,122,985)**	3,996,332,518	866,856,548
Increase in deposits on land for future development		**(782,304,850)**	-	(349,502,459)
Increase in prepayments and other current assets		**(1,896,190,779)**	(701,073,022)	(2,197,914,536)
Decrease (increase) in other non-current assets		**381,597,275**	(373,866,151)	(418,939,623)
Increase in trade and other payables		**5,396,825,633**	919,326,115	2,413,037,531
Increase (decrease) in contract liabilities		**48,769,274**	(153,073,093)	(149,023,660)
Increase (decrease) in customers' deposits		**40,442,025**	(53,780,562)	23,753,669
Increase (decrease) in post-employment defined benefit obligation		**6,990,015**	13,511,897	(4,831,145)
Cash generated from (used in) operations		**(3,016,733,011)**	4,962,335,089	(3,278,954,614)
Cash paid for taxes		**(961,696,606)**	(712,617,461)	(270,264,085)
Net Cash From (Used in) Operating Activities		**(3,978,429,617)**	4,249,717,628	(3,549,218,699)
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sale of investment properties	13	**1,799,127,261**	40,378,657	-
Acquisitions of property and equipment	11	**(1,509,452,535)**	(1,542,393,145)	(1,151,268,953)
Acquisitions of investment properties	13, 14	**(1,468,992,600)**	(3,151,884,470)	(166,408,556)
Additional investments in associates and a joint venture	10	**(170,833,216)**	(883,107,116)	(21,500,000)
Interest received		**64,278,172**	20,582,423	13,874,699
Cash received from consolidation through step acquisition	10	**27,877,700**	-	-
Advances to related parties	26	**(24,968,770)**	(4,828,581)	(12,794,426)
Proceeds from sale of property and equipment	11	**2,482,758**	2,740,603	563,795
Acquisitions of computer software	14	**-**	(3,446,947)	(1,914,986)
Net Cash Used in Investing Activities		**(1,280,481,230)**	(5,521,958,576)	(1,339,448,427)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from availment of interest-bearing loans - net	15, 34	**30,691,478,803**	17,475,143,091	12,943,572,214
Repayments of interest-bearing loans	15, 34	**(28,681,903,014)**	(15,162,165,054)	(5,791,848,745)
Proceeds from issuances of bonds - net	16, 34	**8,876,780,500**	-	-
Interest paid on interest-bearing loans		**(3,620,469,818)**	(3,211,966,319)	(2,543,426,951)
Cash dividends paid	27	**(1,817,142,965)**	(1,074,189,609)	(727,716,265)
Proceeds from issuance of redeemable preferred shares - net	9, 17	**1,143,880,987**	-	-
Additional investment from non-controlling shareholders	27	**800,812,680**	32,500,000	879,500,000
Interest paid on bonds		**(618,596,933)**	(315,465,826)	(337,485,050)
Payment of lease liabilities	12, 34	**(58,552,832)**	(53,505,133)	(54,646,634)
Proceeds from issuance of shares of stock - net	27	**-**	4,251,287,587	-
Net Cash From Financing Activities		**6,716,287,408**	1,941,638,737	4,367,948,569
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		**1,457,376,561**	669,397,789	(520,718,556)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		**1,583,238,995**	913,841,206	1,434,559,762
CASH AND CASH EQUIVALENTS AT END OF YEAR		**P 3,040,615,556**	P 1,583,238,995	P 913,841,206

Supplementary Information on Non-cash Investing and Financing Activities is disclosed in Note 35 to the Consolidated Financial Statements.

See Notes to Consolidated Financial Statements.

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

1. GENERAL INFORMATION

1.1 Corporate Information

Cebu Landmasters, Inc. (the Parent Company or CLI) was incorporated in the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on September 26, 2003. CLI is presently engaged in real estate-related activities which include real estate development, sales, leasing and property management. The Parent Company's real estate portfolio includes residential condominium and subdivisions, mixed-use developments, townships, hotels and resorts, offices, and co-living accommodations.

The Parent Company is a subsidiary of A B Soberano Holdings Corp. (the Ultimate Parent Company or ABS). ABS is a holding company and is incorporated and domiciled in the Philippines. The registered office address and principal place of business of ABS is located at 2nd Street, Villa San Lorenzo, Quijada Street, Barangay Guadalupe, Cebu City.

On January 6, 2017, the Board of Directors (BOD) approved the Parent Company's application for the registration of its common stocks with the SEC and application for the listing thereof in the Philippine Stock Exchange (PSE). The Parent Company's shares were listed on the main board of the PSE on June 2, 2017 (see Note 27).

The registered office address of CLI, which is also its principal place of business, is located at 10th Floor, Park Centrale Tower, Jose Ma. Del Mar St., B2 L3, Cebu I.T. Park, Brgy. Apas, Cebu City, Philippines.

1.2 Subsidiaries, Associates and Joint Venture

CLI holds ownership interests in the following subsidiaries, associates and joint venture:

Entities	Note	Effective Percentage of Ownership 2025	2024
Subsidiaries			
CLI Premier Hotels Int'l. Inc. (CPH)	(a)	**100%**	100%
Cebu Landmasters Property Management, Inc. (CPM)	(b)	**100%**	100%
A.S. Fortuna Property Ventures, Inc. (ASF)	(c)	**100%**	100%
CLI Hotels and Resorts Inc. (CHR)	(d)	**100%**	100%
CLI Luzon Ventures, Inc. (CLVI)	(e)	**100%**	-
CLI Water, Inc. (CWI)	(f)	**100%**	-
CLI-LITE Panglao Inc. (CLI-LITE)	(g)	**88%**	88%
Ming-mori Development Corporation (MDC)	(h)	**78%**	78%
Sugbo Prime Estate, Inc. (SPE)	(i)	**64%**	64%
CLI MAC Developers, Inc. (CLI MAC)	(j)	**60%**	-

(Forward)

Entities	Note	Effective Percentage of Ownership 2025	2024
Subsidiaries			
CLI NUD Ventures, Inc. (CLI NUD)	(k)	**60%**	-
BL CBP Ventures, Inc. (BL Ventures)	(l)	**50%**	50%
Yuson Excellence Soberano, Inc. (YES)	(m)	**50%**	50%
Yuson Huang Excellence Soberano, Inc. (YHES)	(n)	**50%**	50%
YHEST Realty and Development Corporation (YHEST)	(o)	**50%**	50%
CCLI Premier Hotels, Inc. (CCLI)	(p)	**50%**	50%
Cebu Homegrown Developers, Inc. (CHDI)	(q)	**50%**	50%
YHES Premier Hotels Inc. (YHESPH)	(r)	**50%**	50%
Cebu BL-Ramos Ventures Inc. (CBLRV)	(s)	**50%**	50%
GGTT Realty Corporation (GGTT)	(t)	**50%**	50%
Mivesa Garden Residences, Inc. (MGR)	(u)	**45%**	45%
El Camino Developers Cebu, Inc. (El Camino)	(v)	**35%**	35%
Associates			
Iloilo Global City Corporation (IGCC)	(w)	**43%**	43%
ICOM Air Corporation (ICOM)	(x)	**33%**	33%
Magspeak Nature Park, Inc. (Magspeak)	(y)	**25%**	25%
Joint venture			
CLI NUD	(k)	**-**	30%

CLI and its subsidiaries (collectively referred as "the Group"), associates and joint venture are all incorporated in the Philippines. The subsidiaries, associates and joint venture, except CPH, CPM, CHR, CWI, SPE, CCLI, YHESPH and ICOM, are in the same line of business as CLI. A brief description of these entities follows:

(a) CPH was incorporated in 2016 as a wholly owned subsidiary of CLI. CPH is engaged in the real estate and hotel management business. The principal place of business of CPH is located in Cebu City.

(b) CPM was incorporated in 2017 as a wholly owned subsidiary of CLI. CPM is engaged in the management of condominium corporations and housing associations affiliated with CLI. The principal place of business of CPM is located in Cebu City.

(c) ASF was incorporated in 2017 as a joint venture where CLI initially held 40% ownership interest. CLI acquired all the ownership interest of its business partners at the end of 2017 which made ASF its wholly owned subsidiary. The principal place of business of ASF is located in Cebu City.

(d) CHR was incorporated in 2022 as a wholly owned subsidiary of CLI. It is engaged in managing the Group's hotel projects. Its principal place of business is located in Cebu City.

(e) CLVI was incorporated in 2025 as a wholly owned subsidiary of CLI, with the purpose of developing residential and mixed-use projects in Luzon. Its principal place of business is located in Cebu City. As at December 31, 2025, CLVI has yet to start commercial operations.

(f) CWI was incorporated in 2025 as a wholly owned subsidiary of CLI to supply water to CLI's various projects. The principal place of business of CWI is located in Cebu City. As at December 31, 2025, CWI has yet to start commercial operations.

(g) CLI-LITE was incorporated in 2021 as an undertaking by CLI and two other corporations for the development of a mixed-use project in Panglao Island, Bohol, which includes residential condominiums and a potential hotel component. The principal place of business of CLI-LITE is located in Cebu City.

(h) MDC was incorporated in 2013 as an undertaking between CLI and four other entities for the development of an economic business district. The principal place of business of MDC is located in Cebu City. As at December 31, 2025, MDC has yet to start commercial operations.

(i) SPE was incorporated in 2019 as a one person corporation and was converted to an ordinary stock corporation after entering into a joint venture with CLI in 2021, for the development of a dormitory with retail and warehouse spaces. The principal place of business of SPE is located in Cebu City.

(j) CLI MAC was incorporated in 2025 as an undertaking between CLI and Martinez Agricultural Corporation for the development of mixed-used condominium project in Cebu City. CLI exercised control over CLI MAC through its authority to direct operational activities and govern strategic and financial policies. The principal place of business is located in Cebu City. As at December 31, 2025, CLI MAC has yet to commence commercial operations.

(k) CLI NUD was incorporated in 2024 as a joint venture between CLI and NTT UD Asia Pte. Ltd. (NTTUDA) for the development of mixed-use condominium project in Cebu City. In 2025, CLI exercised control over CLI NUD through its authority to direct operational activities and govern strategic and financial policies [see Notes 3.1(l) and 10.3]. CLI NUD started its commercial operations in August 2025. The principal place of business of CLI NUD is located in Cebu City.

(l) BL Ventures was incorporated by CLI and Borromeo Bros. Estate, Inc. (BBEI) to construct and operate Latitude Corporate Center. The principal place of business of BL Ventures is located in Cebu City.

(m) YES was incorporated by CLI and Yuson Comm. Investments, Inc. to construct and operate Messatiera Garden Residences in Davao. The principal place of business of YES is located in Davao City.

(n) YHES was incorporated in 2017 as an undertaking among CLI, Yuson Strategic Holdings, Inc., and Davao Filandia Realty Corp. for the development of mixed-used real estate project, the Paragon Davao. The principal place of business of YHES is located in Davao City.

(o) YHEST was incorporated in 2018 as an undertaking among CLI and five corporations for the development of a central business district located at Matina, Davao. The principal place of business of YHEST is located in Davao City.

(p) CCLI was incorporated in 2018 as an undertaking between CLI and Capitaine, Inc. for the development of Citadines hotel in Bacolod City. CCLI started its commercial operations in 2024. The principal place of business of CCLI is located in Bacolod City.

(q) CHDI is an undertaking between CLI and Aboitiz Land, Inc. and was incorporated in 2019. CHDI is engaged in the development of a high-rise mixed-use condominium complex in Mandaue City, Cebu. The principal place of business of CHDI is located in Cebu City.

(r) YHESPH was incorporated in 2019 as a wholly owned subsidiary of YHES that will engage in hotel business. Its ultimate parent is CLI which owns 50% of YHES. As at December 31, 2025, YHESPH has yet to start commercial operations.

(s) CBLRV was incorporated in 2020 as an undertaking between CLI and BBEI and is engaged in the development of a mixed-use condominium tower in Cebu City. The principal place of business is located in Cebu City.

(t) GGTT was incorporated in 2003 and is engaged to construct a residential condominium project. The principal place of business of GGTT is located in Iloilo City.

(u) MGR was incorporated in 2017 as an undertaking by CLI and three corporations for the construction of buildings 6 and 7 of the Mivesa Garden Residences condominium. MGR is considered a subsidiary of CLI because CLI is exposed, or has rights, to variable returns from its involvement with MGR and has the ability to affect those returns due to its full control on MGR's management. The principal place of business of MGR is located in Cebu City.

(v) El Camino was incorporated in 2016 as an undertaking between CLI and four other corporations for the development of 38 Park Avenue condominium project in Cebu City. CLI controls El Camino's operations through a shareholder agreement and is considered its parent. The principal place of business of El Camino is located in Cebu City.

(w) IGCC was incorporated in 2023 as an undertaking between CLI and two other corporations and is engaged in the development of a mixed-use condominium tower in Iloilo City. Its principal place of business is located in Iloilo City. As at December 31, 2025, IGCC has yet to commence commercial operations.

(x) ICOM was incorporated on December 7, 2020 as an undertaking of CLI and various individual stockholders and corporations to import aircraft(s) and to operate a transportation business in the Philippines. ICOM's principal place of business is in Iloilo City.

(y) Magspeak was incorporated in 2011 as an undertaking among CLI and four other corporations for the development of a mountain resort to be located in Balamban, Cebu. The principal place of business of Magspeak is located in Cebu City.

1.3 Approval of Issuance of Consolidated Financial Statements

The consolidated financial statements of the Group as at and for the year ended December 31, 2025 (including the comparative consolidated financial statements as at December 31, 2024 and for the years ended December 31, 2024 and 2023, and the corresponding figures as at January 1, 2024), were authorized for issue by the BOD on April 7, 2026.

2. MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policy information applied in preparing these consolidated financial statements are summarized below and in the succeeding pages. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation of Consolidated Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

The consolidated financial statements of the Group were prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). PFRS Accounting Standards are adopted by the Financial and Sustainability Reporting Standards Council (FSRSC) from the pronouncements issued by the International Accounting Standards Board and approved by the Philippine Board of Accountancy.

The consolidated financial statements have been prepared using the measurement bases specified by the relevant accounting frameworks for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies that follow.

(b) Presentation of Consolidated Financial Statements

The consolidated financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The Group presents a consolidated statement of comprehensive income separately from the consolidated statement of profit or loss.

The Group presents a third consolidated statement of financial position as at the beginning of the preceding period when it applies an accounting policy retrospectively, or makes a retrospective restatement or reclassification of items that has a material effect on the information in the consolidated statement of financial position at the beginning of the preceding period. The related notes to the third statement of financial position are not required to be disclosed.

(i) Reclassification of Properties Used in Hotel Operations

In 2025, the Group reclassified certain properties relating to prior periods to align their presentation with the Group's policy on classifying properties based on their intended use once sufficient information is available and the associated costs have been incurred to determine the asset's actual use. This policy requires classification to reflect the actual use of the asset rather than the original intent at initial acquisition.

The affected properties form part of mixed-use developments and were previously presented as investment properties when they were initially intended to be held for lease. Based on updated information on their actual utilization in hotel operations, the Group reclassified these properties as property and equipment to more faithfully reflect their current use. The revised classification is consistent with the classification principles under PAS 40, *Investment Property*, and PAS 16, *Property, Plant and Equipment*.

In accordance with PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*, the reclassification was accounted for retrospectively as it relates to the refinement of a prior period classification of assets in prior periods rather than a change in accounting policy or estimate. The retrospective application had a material effect on the presentation of the Group's consolidated statement of financial position as at January 1, 2024. Accordingly, comparative information was restated, and a third consolidated statement of financial position has been presented, as required under PAS 1.

(ii) *Reclassification of Properties sold*

In 2024, the Group reclassified certain properties amounting to P478,601,022 from investment property to real estate inventories. Based on management's reassessment, the prior classification of these properties as investment property was no longer appropriate. Although the properties were initially reclassified to inventories, they were sold without the Group undertaking substantive actions that would demonstrate an intention to develop the properties for sale.

Accordingly, the reclassification represents a correction of the prior classification rather than a change in accounting policy or estimate. In line with PAS 8, the reclassification was accounted for retrospectively. As the properties were sold within the same reporting period in 2024, the retrospective adjustment affected the presentation of the related transaction in the 2024 consolidated statement of profit or loss, which was restated to reflect the appropriate classification and presentation of the sale.

The retrospective application of this reclassification did not have an impact on the Group's consolidated statement of financial position as at January 1, 2024.

(iii) *Reclassification of Accrual Adjustments Related to Investment Properties*

In 2025, the Group identified a prior-period presentation adjustment in the consolidated statement of cash flows relating to the movements in investment properties.

In prior years, certain accrual-related adjustments associated with investment properties were presented as reclassification to real estate inventories. Upon further review, management determined that these adjustments represent accrual adjustments arising from investment properties during the year and should have been reflected as adjustments to additions of investment properties, rather than as reclassifications to real estate inventories, in the consolidated statements of cash flows.

In accordance with PAS 8, the comparative consolidated statements of cash flows were retrospectively restated to reflect the revised presentation of the affected investing activities. The restatement resulted in the reclassification of amounts under movements in real estate inventories and trade and other payables in the consolidated statements of cash flows amounting to P805,733,485 and P851,934,567 in 2024 and 2023, respectively. The restatement affected only the classification of cash flow line items and did not impact the Group's total cash flows in prior years.

The retrospective application of this reclassification did not have an impact on the Group's consolidated statement of financial position as at January 1, 2024.

These reclassifications relate to presentation and classification and do not change the Group's consolidated total assets, total liabilities, or total equity. They also do not affect the total cash flows. The adjustments were made to align the classification and presentation of affected balances with the applicable accounting standards based on updated information on intended use and on the nature of the transaction.

Presented below is the analysis of the effects of the prior period reclassifications in the consolidated statement of financial position as at December 31, 2024 and January 1, 2024.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
December 31, 2024				
Change in assets:				
Property and equipment - net	2.1(b)(i)	9,165,352,398	1,036,709,798	10,202,062,196
Investment properties - net	2.1(b)(i)	19,444,997,083	(1,036,709,798)	18,408,287,285
			-	
January 1, 2024				
Change in assets:				
Property and equipment - net	2.1(b)(i)	7,241,895,672	961,072,916	8,202,968,588
Investment properties - net	2.1(b)(i)	18,334,014,653	(961,072,916)	17,372,941,737
			-	

Presented below is the analysis of the effects of the prior period reclassifications in the 2024 consolidated statement of profit or loss.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
Sale of real estates	2.1(b)(ii)	17,293,737,754	(877,984,392)	16,415,753,362
Interest income from real estate sales	2.1(b)(ii)	1,764,792,165	(61,099)	1,764,731,066
Cost of sales and services	2.1(b)(ii)	(9,356,228,381)	478,601,022	(8,877,627,359)
Other operating income	2.1(b)(ii)	452,169,850	399,444,469	851,614,319
			-	

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Presented below is the analysis of the effects of the prior period reclassifications in the 2024 and 2023 consolidated statements of cash flows.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
2024				
Changes in cash flows from operating activities:				
Gain on sale of investment properties	2.1(b)(ii)	-	(399,444,469)	(399,444,469)
Increase in receivables	2.1(b)(ii)	(2,361,085,340)	837,666,834	(1,523,418,506)
Decrease in real estate inventories	2.1(b)(ii), 2.1(b)(iii)	5,280,667,025	(1,284,334,507)	3,996,332,518
Increase in trade and other payables	2.1(b)(iii)	113,592,630	805,733,485	919,326,115
			(40,378,657)	
Changes in cash flows from investing activities:				
Proceeds from sale of investment properties	2.1(b)(ii)	-	40,378,657	40,378,657
Acquisitions of property and equipment	2.1(b)(ii)	(1,466,756,262)	(75,636,883)	(1,542,393,145)
Acquisitions of investment properties	2.1(b)(ii)	(3,227,521,353)	75,636,883	(3,151,884,470)
			40,378,657	
Impact on cash and cash equivalents			-	
2023				
Changes in cash flows from operating activities:				
Decrease in real estate inventories	2.1(b)(iii)	1,718,791,115	(851,934,567)	866,856,548
Increase in trade and other payables	2.1(b)(iii)	1,561,102,964	851,934,567	2,413,037,531
			-	
Changes in cash flows from investing activities:				
Acquisitions of property and equipment	2.1(b)(ii)	(996,053,776)	(155,215,177)	(1,151,268,953)
Acquisitions of investment properties	2.1(b)(ii)	(321,623,733)	155,215,177	(166,408,556)
			-	
Impact on cash and cash equivalents			-	

As a result of these reclassifications, the supplemental information on non-cash investing activities has been updated to reflect the non-cash nature of these transactions [see Note 35(c), (d) and (g)].

(c) *Functional and Presentation Currency*

These consolidated financial statements are presented in Philippine pesos, the Group's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the consolidated financial statements of the Group are measured using its functional currency. Functional currency is the currency of the primary economic environment in which the Group operates.

2.2 Adoption of New and Amended PFRS Accounting Standards

(a) *Effective in 2025 that is Relevant to the Group*

The Group adopted for the first time amendments to PAS 21, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*, which are mandatorily effective for annual periods beginning on or after January 1, 2025. The amendments require entities to assess whether a currency is exchangeable and to determine a spot exchange rate when exchangeability is lacking. These amendments also mandate the disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable. The amendments had no significant impact on the consolidated financial statements of the Group.

(b) *Effective Subsequent to 2025 but not Adopted Early*

There are new standards and amendments to existing standards effective for annual periods subsequent to 2025, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have significant impact on the Group's consolidated financial statements:

(i) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026)

(ii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The new standard, however, does not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

(iii) PFRS 19, *Subsidiaries without Public Accountability: Disclosures* (effective from January 1, 2027). The new standard reduces the disclosure requirements prescribed by other standards for subsidiaries without public accountability. It changes disclosure requirements prescribed by other standards as the reporting entity will instead refer to PFRS 19 for required disclosures.

(iv) PFRS 10 and PAS 28 (Amendments), *Consolidated Financial Statements and Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture* (effective date deferred indefinitely)

2.3 Basis of Consolidation

The Group's consolidated financial statements comprise the accounts of the Parent Company, and its subsidiaries, after the elimination of material intercompany transactions.

The financial statements of subsidiaries are prepared for the same reporting period as the Parent Company, using consistent accounting principles.

The Parent Company accounts for its investments in subsidiaries, associates, joint arrangements and non-controlling interests as follows:

(a) Investments in Subsidiaries

Subsidiaries are consolidated from the date the Parent Company obtains control. The Parent Company reassesses whether or not it controls an entity if facts and circumstances indicate that there are changes to one or more of the three elements of control. Accordingly, entities are deconsolidated from the date that control ceases.

The acquisition method is applied to account for acquired subsidiaries. This requires recognizing and measuring the identifiable assets acquired, the liabilities assumed and any non-controlling interest in the acquiree. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group, if any. The consideration transferred also includes the fair value of any asset or liability resulting from a contingent consideration arrangement.

Profit or loss and other comprehensive income of subsidiaries acquired or disposed of during the year are recognized from the effective date of acquisition, or up to the effective date of disposal, as applicable. The Group attributes total comprehensive income or loss of subsidiaries between the owners of the parent and the non-controlling interests based on their respective ownership interests.

On an acquisition-by-acquisition basis, the Group recognizes any non-controlling interest in the acquiree at the non-controlling interest's proportionate share of the recognized amounts of acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any existing equity interest in the acquiree over the acquisition-date fair value of identifiable net assets acquired is recognized as goodwill.

(b) Investments in Associates

Investments in associates are initially recognized at cost and subsequently accounted for using the equity method.

Acquired investment in associate is subject to the purchase method. The purchase method involves the recognition of the acquiree's identifiable assets and liabilities, including contingent liabilities, regardless of whether they were recorded in the financial statements prior to acquisition.

(c) Investments in Joint Arrangements

Investments in joint arrangements are classified as either joint operations or joint ventures, depending on the rights and obligations arising from the contractual arrangement. Classification is reassessed when facts and circumstances indicate that there are changes to one or more of the elements that determine the nature of the joint arrangement.

A joint operation is a joint arrangement whereby the parties have rights to the assets and obligations for the liabilities relating to the arrangement. For interests in joint operations, the Group recognizes in its consolidated financial statements its share of the assets that it controls, its share of the liabilities that it incurs, and its share of the income and expenses arising from the joint operation. No consolidation adjustments are required as the Group directly records its proportionate interest in the joint operation's assets, liabilities, income and expenses.

A joint venture is a joint arrangement whereby the parties have rights to the net assets of the arrangement. Investments in joint ventures are initially recognized at cost and subsequently accounted for using the equity method.

(d) Transactions with Non-controlling Interests

The Group's transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transaction with the owners of the Group in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of the net assets of the subsidiary is recognized in equity. Disposals of equity investments to non-controlling interests result in gains and losses for the Group that are also recognized in equity.

When the Group ceases to have control over a subsidiary, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognized in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset.

In addition, any amounts previously recognized in other comprehensive income in respect of that entity are accounted as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss.

2.4 Financial Instruments

(a) Financial Assets

Regular purchases and sales of financial assets are recognized on their trade date (i.e., the date that the Group commits to purchase or sell the asset).

(i) Classification, Measurement and Reclassification of Financial Assets

The Group's financial assets are all categorized as financial assets at amortized cost.

(ii) *Impairment of Financial Assets*

The expected credit losses (ECL) on receivables and contract assets are estimated by a probability weighted estimate of credit losses over the expected life of the financial assets. These assets are assessed for impairment on a collective basis based on shared credit risk characteristics.

For other financial assets, if the credit risk has not increased significantly since initial recognition, the Group measures and provides for credit losses that are expected to result from default events that are possible within 12 months after the end of the reporting period, except when there has been a significant increase in credit risk on the financial asset since initial recognition.

(b) *Financial Liabilities*

Financial liabilities include interest-bearing loans and borrowings, bonds payable, lease liabilities and trade and other payables [except government-related obligations, advance rental and output value-added tax (VAT)].

2.5 Non-current Assets Classified as Held for Sale

Non-current assets held for sale are measured at lower of their carrying amounts, immediately prior to their classification as held for sale, and their fair value less costs to sell.

If the criteria for classification as held for sale are no longer met, the Group shall cease to classify the asset as held for sale. In such cases, the asset is remeasured at the lower of (a) the carrying amount that would have been recognized had the asset not been classified as held for sale, adjusted for depreciation or amortization, and (b) its recoverable amount at the date of the subsequent decision not to sell.

2.6 Business Combinations

The Group applies the acquisition method in accounting for business combinations. The consideration transferred by the Group to obtain control of a subsidiary is calculated as the sum of the acquisition-date fair values of assets transferred, liabilities incurred and the equity interests issued by the Group, which includes the fair value of any asset or liability arising from a contingent consideration arrangement. Acquisition costs are expensed as incurred.

If the Group acquires a controlling interest in a business in which it previously held an equity interest (otherwise known as step acquisition), that equity interest is remeasured to fair value at the acquisition date with any resulting gain or loss recognized in profit or loss or other comprehensive income, as appropriate. Control may be obtained through ownership of voting rights or through contractual arrangements that provide the Group with the ability to direct the relevant activities of the acquiree.

The Group measures non-controlling interest of their proportionate share of the acquiree's identifiable net asset at the acquisition date.

Consideration transferred as part of a business combination does not include amounts related to the settlement of pre-existing relationships. The gain or loss on the settlement of any pre-existing relationship is recognized in profit or loss.

Assets acquired and liabilities assumed are measured at their acquisition-date fair values.

Goodwill represents the future economic benefits arising from a business combination that are not individually identified and separately recognized. Goodwill is carried at cost less accumulated impairment losses.

For the purpose of impairment testing, goodwill is allocated to cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The cash-generating units or groups of cash-generating units are identified according to operating segment.

2.7 Real Estate Inventories

Costs of real estate inventories are assigned using specific identification of their individual costs.

The Group recognizes the effect of revisions in the total project cost estimates in the year in which these changes become known. Any impairment loss from a real estate project is charged to operations during the period in which the loss is determined.

Repossessed property arising from sales cancellation is recognized at cost.

2.8 Property and Equipment

Property and equipment, including land, are carried at acquisition or construction cost less subsequent depreciation, amortization and any impairment losses, except for land which is not subject to depreciation.

Depreciation and amortization are computed on the straight-line basis over the estimated useful lives of the assets. The depreciation and amortization periods for property and equipment, based on the above policies, are as follows:

Buildings and parking units	20 years
Transportation equipment	5 years
Operating equipment	3-5 years
Furniture and fixtures	2-5 years

Leasehold improvements are amortized over their expected useful lives of five years (determined by reference to comparable assets owned) or the term of lease, whichever is shorter.

Construction in progress represents costs incurred, including applicable borrowing costs, for hotel and resort projects that are still under development. These assets are not depreciated until they are completed and available for use.

2.9 Investment Properties

Properties held for lease under operating lease agreements or capital appreciation, which comprise mainly of land, buildings and condominium units, are classified as Investment Properties and carried at cost, net of accumulated depreciation and any impairment in value, except for land which is not subject to depreciation. Depreciation and amortization of investment properties are computed using the straight-line method over the estimated useful lives of the assets ranging from 20 to 50 years.

2.10 Other Non-financial Assets

Advances to subcontractors and suppliers, and deposits on land for future development are payments made for goods or services to be received in the future and are accounted for as non-financial assets in the nature of prepayments.

These amounts are classified in the consolidated statement of financial position based on the nature of the underlying asset: those related to real estate inventories are presented as current assets as they are expected to be realized within the Group's normal operating cycle, while amounts intended for the development of property and equipment, investment properties, or other non-current assets are presented as non-current assets consistent with the classification of the respective underlying asset.

2.11 Revenue and Expense Recognition

Revenue comprises revenue from sale of real properties, hotel operations, rentals and management services.

The Group develops real properties such as developed land, house and lot, and condominium units. The Group often enters into contracts to sell real properties as they are being developed. The significant judgment used in determining the timing of satisfaction of the Group's performance obligation with respect to its contracts to sell real properties is disclosed in Note 3.1(b).

(a) *Real estate sales on pre-completed real estate properties* – Revenue from real estate sales is recognized over time proportionate to the progress of the development. The Group measures its progress based on actual costs incurred relative to the total expected costs to be incurred in completing the development. Revenue recognized is presented as part of Sale of Real Estates in the consolidated statement of profit or loss.

(b) *Real estate sales on completed real estate properties* – Revenue from real estate sales is recognized at point in time when the control over the real estate property is transferred to the buyer. Revenue recognized from real estate sales is presented as part of Sale of Real Estates in the consolidated statement of profit or loss.

(c) *Rendering of management services* – Revenue from the rendering of management services is recognized over time as the services are provided to the client entities. The client entities are invoiced monthly as work progresses, which are also due upon receipt by them. Any amounts remaining unbilled at the end of a reporting period are presented in the consolidated statement of financial position as receivables as only the passage of time is required before payment of these amounts will be due.

(d) *Hotel operations* – Revenues are recognized over time during the occupancy of hotel guest and ends when the scheduled hotel room accommodation has lapsed (i.e., the related room services have been rendered). As applicable, invoices for hotel accommodations are due upon receipt by the customer.

For tax reporting purposes, a modified basis of computing the taxable income for the year based on collections from real estate sales is used by the Group.

Incremental costs of obtaining a contract to sell real property to customers are recognized as Deferred commissions and are subsequently amortized over the duration of the contract on the same basis as revenue from such contract is recognized. The Group presents Deferred commissions as part of Prepayment and Other Current Assets when it is expected to be expensed within 12 months after the balance sheet date. Any remaining balance is presented as part of Other Non-current Assets.

Other costs and expenses are recognized in profit or loss upon utilization of services or receipt of goods or at the date they are incurred. Finance costs are reported on an accrual basis except capitalized borrowing costs.

Under its contracts with customers, the Group recognizes Contract receivables, which is presented under Receivables account, when it has an unconditional right to payment for the total consideration upon the completion of the development of the property sold. Any rights to consideration recognized by the Group as it develops the property are presented as Contract Assets in the consolidated statement of financial position.

Contract assets are subsequently tested for impairment in the same manner as the Group assesses impairment of its financial assets [see Note 2.4(a)(ii)].

In determining the transaction price, the Group adjusts the contract price for the effects of time value of money when the timing of payments agreed to with the customer provides either party with a significant benefit of financing the transfer of goods or services to the customer. In buyer financing arrangements where buyer payments are ahead of the development of the sold property, the Group recognizes interest expense which is presented as part of Interest Income from Real Estate Sales in the consolidated statement of profit or loss. Conversely, in seller financing arrangements where the development of the sold property is ahead of buyer payment terms, the Group recognizes interest income which is presented as part of Interest Income from Real Estate Sales in the consolidated statement of profit or loss. The significant judgment used in determining the existence of a significant financing component in the contract is disclosed in Note 3.1(d).

Any consideration received by the Group in excess of the amount for which the Group is entitled is presented as Contract Liabilities in the consolidated statement of financial position.

Sales cancellations are accounted for as contract modification. The previously recognized cumulative revenues and the related cumulative costs are reversed in profit or loss in the period in which the cancellation occurs. In addition, any difference between the carrying amount of the contract balances derecognized and the cost of the repossessed property is likewise recognized in profit or loss.

2.12 Leases

(a) *The Group as Lessee*

Subsequent to initial recognition, the Group depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Group accounts for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

(b) *The Group as Lessor*

The Group applies judgment in determining whether a lease contract is a finance or operating lease.

2.13 Employee Benefits

The Group provides post-employment benefits to employees through a defined benefit plan and defined contribution plans, and other employee benefits.

The Group's defined benefit post-employment plan covers all regular full-time employees. The pension plan is tax-qualified, non-contributory, and administered by a trustee.

The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Group's consolidated financial statements in accordance with PFRS Accounting Standards requires management to make judgments and estimates that affect the amounts reported in the consolidated financial statements and related notes. Judgments and estimates are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may ultimately differ from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

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

(a) *Determining Existence of a Contract with Customer*

In a sale of real estate properties, the Group's primary document for a contract with a customer is a signed contract to sell which is executed when the real estate property sold is completed and ready for use by customer. In cases wherein contract to sell are not executed by both parties, management determined that the combination of other signed documentations with customers, such as reservation agreement, official receipts, computation sheets and invoices, contains all the elements of a contract with the customer (i.e., approval of the contract by the parties, which has commercial substance, identification of each party's rights regarding the goods or services and the related payment terms). As part of this evaluation, the Group also assesses whether collection of the consideration is probable. [see Note 3.1(c)].

Collectability is also assessed by considering factors such as past history with the customer 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.

(b) *Evaluation of Timing of Satisfaction of Performance Obligations*

The Group exercises critical judgment in determining whether each performance obligation to develop properties promised in its contracts with customers is satisfied over time or at a point in time. In making this judgment, the Group considers the following:

- the asset created or enhanced as the Group performs;
- the ability of the customer to control such asset as it is being created or enhanced;
- the timing of receipt and consumption of benefits by the customer; and,
- the Group's enforceable right for payment for performance completed to date.

The Group determined that its performance obligation is satisfied over time since it does not have an alternative use of the specific property sold as it is precluded by its contract from redirecting the use of the property for a different purpose. Further, the Group has rights over payment for development completed to date as the Group can choose to complete the development and enforce its rights to full payment under its contracts even if the customer defaults on amortization payments.

On the other hand, performance obligation for completed real estate properties is satisfied at a point in time when the control over the real estate property is transferred to the buyer.

(c) *Determination of Collection Threshold for Revenue Recognition*

The Group uses judgment in evaluating the probability of collection of transaction price on real estate sales as a criterion for revenue recognition. The Group uses historical payment pattern of customers and number of sales cancellation in establishing a percentage of collection threshold over which the Group determines that collection of the transaction price is reasonably assured. 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 when reaching the set collection threshold would demonstrate the buyer's commitment to pay the total contract price. Management considers that when collections received from buyers exceed a defined threshold, the risk of contract cancellation becomes remote. Accordingly, the Group will not recognize the whole contract and no revenue will be recognized when the collection threshold is not yet reached.

(d) *Determination of the Existence of Significant Financing Component in the Contract*

The Group enters into real estate sales contracts offering various payment schemes to its customers. The timing of transaction price collection can significantly differ from the timing of the Group's fulfillment of its performance obligations. The Group exercises judgment in determining whether the contract terms provide a significant financing benefit to either the Group or its customers. This assessment is conducted at the inception of the contract, considering the contractual payment terms and the projected completion timeline of the related real estate development.

(e) Determination of ECL on Receivables and Contract Assets

The Group uses the cumulative loss rate approach to calculate ECL for receivables and contract assets. This approach considers and includes reasonable approximation of probable and estimable future losses determined by applying historical gross charge-off information (arising from cancellations and back-out sales) to forward-looking qualitative information (i.e., forecast of economic condition). Management considers title retention and repossession rights as key mitigants in assessing expected credit losses.

On the other hand, additional ECL may be calculated for certain pool of trade receivables specifically determined to have expected cash shortfall based on outstanding exposures. These generally arise from receivables which were charged off at an earlier term of the instrument since origination period.

Details about the ECL on the Group's receivables and contract assets are disclosed in Note 31.2.

(f) Distinction Between Investment Properties and Owner-occupied Properties

The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the property but also to other assets used in the operations.

(g) Distinction Between Inventories and Investment Properties

Real estate inventories comprise properties that are held for sale in the ordinary course of business. Meanwhile, investment properties comprise of land and buildings which are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. The Group considers management's intention over these assets in making its judgment.

(h) Evaluation of Change in Use for Transfers to or from Investment Properties

The Group evaluates transfers of properties to or from its investment properties by carefully assessing changes in their use (see Note 13). Such transfers are primarily driven by shifts in business plans, supported by tangible actions like obtaining necessary permits or preparing properties for sale. A change in management's intent alone is insufficient evidence to justify a transfer. Instead, the Group relies on objective and substantive indicators, considering all relevant facts and circumstances, to determine whether the properties meet the definition of the financial statement accounts. This judgment ensures that the classification aligns with the substance of the transactions and the Group's ordinary business activities.

(i) Distinction Between Operating and Finance Leases for Contracts where the Group is the Lessor

The Group has entered into various lease agreements. Critical judgment was exercised by management to distinguish each lease agreement as either an operating or a finance lease by looking at the transfer or retention of significant risk and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities. Currently, its leases are all operating leases.

(j) Distinction Between Joint Operations and Joint Ventures

The Group has entered into various joint arrangements. Critical judgment was exercised by management to distinguish each joint arrangement as either joint operations or joint ventures by looking at the rights and obligations held by an entity in relation to the arrangement.

(k) Determination of Lease Term of Contracts with Renewal and Termination Options

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated.

For leases of land and office space, the factors that are normally the most relevant are (a) if there are significant penalties should the Group pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the Group is reasonably certain not to terminate the lease contract. Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The lease term is reassessed if an option is actually exercised or not exercised or the Group becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Group.

(l) Accounting for Equity Ownership Interest in Subsidiaries, Associates and Joint Ventures

In classifying its equity acquisitions as an investment in a subsidiary, associate, or joint venture, the Group evaluates whether control, significant influence, or joint control exists. Control is present when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control of those policy decisions. Joint control exists when contractual arrangements provide the parties sharing control with collective rights over relevant activities, such that major decisions require unanimous consent.

Management exercises judgment in determining the classification of each investment based on the substance of the contractual arrangements, governance structure, and the purpose and design of the investee, including an assessment of whether the Group holds substantive rights that provide it with the ability to direct the relevant activities and make key operating and financial decisions of the investee.

Based on management's assessment, the Parent Company has control over MGR and El Camino despite having ownership interests of 45% and 35%, respectively. Likewise, the Parent Company has control over CLI MAC and CLI NUD despite their legal structure as joint ventures. This control is evidenced by its direction of relevant activities and decision-making power on the operations of these entities by virtue of agreements between the stockholders, which provide the Parent Company with the ability to unilaterally direct key operating and financial decisions, while the rights of the other investors are protective in nature.

(m) Recognition of Provisions and Contingencies

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Where the possible outflow of economic resources resulting from present obligations is considered improbable or remote, or the amount to be provided for cannot be measured reliably, no liability is recognized in the financial statements. Similarly, possible inflows of economic benefits to the Group that do not yet meet the recognition criteria of an asset are considered contingent assets and are therefore not recognized in the consolidated financial statements. On the other hand, any reimbursement that the Group can be virtually certain to collect from a third party in relation to the obligation is recognized as a separate asset, but not in excess of the amount of the related provision.

Judgment is exercised by management to distinguish between provisions and contingencies. The disclosures on relevant contingencies are presented in Note 29.

(n) Determination of Preferred Shares as Equity or Liability

The Group exercises judgment in determining whether its preferred shares should be classified as financial liabilities or equity instruments. This assessment considers the specific terms and conditions of each preferred share issuance, including redemption provisions, dividend rights, and whether the Group has an unconditional right to avoid delivering cash or another financial asset. Depending on these features, preferred shares are accounted for as either liabilities or equity instruments, as applicable to each issuance by the Group. The resulting classification reflects the substance of the contractual rights and obligations, with further details provided in Notes 17 and 27.1 to the consolidated financial statements, and significantly affects the presentation of the Group's financial position and the recognition of the related distribution.

(o) Evaluation of Non-current Assets as Non-current Assets Held for Sale

The Group determines whether its non-current assets qualify as held for sale in accordance with PFRS 5, *Non-current Assets Held for Sale and Discontinued Operation.* The key judgments made in this assessment include (a) the expected timing of the sale; (b) the likelihood of regulatory approvals required for the sale; and (c) the intention and clear commitment of management to sell the assets.

3.2 Key Sources of Estimation Uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) Revenue Recognition for Performance Obligations Satisfied Over Time

In determining the amount of revenue to be recognized for performance obligations satisfied over time, the Group measures progress on the basis of actual costs incurred relative to the total expected costs to complete such performance obligation.

Specifically, the Group estimates the total development costs with reference to the project development plan and any agreement with customers. Management regularly monitors its estimates and apply changes as necessary. A significant change in estimated costs would result in a significant change in the amount of revenue recognized in the year of change.

(b) Determination of Appropriate Discount Rate in Measuring Lease Liabilities

The Group measures its lease liabilities at present value of the lease payments that are not paid at the commencement date of the lease contract. The lease payments were discounted using a reasonable rate deemed by management equal to the Group's incremental borrowing rate. In determining a reasonable discount rate, management considers the term of the leases, the underlying asset and the economic environment. Actual results, however, may vary due to changes in estimates brought about by changes in such factors.

(c) Determination of Appropriate Discount Rate in Measuring Significant Financing Component

When adjusting the consideration for significant financing component, an entity shall use the discount rate that would be reflected in a separate financing transaction at contract inception. Management considers the discount rate which would reflect the credit characteristics of the party receiving financing in the contract as well as any collateral or security provided by the customer or entity.

Specifically, for contracts classified as 'seller financing' the Group bases its lending rate on the rate extended to buyers who utilize its in-house financing. This lending rate is adjusted to reflect the specific circumstances of each financing transaction.

For contracts classified as 'buyer financing', the Group estimates the discount rate using a borrowing rate that would be consistent with a separate financing transaction where the Group is considered the borrower.

(d) Estimation of Allowance for ECL

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Management also applies judgment in the estimation of the contractual cash flows due from counterparties that the Group would expect to receive from the realization of any credit enhancements, including the discounting factor for recoveries beyond one year.

Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 31.2.

(e) Determination of Net Realizable Value of Real Estate Inventories

In determining the net realizable value of real estate inventories, management takes into account the most reliable evidence available at the dates the estimates are made. The future realization of the carrying amounts of real estate inventory as presented in Note 7, is affected by price changes in the different market segments as well as the trends in the real estate industry. These are considered key sources of estimation uncertainty and may cause significant adjustments to the Group's real estate inventories within the next financial reporting period. Considering the Group's pricing policy, the net realizable values of real estate inventories for sale are determined to be higher than their related costs.

(f) Estimation of Useful Lives of Property and Equipment, Investment Properties and Right-of-use Assets

The Group estimates the useful lives of property and equipment, investment properties and right-of-use assets based on the period over which the assets are expected to be available for use. The estimated useful lives of these assets are reviewed periodically and are 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 assets.

The carrying amounts of property and equipment, right-of use assets, and investment properties are analyzed in Notes 11, 12 and 13, respectively. Based on management's assessment as at December 31, 2025 and 2024, there is no change in estimated useful lives of these assets during those periods. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned.

(g) Impairment of Non-financial Assets

The Group's Investment Properties, Property and Equipment and other non-financial assets are subject to impairment testing.

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate.

Though management believes that the assumptions used in the estimation of fair values reflected in the consolidated financial statements are appropriate and reasonable, significant changes in those assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

Management assessed that no impairment loss is required to be provided on its significant non-financial assets, particularly property and equipment, right-of-use assets and investment properties, as at December 31, 2025 and 2024.

(h) Valuation of Post-employment Defined Benefit Obligation

The determination of the Group's obligation and cost of post-employment defined benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary rate increase. A significant change in any of these actuarial assumptions may generally affect the recognized expense and the carrying amount of the post-employment defined benefit obligation in the next reporting period.

The amounts of post-employment defined benefit obligation and expense and an analysis of the movements in the estimated present value of post-employment defined benefit as well as the significant assumptions used in estimating such obligation are presented in Note 24.3.

(i) Fair Value Measurement of Share Options

The Group estimates the fair value of the share option by applying an option valuation model, taking into account the terms and conditions on which the share option was granted. The estimates and assumptions used are presented in Note 27.4, which include, among others, the option's time of expiration, applicable risk-free interest rate, expected dividend yield, volatility of the Parent Company's share price. Changes in these factors can affect the fair value of share options at grant date.

Details of employee share option plan and the amount of fair value recognized is presented in Note 27.4.

(j) Fair Value Measurement for Investment Properties

Investment properties are measured using the cost model. The fair value of investment property held for capital appreciation and to earn rental income disclosed in the consolidated financial statements is determined by the Group based on the appraisal reports of a professional and independent appraiser.

The fair value is determined by reference to market-based evidence, which 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.

Such amount is influenced by different factors including the location and specific characteristics of the property, quantity of comparable properties in the market, and economic condition and behavior of the buying parties. A significant change in these elements may affect prices and the value of the assets being disclosed.

The fair value the Group's investment properties as at December 31, 2025 and 2024 is disclosed in Notes 13 and 32.3(c).

(k) Fair Value Measurement for Business Combination

The Group measures the consideration transferred and the identifiable assets acquired and liabilities assumed from the step acquisition of CLI NUD at their fair values at the acquisition date. Management assessed the carrying amounts of the acquired assets and liabilities to approximate their respective fair values, as CLI NUD was newly established and most of its transactions were recognized shortly before the acquisition date. Accordingly, the carrying amounts were largely based on recent transaction prices.

To assess whether there were any significant changes in value, management reviewed recent market transactions involving comparable assets and evaluated observable changes in market conditions between the date of the original acquisition and the acquisition date. Based on this assessment, management noted no significant fluctuations in the values of the acquired assets and assumed liabilities.

These fair value estimates are subject to measurement uncertainty. If new information about facts and circumstances that existed as at the acquisition date becomes available during the measurement period, the estimated fair values of the acquired assets and assumed liabilities may be revised as required by PFRS Accounting Standards.

4. SEGMENT INFORMATION

4.1 Business Segments

The Group's operating segments are organized and managed based on the nature of products and services provided. The Group's real estate segment covers the development and sale of residential and office units to individual and corporate buyers. The rental segment includes leasing of office and commercial spaces to corporate organizations. The management services segment focuses on the management of real estate projects and upkeep services to condominium corporations and housing associations. The hotel operations segment relates to the management of hotel business operations that caters hotel guest.

The Group generally accounts for intersegment sales and transfers as if the sales or transfers were to third parties at current market prices.

4.2 Segment Reporting

In identifying its operating segments, management generally follows the Group's products and service lines, which represent the main products and services provided by the Group.

Each of these operating segments is managed separately, as each service line requires different resources and operating strategies. All inter-segment transfers are carried out at arm's length prices.

For management purposes, the Group uses the same measurement policies as those used in its consolidated financial statements, except that the following are not included in arriving at the operating profit of the operating segments:

- post-employment benefit expenses;
- expenses relating to share-based payments;
- research costs relating to new business activities; and,
- revenue, costs and fair value gains from investment property.

In addition, corporate assets which are not directly attributable to the business activities of any operating segment are not allocated to a segment.

There have been no changes from prior periods in the measurement methods used to determine reported segment profit or loss.

4.3 Segment Assets and Liabilities

Segment assets are allocated based on their physical location and use or direct association with a specific segment and they include all operating assets used by a segment and consist principally of operating cash, receivables, real estate inventories, property and equipment, and investment properties, net of allowances and provisions. Similar to segment assets, segment liabilities are also allocated based on their use or direct association with a specific segment. Segment liabilities include all operating liabilities and consist principally of accounts, wages, taxes currently payable and accrued liabilities. Segment assets and segment liabilities do not include deferred taxes.

4.4 Intersegment Transactions

Segment revenues, expenses and performance include intersegment sales and purchases. Such sales and purchases are eliminated in consolidation, if any.

4.5 Analysis of Segment Information

The following tables present revenue and profit information regarding industry segments for the years ended December 31, 2025, 2024 and 2023 and certain assets and liabilities information regarding segments as at December 31, 2025 and 2024:

	2025				
(Amounts in PHP)	**Real Estate**	**Rental**	**Management Services**	**Hotel Operations**	**Total**
REVENUES AND INCOME					
Sale to external customer	17,782,574,379	226,552,155	77,427,129	430,874,739	18,517,428,402
Intersegment sales	63,384,255	17,755,312	212,837,697	8,954,189	302,931,453
	17,845,958,634	244,307,467	290,264,826	439,828,928	18,820,359,855
Gain on sale of investment properties	1,805,634,829	-	-	-	1,805,634,829
Total revenues and income	19,651,593,463	244,307,467	290,264,826	439,828,928	20,625,994,684
COSTS AND EXPENSES					
Costs of sales and services excluding depreciation and amortization	8,554,572,683	-	76,370,728	276,620,797	8,907,564,208
Operating expenses excluding depreciation and amortization	3,437,436,593	22,151,714	10,341,592	188,457,303	3,658,387,202
Depreciation and amortization	145,039,755	90,860,822	40,325	57,645,088	293,585,990
Impairment loss	-	-	1,980,540	-	1,980,540
Total costs and expenses	12,137,049,031	113,012,536	88,733,185	522,723,188	12,861,517,940
FINANCE COST(INCOME)					
Interest expense on:					
Loans	2,036,250,342	18,811,677		21,565,033	2,076,627,052
Bonds	152,789,262	-	-	-	152,789,262
Lease liabilities	69,558,635	-	-	13,932,601	83,491,236
Interest income on banks	(63,278,911)	(632,867)	(26,117)	(340,277)	(64,278,172)
Total finance cost (income)	2,195,319,328	18,178,810	(26,117)	35,157,357	2,248,629,378
SEGMENT PROFIT (LOSS) BEFORE TAX	**5,319,225,104**	**113,116,121**	**201,557,758**	**(118,051,617)**	**5,515,847,366**
ASSETS AND LIABILITIES					
Segment assets	**111,651,805,456**	**21,198,516,617**	**39,473,995**	**3,178,936,970**	**136,068,733,038**
Segment liabilities	**91,512,768,275**	**133,227,972**	**129,455,186**	**3,804,272,187**	**95,579,723,620**

(Amounts in PHP)	Real Estate	Rental	Management Services	Hotel Operations	Total
	2024 (As Restated – see Note 2)				
REVENUES AND INCOME					
Sale to external customer	18,180,484,428	162,412,193	63,932,835	240,468,442	18,647,297,898
Intersegment sales	27,390,264	10,565,044	179,051,469	160,823	217,167,600
	18,207,874,692	172,977,237	242,984,304	240,629,265	18,864,465,498
Gain on sale of investment properties	399,444,469	-	-	-	399,444,469
Total revenues and income	18,607,319,161	172,977,237	242,984,304	240,629,265	19,263,909,967
COSTS AND EXPENSES					
Costs of sales and services excluding depreciation and amortization	8,606,456,622	-	43,189,532	160,116,973	8,809,763,127
Operating expenses excluding depreciation and amortization	2,835,464,496	14,317,785	16,731,716	226,690,747	3,093,204,744
Depreciation and amortization	94,548,094	67,864,232	19,977	13,086,857	175,519,160
Impairment loss		-	566,025	-	566,025
Total costs and expenses	11,536,469,212	82,182,017	60,507,250	399,894,577	12,079,053,056
FINANCE COST (INCOME)					
Interest expense on:					
Loans	1,954,196,887	16,169,279	-	1,061,319	1,971,427,485
Bonds	131,374,423	-	-	-	131,374,423
Lease liabilities	68,011,157	-	-	13,986,543	81,997,700
Interest income on banks	(20,210,061)	(159,218)	(5,533)	(207,611)	(20,582,423)
Total finance cost (income)	2,133,372,406	16,010,061	(5,533)	14,840,251	2,164,217,185
SEGMENT PROFIT (LOSS) BEFORE TAX	4,937,477,543	74,785,159	182,482,587	(174,105,563)	5,020,639,726
ASSETS AND LIABILITIES					
Segment assets	87,948,629,508	19,194,265,058	76,360,476	3,011,614,369	110,230,869,411
Segment liabilities	72,022,526,371	82,779,598	120,034,121	2,363,856,285	74,589,196,375
Non-current asset held for sale	237,832,347	-	-	-	237,832,347

(Amounts in PHP)	Real Estate	Rental	Management Services	Hotel Operations	Total
	2023				
REVENUES					
Sale to external customer	18,508,302,086	112,343,856	59,216,126	138,551,300	18,818,413,368
Intersegment sales	(250,714)	17,808,753	172,903,762	-	190,461,801
Total revenues	18,508,051,372	130,152,609	232,119,888	138,551,300	19,008,875,169
COSTS AND EXPENSES					
Costs of sales and services excluding depreciation and amortization	8,230,066,891	771,352	31,403,825	54,607,458	8,316,849,526
Operating expenses excluding depreciation and amortization	2,532,762,062	10,037,973	20,806,625	120,067,486	2,683,674,146
Depreciation and amortization	88,661,778	85,950,388	26,454	12,272,531	186,911,151
Impairment loss	-	-	-	432,793	432,793
Total costs and expenses	10,851,490,731	96,759,713	52,236,904	187,380,268	11,187,867,616
FINANCE COST (INCOME)					
Interest expense on:					
Loans	2,202,639,676	3,236,270	-	-	2,205,875,946
Bonds	66,856,868	-	-	-	66,856,868
Lease liabilities	-	66,164,357	-	14,002,943	80,167,300
Interest income on banks	(13,466,493)	(95,293)	(3,790)	(309,123)	(13,874,699)
Total finance cost (income)	2,256,030,051	69,305,334	(3,790)	13,693,820	2,339,025,415
SEGMENT PROFIT (LOSS) BEFORE TAX	5,400,530,590	(35,912,438)	179,886,774	(62,522,788)	5,481,982,138

The segments are further analyzed based on their geographical location as shown in Note 18.1.

Sales to any of the Group's major customers did not exceed 10% of the Group's revenues in all of the years presented.

4.6 Reconciliation

Following is a reconciliation of the Group's segment information to the key financial information presented in its consolidated financial statements.

(Amounts in PHP)	**2025**	2024 (As Restated – see Note 2)	2023
Revenues			
Total segment revenues and income	**20,625,994,684**	19,263,909,967	19,008,875,169
Elimination of intersegment revenues	**(302,931,453)**	(217,167,600)	(190,461,801)
Gain on sale of investment properties	**(1,805,634,829)**	(399,444,469)	-
Revenues as reported in profit or loss	**18,517,428,402**	18,647,297,898	18,818,413,368
Profit or loss			
Segment profit before tax	**5,515,847,366**	5,020,639,726	5,481,982,138
Other operating income (excluding Gain on sale of investment properties)	**417,807,948**	452,169,850	410,779,779
Adjustments for intersegment accounts	**(360,433,395)**	(217,017,756)	(193,532,942)
Share in net gain (loss) in associates and a joint venture	**208,363**	(2,879,180)	(12,570,144)
Other losses - net	**(59,493,312)**	(25,133,336)	(3,809,681)
Profit before tax as reported in profit or loss	**5,513,936,970**	5,227,779,304	5,682,849,150

(Amounts in PHP)	**2025**	2024
Assets		
Segment assets	**136,068,733,038**	110,230,869,411
Non-current assets held for sale	**-**	237,832,347
Elimination of intercompany accounts	**(1,911,423,617)**	(1,466,176,916)
Total assets as reported in the consolidated statements of financial position	**134,157,309,421**	109,002,524,842
Liabilities		
Segment liabilities	**95,579,723,620**	74,589,196,375
Deferred tax liabilities	**6,572,676,251**	5,752,987,226
Elimination of intercompany accounts	**(2,721,844,281)**	(1,645,778,164)
Total liabilities as reported in the consolidated statements of financial position	**99,430,555,590**	78,696,405,437

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include the following components as at December 31:

(Amounts in PHP)	**2025**	2024
Cash on hand	**7,559,112**	5,803,968
Cash in banks	**1,860,554,518**	1,351,646,121
Short-term placements	**1,172,501,926**	225,788,906
	3,040,615,556	1,583,238,995

Cash in banks (savings and demand deposits) generally earn interest based on daily bank deposit rates.

Short-term placements are made for varying periods from 4 to 36 days and earn effective interest ranging from 1.75% to 5.50% per annum in 2025, ranging from 1.50% to 5.50% per annum in 2024, and ranging from 3.00% to 3.50% per annum in 2023.

Interest income earned from cash and cash equivalents is presented as part of Finance Income in the consolidated statements of profit or loss (see Note 23).

6. RECEIVABLES

This account includes the following:

(Amounts in PHP)	Notes	**2025**	2024
Contract receivables:	18		
Third parties		**2,689,407,733**	2,547,380,421
Related parties	26.3, 26.4, 26.5	**2,294,494,227**	1,083,735,784
Retention receivable		**247,571,464**	228,839,768
Management fee receivable		**164,296,911**	151,382,428
Receivable from contractors and suppliers		**162,431,157**	249,943,611
Rent receivable		**100,498,441**	90,307,660
Receivable from hotel operations customers		**98,557,358**	31,563,871
Advances to officers and employees		**77,061,313**	50,171,519
Receivable from insurance		**67,763,900**	74,603,761
Receivable from move-in fees		**67,373,198**	43,867,057
Other receivables		**256,255,314**	60,393,159
		6,225,711,016	4,612,189,039
Allowance for impairment	31.2(c)	**(1,180,895)**	(2,436,656)
		6,224,530,121	4,609,752,383

Receivables are presented in the consolidated statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**4,707,683,379**	4,481,590,912
Non-current	**1,516,846,742**	128,161,471
	6,224,530,121	4,609,752,383

Buyers of real estate properties are given two to four years to complete the equity amortization, which ranges from 10% to 30% of the contract price of the real estate being purchased. Contract receivables, which are all covered by postdated checks, are only recognized when the collection of total transaction price is reasonably assured and the corresponding revenue is recognized. Generally, full payment by buyers of their equity amortization is followed by full settlement by the buyer's chosen financing institution of the buyer's account within 12 months. Title to real estate properties are transferred to the buyers once full payment has been made. Hence, contract receivables are fully secured by the real properties acquired by buyers.

Long-term contract receivables, which are noninterest-bearing, are receivables from buyers whose equity payments are expected to be fully paid after 12 months following the end of the reporting period. These are measured at amortized cost, which is determined by discounting future cash flows using the applicable rates of similar types of instruments. The aggregate unamortized discount on noninterest-bearing contract receivables amounts to P63,814,805 and P7,975,990 as at December 31, 2025 and 2024, respectively.

The Parent Company has day-one loss on noninterest-bearing contract receivables, net of amortization of day one loss, amounting to P55,094,989, P2,666,907 and P3,751,672, and is presented as part of Finance Costs in the 2025, 2024 and 2023 consolidated statements of profit or loss, respectively (see Note 22).

Retention receivable represents amounts retained by Home Development Mutual Fund (HDMF) from the proceeds of loans availed by real estate buyers in accordance with HDMF Circular No. 182-A to pay off their obligations to the Group.

Advances to officers and employees are composed of advances intended for the Group's operations and are subject to liquidation.

Receivable from insurance pertains to outstanding claims filed with various insurance companies in relation to damages incurred to the insured properties of the Group.

The Group assesses an ECL when the receivables from contract with customers and other counterparties are initially recognized and updates the assessment at each reporting date based on the analysis determined by management. A reconciliation of the allowance for impairment at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**2,436,656**	2,242,262
Impairment losses	**1,980,540**	566,025
Write-off	**(3,236,301)**	(371,631)
Balance at end of year	**1,180,895**	2,436,656

7. REAL ESTATE INVENTORIES

This account includes the following inventories, which are all at cost.

(Amounts in PHP)	Note	**2025**	2024
Condominium units		**716,166,222**	705,579,267
Subdivision units		**199,582,401**	33,349,096
		915,748,623	738,928,363
Construction-in-progress (CIP):			
Land development costs		**12,827,606,197**	6,621,084,590
Condominium building costs		**2,272,836,943**	3,141,894,900
Housing costs		**2,171,437,289**	1,723,334,448
		17,271,880,429	11,486,313,938
Raw land inventory	8	**2,985,701,011**	854,851,112
		21,173,330,063	13,080,093,413

An analysis of the cost of real estate inventory included in cost of sales is presented in Note 19.

Land development costs pertain to the cost of land acquisition, and site development costs of horizontal projects and other future site projects of the Group.

Condominium building costs consist of the cost of land and the cost to construct the units of the vertical projects of the Group. Housing costs pertain to the cost of house construction for the horizontal projects of the Group.

Raw land inventory consists of parcels of land owned by the Group in various locations. These are expected to be developed into saleable condominium or subdivision units.

In 2025, 2024 and 2023, the Group reclassified certain investment properties to real estate inventories (see Note 13). In 2024 and 2023, the Group reclassified certain real estate inventories to property and equipment (see Note 11).

As at December 31, 2025 and 2024, real estate inventories totaling to P7,816,486,575 and P8,603,226,955, respectively, are used as collateral for certain interest-bearing loans and borrowings of the Parent Company (see Note 15.1).

Based on management's assessment, there is no allowance for inventory write-down required to be recognized in 2025, 2024, and 2023; hence, inventories are recorded at cost as at December 31, 2025 and 2024.

8. DEPOSITS ON LAND FOR FUTURE DEVELOPMENT

Deposits on land for future development pertains to advance payments for acquisitions of certain parcels of land which are intended for future development into saleable real estate projects. These are transferred to real estate inventories upon completion of the acquisition and satisfaction of the criteria for recognition as inventory, including completion of documentation and transfer of legal title or substantially all risks and rewards, as applicable (see Note 29.4).

A reconciliation of the deposits on land for future development is presented below.

(Amounts in PHP)	Note	**2025**	2024
Balance at beginning of year		**-**	15,000,000
Additions		**1,098,764,038**	-
Transferred to raw land inventory	7	**(316,459,188)**	(15,000,000)
Balance at end of year		**782,304,850**	-

The deposits on land for future development are presented under Current Assets in the 2025 consolidated statement of financial position.

9. PREPAYMENTS AND OTHER CURRENT ASSETS

This account includes the following:

(Amounts in PHP)	Note	**2025**	2024
Advances to subcontractors		**3,118,661,804**	2,584,276,483
Deferred commissions	18.3	**2,314,807,424**	1,457,932,918
Input VAT and deferred input VAT		**2,063,658,416**	1,603,401,411
Advances to suppliers		**1,155,578,813**	581,094,314
Prepaid taxes		**1,004,112,964**	680,803,508
Restricted escrow fund		**449,119,013**	-
Short-term investments		**220,581,011**	344,058,432
Prepaid expenses		**117,560,177**	94,807,103
Others		**19,416,360**	15,037,722
		10,463,495,982	7,361,411,891

Advances to subcontractors and suppliers include advance payments for materials, payment of labor and overhead expenses for on-going construction of subdivision and condominium units for sale. These are applied against the progress billings of subcontractors and are classified as current assets as it is related to projects for sale.

Restricted escrow fund pertains to cash received by CLVI under an escrow arrangement related to NTTUDA's subscription of redeemable preferred shares (see Note 17). Under the terms of the agreement, the escrowed funds may be disbursed only for purposes mutually agreed upon by both parties and released solely upon their joint written instructions. The escrow fund consists entirely of cash held in savings accounts with a reputable bank. As at December 31, 2025, the fund is expected to be utilized within the next 12 months.

Short-term investments pertain to escrow funds that are required to be set up in relation to the Group's compliance with the regulatory requirements for issuance of license to sell, and are restricted for use in the Group's operations. The escrow funds are significantly comprised of investments in treasury bills with maturity dates of up to 12 months, earning effective interest ranging from 5.00% to 6.50% and 5.00% to 6.50% per annum in 2025 and 2024, respectively. This is presented as part of Interest income on banks under Finance Income in the consolidated statements of profit or loss (see Note 23).

Prepaid expenses include advance payment for insurance and rent.

10. INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE/ NON-CURRENT ASSET HELD FOR SALE (NCAHFS)

10.1 Breakdown of Carrying Amounts

A reconciliation of the carrying amounts of investments in associates at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**152,506,039**	142,489,432
Additional investments	**23,250,000**	10,000,000
Share in net profit (loss) during the year	**(480,459)**	16,607
Balance at end of year	**175,275,580**	152,506,039

A reconciliation of the carrying amount of investment in a joint venture (CLI NUD) at the beginning and end of 2025 and 2024 is shown below (see Note 10.3).

(Amounts in PHP)	Note	**2025**	2024
Balance at beginning of year		**632,378,982**	-
Additional investments		**147,583,216**	873,107,116
Reclassification from (to) NCAHFS	10.3	**237,832,347**	(237,832,347)
Share in net profit (loss) during the year		**688,822**	(2,895,787)
Consolidation through step acquisition	10.3	**(1,018,483,367)**	-
Balance at end of year		**-**	632,378,982

As at December 31, 2024, the Group has total commitment to contribute capital to the joint venture amounting to P3,847,604,762, of which P873,107,116 has been paid. Further, the Group has no contingent liabilities related to the joint venture, nor has it assessed the probability of loss arising from contingent liabilities as remote.

As at December 31, 2025, the Group no longer holds an interest in a joint venture.

An analysis of the carrying amount of the Parent Company's investments in associates and a joint venture as at December 31, 2025 and 2024 is shown below.

	Associates			**Join Venture**	
(Amounts in PHP)	**IGCC**	**Magspeak**	**ICOM**	**CLI NUD**	**Total**
December 31, 2025					
Cost					
Balance at beginning of year	8,500,000	30,735,096	140,300,934	635,274,769	814,810,799
Additional investments	10,000,000	500,000	12,750,000	147,583,216	170,833,216
Reclassification from NCAHFS	-	-	-	237,832,347	237,832,347
Consolidation through step acquisition	-	-	-	(1,020,690,332)	(1,020,690,332)
Balance at end of year	18,500,000	31,235,096	153,050,934	-	202,786,030
Accumulated equity in net losses					
Balance at beginning of year	(1,231,930)	(4,517,832)	(21,280,229)	(2,895,787)	(29,925,778)
Equity in net gains (losses) during the year	125,909	(606,368)	-	688,822	208,363
Consolidation through step acquisition	-	-	-	2,206,965	2,206,965
Balance at end of year	(1,106,021)	(5,124,200)	(21,280,229)	-	(27,510,450)
Carrying Amount	**17,393,979**	**26,110,896**	**131,770,705**	**-**	**175,275,580**
December 31, 2024					
Cost					
Balance at beginning of year	8,500,000	30,735,096	130,300,934	-	169,536,030
Additional investments	-	-	10,000,000	873,107,116	883,107,116
Reclassification to NCAHFS	-	-	-	(237,832,347)	(237,832,347)
Balance at end of year	8,500,000	30,735,096	140,300,934	635,274,769	814,810,799
Accumulated equity in net losses					
Balance at beginning of year	-	(3,820,692)	(23,225,906)	-	(27,046,598)
Equity in net losses during the year	(1,231,930)	(697,140)	1,945,677	(2,895,787)	(2,879,180)
Balance at end of year	(1,231,930)	(4,517,832)	(21,280,229)	(2,895,787)	(29,925,778)
Carrying Amount	**7,268,070**	**26,217,264**	**119,020,705**	**632,378,982**	**784,885,021**

10.2 Summarized Financial Information

The aggregated amounts of assets, liabilities and equity are as follows:

(Amounts in PHP)	**Current Assets**	**Non-current Assets**	**Current Liabilities**	**Non-current Liabilities**	**Equity**
December 31, 2025					
Associates:					
Magspeak	18,256,356	91,607,403	5,423,175	-	104,443,584
ICOM	38,542,335	414,694,048	53,931,217	-	399,305,166
IGCC	17,101,340	23,349,774	-	-	40,451,114
	73,900,031	**371,052,018**	**57,112,708**	-	**387,839,341**
December 31, 2024					
Associates:					
Magspeak	18,230,592	87,521,716	1,063,085	-	104,689,224
ICOM	38,542,335	279,444,615	53,931,217	-	264,055,733
IGCC	17,101,340	-	-	-	17,101,340
Joint Venture – CLI NUD	2,434,325,618	-	252,391,309	-	2,181,934,309
	2,508,199,885	366,966,331	307,385,611	-	2,567,780,606

The aggregated amounts of revenues, net loss, other comprehensive loss are as follows:

(Amounts in PHP)	**Revenues**	**Net Loss**	**Other Comprehensive Income**	**Total Comprehensive loss**
2025				
Magspeak	-	**(2,425,468)**	**-**	**(2,425,468)**
ICOM	**13,251,669**	**(19,465,017)**	**-**	**(19,465,017)**
IGCC	-	**(2,901,669)**	**-**	**(2,901,669)**
2024				
Associates:				
Magspeak	-	(2,788,562)	-	(2,788,562)
ICOM	13,251,669	(19,465,017)	-	(19,465,017)
IGCC	-	(2,901,669)	-	(2,901,669)
Joint Venture – CLI NUD	-	(9,652,627)	-	(9,652,627)
2023				
Magspeak		(3,929,611)	-	(3,929,611)
ICOM	12,452,209	(32,839,961)	-	(20,387,752)
IGCC	-	-	-	-

The reconciliation of the summarized financial information to the carrying amount of the interest in associates are as follows:

(Amounts in PHP)	**Associates**			**Join Venture**	
	IGCC	**Magspeak**	**ICOM**	**CLI NUD**	**Total**
2025					
Net assets at end of year	40,451,114	104,443,584	399,305,166	-	
Proportion of equity interest by the Parent Company	43%	25%	33%	-	
Carrying amount of investment	**17,393,979**	**26,110,896**	**131,770,705**	**-**	**175,275,580**
2024					
Net assets at end of year	17,101,340	104,689,224	264,055,733	2,181,934,309	
Proportion of equity interest by the Parent Company	43%	25%	33%	30%	
Parent Company's share in the net assets of the Associates	7,268,070	26,217,264	87,930,559	632,378,982	
Other stockholders' unpaid subscription	-	-	31,090,146	-	
Carrying amount of investment	7,268,070	26,217,264	119,020,705	632,378,982	784,885,021

The shares in net losses of associates totaling P480,459, P6,488,717, and P12,570,144 were recognized in 2025, 2024 and 2023, respectively, in the consolidated statements of profit or loss.

There were no dividends received from the Group's associates and joint venture in 2025, 2024 and 2023.

10.3 Consolidation of CLI NUD Through Step Acquisition

In April 2024, CLI NUD was established as a joint venture in which CLI holds 60% interest and NTTUDA holds the remaining 40% interest [see Note 1.2(k)]. In November 2024, CLI approved a plan to sell 30% of its interest in CLI NUD. As a result, the related carrying amount of P237,832,347 was presented as Non-current Asset Held for Sale in the 2024 consolidated statement of financial position. In September 2025, the planned sale was cancelled, and the related investment was reclassified back as part of the Group's investment in a joint venture.

On October 1, 2025 (the acquisition date), CLI obtained control without transferring additional consideration. Control was obtained through contractual rights under a Management Agreement, which grants CLI the power to direct the relevant activities of CLI NUD, including decisions over project development, financing and operations [see Note 3.1(l)].

The primary reason for obtaining control was to enable CLI to directly manage and integrate the projects implemented through CLI NUD into the Group's overall development strategy. This allows CLI to leverage its technical expertise and established marketing capabilities to achieve consistent project execution and improved operational efficiency. As a result, CLI acquired the ability to govern the financial and operating policies of CLI NUD and to obtain benefits from its activities. Accordingly, the transaction was accounted for as a step acquisition in accordance with PFRS 3, *Business Combinations* (see Note 2.6).

The identifiable assets acquired and liabilities assumed were recognized at their respective fair values as at the acquisition date. Management assessed that these fair values approximate their carrying amounts as they reflect recent arm's length transactions and valuations and considering that CLI NUD was newly established at the time of acquisition. No contingent liabilities and intangible assets were identified as part of the step acquisition.

In accordance with PFRS 3, the fair value of the consideration transferred at the acquisition date consisted of the fair value of the Group's previously held 60% equity interest in CLI NUD. The previously held equity interest was remeasured at fair value at the acquisition date using the same valuation applied in determining the fair value of CLI NUD's identifiable net assets. As the resulting fair value approximated the carrying amount of the previously held equity interest, no remeasurement gain or loss was recognized. The non-controlling interest was similarly measured at its proportionate share of the fair value of CLI NUD's identifiable net assets, which likewise approximate their carrying amounts.

Based on the foregoing assessments, no goodwill or gain on bargain purchase arose from the transaction.

The details of the amounts of identifiable assets acquired, liabilities assumed and the allocation of the previously held interest and non-controlling interest as at the acquisition date are summarized below *(Amounts in PHP)*:

Identifiable Assets and Liabilities Acquired	
Cash	27,877,700
Receivables and contract assets	19,627,386
Real estate inventories	2,353,431,575
Property and equipment	41,621,489
Investment properties	21,653,896
Other assets	433,464,843
Trade and other payables	(463,915,137)
	2,433,761,752
Allocation of Identifiable Net Assets	
Fair value of previously held interest (60%)	1,018,483,367
Non-controlling interest (40%)	1,415,278,385
	2,433,761,752
Goodwill (Gain on bargain purchase)	-

Any adjustments identified during the measurement period will be recognized retrospectively, as if the accounting for the business combination had been completed at the acquisition date. Such adjustments will be reflected through corresponding changes to the comparative information and goodwill or gain on bargain purchase, as applicable.

CLI NUD's revenues and profit contribution from the acquisition date to December 31, 2025 were not material. Management also assessed that CLI NUD's pre-acquisition results were not significant to the consolidated financial statements. Had the acquisition occurred on January 1, 2025, the effect on the Group's consolidated revenues and profit would have been immaterial; therefore, no pro forma financial information is presented.

11. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation and amortization of property and equipment at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	Land	Building and Parking Units	Operating Equipment	Transportation Equipment	Furniture and Fixtures	Leasehold Improvements	Construction in Progress	Total
December 31, 2025								
Cost	359,058,133	1,486,133,674	187,453,365	86,718,765	56,496,069	16,842,695	11,249,070,617	13,441,773,318
Accumulated depreciation and amortization	-	(244,290,597)	(109,143,569)	(59,394,745)	(44,660,765)	(15,098,576)	-	(472,588,252)
Net carrying amount	**359,058,133**	**1,241,843,077**	**78,309,796**	**27,324,020**	**11,835,304**	**1,744,119**	**11,249,070,617**	**12,969,185,066**
December 31, 2024 (As Restated – see Note 2.1)								
Cost	359,058,133	587,072,012	139,391,197	72,666,172	50,423,434	16,842,695	9,333,834,006	10,559,287,649
Accumulated depreciation and amortization	-	(166,872,520)	(87,424,493)	(50,595,646)	(38,794,942)	(13,537,852)	-	(357,225,453)
Net carrying amount	359,058,133	420,199,492	51,966,704	22,070,526	11,628,492	3,304,843	9,333,834,006	10,202,062,196
December 31, 2023 (As Restated – see Note 2.1)								
Cost	359,058,133	512,706,244	125,131,130	60,827,521	50,499,782	14,587,797	7,381,547,251	8,504,357,858
Accumulated depreciation and amortization	-	(142,131,917)	(69,747,528)	(47,766,743)	(33,152,170)	(8,590,912)	-	(301,389,270)
Net carrying amount	359,058,133	370,574,327	55,383,602	13,060,778	17,347,612	5,996,885	7,381,547,251	8,202,968,588

A reconciliation of the carrying amounts of property and equipment at the beginning and end of 2025, 2024 and 2023 is as follows:

(Amounts in PHP)	Land	Building and Parking Units	Operating Equipment	Transportation Equipment	Furniture and Fixtures	Leasehold Improvements	Construction in Progress	Total
Balance at January 1, 2025 net of accumulated depreciation and amortization	359,058,133	420,199,492	51,966,704	22,070,526	11,628,492	3,304,843	9,333,834,006	10,202,062,196
Additions	-	351,302,858	48,631,765	15,934,872	6,062,868	-	2,376,747,075	2,798,679,438
Addition through step acquisition (see Note 10.3)	-	-	-	-	-	-	41,621,489	41,621,489
Reclassifications	-	547,758,806	-	-	-	-	(471,526,563)	76,232,243
Disposals	-	-	(569,595)	(1,916,000)	-	-	-	(2,485,595)
Depreciation and amortization for the year	-	(77,418,079)	(21,719,078)	(8,765,378)	(5,856,056)	(1,560,724)	(31,605,390)	(146,924,705)
Balance at December 31, 2025 net of accumulated depreciation and amortization	**359,058,133**	**1,241,843,077**	**78,309,796**	**27,324,020**	**11,835,304**	**1,744,119**	**11,249,070,617**	**12,969,185,066**
Balance at January 1, 2024 net of accumulated depreciation and amortization	359,058,133	370,574,327	55,383,602	13,060,778	17,347,612	5,996,885	7,381,547,251	8,202,968,588
Additions (As Restated – see Note 2.1)	-	39,961,382	13,907,311	16,872,820	784,664	-	1,986,431,322	2,057,957,499
Reclassifications	-	36,680,110	807,220	334	(829,996)	-	(34,144,567)	2,513,101
Disposals	-	-	(26,008)	(1,345,690)	-	-	-	(1,371,698)
Depreciation and amortization for the year	-	(27,016,327)	(18,105,421)	(6,517,716)	(5,673,788)	(2,692,042)	-	(60,005,294)
Balance at December 31, 2024 net of accumulated depreciation and amortization (As Restated – see Note 2.1)	359,058,133	420,199,492	51,966,704	22,070,526	11,628,492	3,304,843	9,333,834,006	10,202,062,196

(Amounts in PHP)	Land	Building and Parking Units	Office Equipment	Transportation Equipment	Furniture and Fixtures	Leasehold Improvements	Construction in Progress	Total
Balance at January 1, 2023 net of accumulated depreciation and amortization	359,058,133	284,106,605	58,304,533	14,729,206	12,526,702	7,928,418	4,882,936,592	5,798,671,877
Additions (As Restated – see Note 2.1)	-	97,747,164	13,857,110	4,359,670	10,040,647	39,955	2,498,610,659	2,624,655,205
Reclassification	-	13,583,203	-	-	-	-	-	13,583,203
Disposal	-	-	(33,884)	(547,321)	-	-	-	(581,205)
Depreciation and amortization for the year	-	(24,862,645)	(16,744,157)	(5,480,777)	(5,219,737)	(1,971,488)	-	(54,278,804)
Balance at December 31, 2023 net of accumulated depreciation and amortization (As Restated – see Note 2.1)	359,058,133	370,574,327	55,383,602	13,060,778	17,347,612	5,996,885	7,381,547,251	8,202,968,588

Depreciation and amortization expense on property and equipment is presented as part of Operating Expenses in the consolidated statements of profit or loss (see Note 20).

In 2025, 2024, and 2023, the Group disposed of certain property and equipment with carrying amounts of P2,485,595, P1,371,698, and P581,205, respectively, for P2,482,758, P2,740,603, and P563,795, respectively. The related gain or loss on sale of property and equipment is presented as part of Other Losses in the consolidated statements of profit or loss (Note 21.2).

In 2025, 2024 and 2023, the Group reclassified investment property to Building with carrying amounts of P76,232,243, P312,500 and P502,646, respectively (see Note 13). In 2024 and 2023, the Group reclassified real estate inventory to Building with carrying amount of P2,200,601 and P13,080,557, respectively. There was no similar transaction in 2025. These properties are currently being used as staff houses for the Group's employees.

Borrowing costs that are capitalized as part of property and equipment amounted to P1,174,147,146, P833,079,451 and P572,141,966 in 2025, 2024 and 2023, respectively, which represents the allocated borrowing costs incurred on loans, corporate notes and bonds obtained to fund the construction projects (see Notes 15 and 16).

Borrowing costs are capitalized when they are directly attributable to the acquisition or construction of qualifying assets. Capitalization starts when expenditures and borrowing costs are incurred and activities necessary to prepare the asset for its intended use are in progress, and it ceases when the asset is substantially ready for its intended use.

Certain land, building, office equipment, furniture and fixtures and construction in progress with an aggregate carrying amount of P10,394,856,952 and P8,192,601,799 as at December 31, 2025 and 2024, respectively, are used as collateral for certain interest-bearing loans of the Group (see Note 15.1).

As at December 31, 2025 and 2024, the cost of the Group's fully-depreciated property and equipment that are still used in operations amounted to P174,176,191 and P128,005,577, respectively.

12. LEASES

The Group entered into lease contracts, as lessee, for leases of land and office spaces. With the exception of short-term leases and leases of low-value underlying assets, each lease is presented in the consolidated statements of financial position as Right-of-use Assets and the corresponding obligation, as Lease Liabilities. Variable lease payments, which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and asset.

Leases generally restrict the use of the underlying assets to the Group, unless subleasing is contractually permitted. Leases are generally non-cancellable, or may only be cancelled by incurring a substantive termination fee, as applicable to each contract. Some leases contain an option to purchase the underlying lease asset outright at the end of the lease, or to extend the lease for a further term.

Under the lease contracts, the Group is prohibited from selling or pledging the underlying leased assets as security. For the lease of office space, the Group must keep the related property in a good state of repair and return the property in good condition at the end of the lease. For the lease on the land, the Group must insure all the improvements made on the property.

The table below describes the nature of the Group's leasing activities by type of right-of-use asset recognized in the 2025 and 2024 consolidated statement of financial position.

	Number of right-of-use assets leased	Remaining Lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
December 31, 2025					
Land	4	**18 to 35 years**	-	-	-
Office space	1	**1 year**	1	-	1
December 31, 2024					
Land	4	19 to 36 years	-	-	-
Office space	2	2 years	1	-	1

12.1 Right-of-use Assets

The carrying amounts of the Group's right-of-use assets as at December 31, 2025 and 2024 and the movements during the year are shown as follows:

(Amounts in PHP)	**Land**	**Office Space**	**Total**
2025			
Cost	1,268,208,672	15,877,921	1,284,086,593
Accumulated amortization			
Balance at beginning of year	174,997,465	14,585,971	189,583,436
Amortization for the year	36,416,344	1,291,950	37,708,294
Balance at end of year	211,413,809	15,877,921	227,291,730
Carrying amount as at December 31	**1,056,794,863**	**-**	**1,056,794,863**

(Amounts in PHP)	Land	Office Space	Total
2024			
Cost			
Balance at beginning of year	1,263,032,633	15,877,921	1,278,910,554
Additions	5,176,039	-	5,176,039
Balance at end of year	1,268,208,672	15,877,921	1,284,086,593
Accumulated amortization			
Balance at beginning of year	137,528,364	11,776,783	149,305,147
Amortization for the year	37,469,101	2,809,188	40,278,289
Balance at end of year	174,997,465	14,585,971	189,583,436
Carrying amount as at December 31	1,093,211,207	1,291,950	1,094,503,157

12.2 Lease Liabilities

Lease liabilities presented in the consolidated statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**70,824,271**	57,922,896
Non-current	**1,245,462,755**	1,233,425,726
	1,316,287,026	1,291,348,622

The Group is fully liable for the rentals on the remaining term of the lease of office space, including any interest, penalties, utility charges and damages for termination prior to expiration of the contract. The contracts of lease on land do not provide for any future lease termination and extension options.

The lease liabilities are secured by the related underlying assets. The undiscounted maturity analysis of lease liabilities is presented below.

(Amounts in PHP)	**2025**	2024
Gross payments		
Within one year	**69,484,175**	57,922,896
From one to two years	**72,749,181**	70,800,153
From two to three years	**74,496,653**	72,544,815
From three to four years	**76,569,642**	74,282,070
From four to five years	**96,537,749**	76,344,330
More than five years	**3,375,318,584**	3,476,206,634
	3,765,155,984	3,828,100,898
Total finance charges	**(2,448,868,958)**	(2,536,752,276)
Net present value	**1,316,287,026**	1,291,348,622

12.3 Lease Payments Not Recognized as Liabilities

The Group has elected not to recognize a lease liability for short-term leases or for leases of low-value assets. Payments made under such leases are expensed on a straight-line basis. In addition, certain variable lease payments are not permitted to be recognized as lease liabilities and are expensed as incurred. The expense relating to short-term leases and low-value assets is presented as Rent under Operating Expenses in the consolidated statements of profit or loss (see Note 20).

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12.4 Additional Profit or Loss and Cash Flow Information

The total cash outflow in respect of leases amounted to P58,552,832, P53,505,133 and P54,646,634 in 2025, 2024 and 2023, respectively (see Note 34). The interest expense in relation to the lease liabilities are presented as part of Interest expense on lease liabilities under Finance Costs in the consolidated statement of profit or loss (see Note 22).

13. INVESTMENT PROPERTIES

The Group's investment properties include parcels of land held for development of properties, condominium units and retail building for lease. The gross carrying amounts and accumulated depreciation of investment properties at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	Retail Building	Condominium Units	Parking Units	Land	Constructions in Progress	Total
December 31, 2025						
Costs	2,245,590,785	812,697,758	467,205,707	2,079,841,636	15,915,449,814	21,520,785,700
Accumulated depreciation	(232,455,676)	(222,616,691)	(39,704,028)	-	-	(494,776,395)
Carrying amount	**2,013,135,109**	**590,081,067**	**427,501,679**	**2,079,841,636**	**15,915,449,814**	**21,026,009,305**
December 31, 2024 (As Restated – see Note 2.1)						
Costs	1,345,643,285	912,472,958	119,341,334	2,370,054,512	14,052,132,615	18,799,644,704
Accumulated depreciation	(183,362,002)	(184,792,801)	(23,202,616)	-	-	(391,357,419)
Carrying amount	1,162,281,283	727,680,157	96,138,718	2,370,054,512	14,052,132,615	18,408,287,285
January 1, 2024 (As Restated – see Note 2.1)						
Costs	1,353,024,478	912,472,958	121,565,022	2,682,185,384	12,628,317,686	17,697,565,528
Accumulated depreciation	(147,637,420)	(157,211,650)	(19,774,721)	-	-	(324,623,791)
Carrying amount	1,205,387,058	755,261,308	101,790,301	2,682,185,384	12,628,317,686	17,372,941,737

A reconciliation of the carrying amounts of investment properties at the beginning and end of years 2025, 2024 and 2023 is as follows:

(Amounts in PHP)	Retail Building	Condominium Units	Parking Units	Land	Constructions in Progress	Total
Balance at January 1, 2025, net of accumulated depreciation	1,162,281,283	727,680,157	96,138,718	2,370,054,512	14,052,132,615	18,408,287,285
Additions	-	-	-	15,000,000	3,798,654,601	3,813,654,601
Addition through step acquisition (see Note 10.3)	-	-	-	-	21,653,896	21,653,896
Reclassifications of completed projects	909,225,209	-	347,864,372	-	(1,257,089,581)	-
Reclassifications to other accounts	-	(9,682,090)	-	-	(76,232,243)	(85,914,333)
Disposals	(10,133,276)	(90,093,111)	-	(305,212,876)	(623,669,474)	(1,029,108,737)
Depreciation during the year	(48,238,107)	(37,823,889)	(16,501,411)	-	-	(102,563,407)
Balance at December 31, 2025, net of accumulated depreciation	**2,013,135,109**	**590,081,067**	**427,501,679**	**2,079,841,636**	**15,915,449,814**	**21,026,009,305**
Balance at January 1, 2024, net of accumulated depreciation	1,205,387,058	755,261,308	101,790,301	2,682,185,384	12,628,317,686	17,372,941,737
Additions (As Restated – see Note 2.1)	-	-	-	166,470,150	1,423,998,037	1,590,468,187
Reclassifications to other accounts (As Restated – see Note 2.1)	(6,525,624)	-	(1,948,652)	-	(183,108)	(8,657,384)
Disposal	-	-	-	(478,601,022)	-	(478,601,022)
Depreciation during the year	(36,580,151)	(27,581,151)	(3,702,931)	-	-	(67,864,233)
Balance at December 31, 2024, net of accumulated depreciation (As Restated – see Note 2.1)	1,162,281,283	727,680,157	96,138,718	2,370,054,512	14,052,132,615	18,408,287,285
Balance at January 1, 2023, net of accumulated depreciation	1,213,918,791	783,200,791	108,394,014	2,682,185,384	12,155,740,814	16,943,439,794
Additions (As Restated – see Note 2.1)	-	-	-	-	884,256,241	884,256,241
Reclassifications of completed projects	40,991,198	2,386,907	-	-	(43,378,105)	-
Reclassifications to other accounts (As Restated – see Note 2.1)	-	-	(502,646)	-	(368,301,264)	(368,803,910)
Depreciation during the year	(49,522,931)	(30,326,390)	(6,101,067)	-	-	(85,950,388)
Balance at December 31, 2023, net of accumulated depreciation (As Restated – see Note 2.1)	1,205,387,058	755,261,308	101,790,301	2,682,185,384	12,628,317,686	17,372,941,737

In 2025 and 2024, the Group sold certain investment properties with carrying amount of P1,029,108,737 and P478,601,022, respectively, for a total consideration of P2,834,743,566 and P878,045,491, respectively (see Notes 26.3 and 26.4). The gain on sale amounting to P1,805,634,829 in 2025 and P399,444,469 in 2024 is presented as Gain on sale of investment properties under Other Operating Income in the consolidated statements of profit or loss (see Note 21.1). Cash collections amounting to P1,799,127,261 in 2025 and P40,378,657 in 2024 were received from these sales, including collections in 2025 relating to investment properties sold in prior years. The outstanding balance from these sales amounted to P1,873,283,139 and P837,666,834 at the end of 2025 and 2024, respectively, and is presented as part of Contract receivables under Receivables in the consolidated statements of financial position (see Note 6).

In 2025, the Group reclassified certain investment properties with aggregate carrying amount of P9,682,090 to real estate inventories (see Note 7) and P76,232,243 to property and equipment (see Note 11). In 2024, the Group reclassified certain investment properties with aggregate carrying amount of P8,344,884 to real estate inventories (see Note 7) and P312,500 to property and equipment (see Note 11). In 2023, the Group reclassified certain investment properties with aggregate carrying amount of P368,301,264 to real estate inventories (see Note 7) and P502,646 to property and equipment (see Note 11). Reclassifications to real estate inventories were made when there was an evidenced change in the use of the properties from earning rentals or capital appreciation to being held for sale in the ordinary course of business. The changes are evidenced by modifications in business and development plans, securing necessary government permits, commencement of marketing activities to sell the properties, and obtaining reservations from customers. On the other hand, for properties reclassified to property and equipment, the Group determined that these assets were no longer intended to be leased or held for capital appreciation. Instead, they are now designated for use in the Group's operations, as evidenced by their integration into the Group's business plans and operational activities.

Borrowing costs that are capitalized as part of investment property amounted to P994,498,830, P824,809,779 and P344,938,772 in 2025, 2024 and 2023, respectively, which represents the allocated borrowing costs incurred on loans, corporate notes and bonds obtained to fund the construction projects (see Notes 15 and 16).

Income and expenses from investment properties in 2025, 2024 and 2023 are presented below.

(Amounts in PHP)	Notes	2025	2024	2023
Rental income:	18.1			
Retail building		**160,966,757**	115,470,199	93,550,383
Condominium units		**48,718,647**	41,014,666	12,631,070
Parking units		**6,020,242**	5,195,669	2,257,520
Others		**10,846,509**	731,659	3,904,883
		226,552,155	162,412,193	112,343,856
Cost of rental services:	19			
Depreciation		**90,860,822**	67,864,233	85,950,388
Others		**-**	-	771,352
		90,860,822	67,864,233	86,721,740

The depreciation and other expenses are included as part of Cost of Sales and Services in the consolidated statements of profit or loss in 2025, 2024 and 2023 (see Note 19).

Investment properties have a total fair value of P23,487,867,829 and P22,139,376,787 as at December 31, 2025 and 2024, respectively, based on the appraisal done by an independent expert [see Note 32.3(c)]. On the basis primarily of the foregoing valuations, management has assessed that no impairment loss is required to be provided on the Group's investment properties as at December 31, 2025 and 2024 [see also Note 3.2(g)].

Investment properties with a total carrying amount of P11,637,470,164 and P8,953,443,666 as at December 31, 2025 and 2024, respectively, are used as collateral for certain interest-bearing loans and borrowings of the Parent Company (see Note 15.1).

14. OTHER NON-CURRENT ASSETS

This account includes the following:

(Amounts in PHP)	Note	**2025**	2024
Deferred commissions	18.3	**1,019,513,350**	1,443,535,690
Advances to subcontractors		**315,215,329**	521,781,528
Refundable deposits		**205,268,395**	162,843,330
Computer software - net		**15,001,011**	21,390,595
Others		**10,354,003**	10,354,003
		1,565,352,088	2,159,905,146

Advances to subcontractors include advance payments for materials, payment of labor and overhead expenses for on-going construction of investment properties. These are applied against the progress billings of subcontractors.

Refundable deposits pertain to recoverable payments, which are expected to be realized at the termination of the contract, to lessors and various payees. These are measured at amortized cost.

The gross carrying amounts and accumulated amortization of Computer software at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	**2025**	**2024**
Cost	**68,705,679**	68,705,679
Accumulated amortization	**(53,704,668)**	(47,315,084)
Carrying amount	**15,001,011**	21,390,595

The total additions to computer software amounted P3,446,947 and P1,914,986 in 2024 and 2023, respectively. There was no similar transaction in 2025.

The amortization expense on the computer software amounted to P6,389,584, P7,371,344 and P7,962,055 in 2025, 2024 and 2023, respectively, and is presented as part of Depreciation and amortization under Operating Expenses (see Note 20).

15. INTEREST-BEARING LOANS AND BORROWINGS

The outstanding balance of interest-bearing loans and corporate notes are presented in the consolidated statements of financial position as follows:

(Amounts in PHP)	Note	**2025**	2024
Current:			
Bank loans	15.1	**5,835,061,916**	7,577,912,966
Corporate notes	15.2	**962,499,999**	2,537,500,000
		6,797,561,915	10,115,412,966
Non-current:			
Bank loans	15.1	**31,512,615,657**	27,299,331,139
Corporate notes	15.2	**8,463,617,639**	7,237,335,826
		39,976,233,296	34,536,666,965
		46,773,795,211	44,652,079,931

The accrued interest on these loans amounts to P352,521,771 and P338,604,909 as at December 31, 2025 and 2024, respectively, and is presented as part of Accrued expenses under the Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

15.1 Bank Loans

An analysis of the movements in the balance of interest-bearing loans is presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**34,877,244,105**	30,947,135,232
Net proceeds from issuance	**27,726,936,137**	17,475,143,091
Repayments	**(25,344,403,014)**	(13,670,498,387)
Amortization of debt issue costs	**87,900,345**	125,464,169
Balance at end of year	**37,347,677,573**	34,877,244,105

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**150,494,327**	163,081,681
Debt issue costs from new loans	**33,882,550**	112,876,813
Amortization of debt issue cost	**(87,900,345)**	(125,464,169)
Balance at end of the year	**96,476,532**	150,494,325

The loans bear interest rates per annum ranging from 5.00% to 9.25% in 2025, from 5.50% to 9.50% in 2024, and from 5.00% to 8.00% in 2023. Certain loans are collateralized by the specific projects and developments for which the loans were obtained. The carrying amount of such projects aggregating to P29,848,813,691 and P25,749,272,420 as at December 31, 2025 and 2024, respectively, are included in the Real Estate Inventories, Property and Equipment and Investment Properties accounts in the consolidated statements of financial position (see Notes 7, 11 and 13).

Per loan covenants, the Group is required to maintain the specifically defined consolidated financial ratios with respect to (a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; (c) minimum debt service coverage ratio (DSCR) of 1:1 and, (d) minimum interest coverage ratio of 3:1. In addition, certain subsidiaries are required to maintain a minimum DSCR of 1.3:1, as defined under their respective loan agreements. Consistent with the terms of the Group's loan agreements, covenant compliance is measured based on the most recently available audited financial statements within the reporting timelines prescribed in the agreements. As at December 31, 2025 and 2024, the Group is compliant with the applicable covenant requirements.

The total interest incurred from the foregoing loans, including amortization of debt issuance cost, amounted to P3,150,495,198, P2,801,194,904 and P2,352,726,695 in 2025, 2024 and 2023, respectively, and of which P1,277,704,309, P1,067,009,343 and P577,853,395 were capitalized as part of investment properties and property and equipment in 2025, 2024 and 2023, respectively (see Notes 11 and 13). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 22). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 5.50% to 8.75%, from 5.00% to 9.50%, and from 5.00% to 8.00% in 2025, 2024 and 2023, respectively.

15.2 Corporate Notes

The Parent Company and various financial institutions executed a Notes Facility Agreement (NFA) for the issuance of Long-Term Corporate Notes (LTCN) totaling P13,000,000,000 and Sustainability-Linked Notes (SLN) totaling P3,000,000,000.

The NFA is composed of the following tranches:

NFA	Date Executed	Tranche	Tenor	Principal Amounts in PHP
LTCN	07/20/2018	Series A	Seven years	2,500,000,000
		Series B	Ten years	1,000,000,000
		Series C	Ten years with repricing on the interest rate re-setting date	1,500,000,000
	03/05/2020	Series D	Five years	1,300,000,000
		Series E	Seven years	5,700,000,000
		Series F	Ten years	1,000,000,000
SLN	08/06/2025	Series G	Seven years	850,000,000
		Series H	Ten years	2,150,000,000
				16,000,000,000

The Parent Company made the following drawdowns from the NFA.

Year	Tranche	Interest Rate	Maturity Dates	Amounts in PHP
2025	Series G	6.87% - 6.95%	August - September 2032	850,000,000
	Series H	7.30% - 7.37%	August - September 2035	2,150,000,000
				3,000,000,000
2020	Series D	3.46%	September 2025	1,300,000,000
	Series E	3.54% - 4.66%	April 2027	5,700,000,000
	Series F	4.23% - 5.23%	March 2030	1,000,000,000
				8,000,000,000
2019	Series A	7.25%	January 2026	2,000,000,000
2018	Series A	7.25%	December 2025	500,000,000
	Series B	6.63%	August - September 2028	1,000,000,000
	Series C	6.75%	October - December 2028	1,500,000,000
				3,000,000,000

The SLN series carries a step-up feature wherein the applicable interest rate increases by 0.075% for every occurrence of a Trigger Event. A Trigger Event arises when a Sustainability Performance Target (SPT) is not met on the relevant observation date. The SPT are as follows:

- Short-term SPT: Construct 8,500 new Affordable Housing units by February 2027
- Medium-term SPT: Construct 16,000 new Affordable Housing units by February 2029

An analysis of the movements in the balance of corporate notes is presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**9,774,835,826**	11,241,710,504
Net proceeds from issuance	**2,964,542,666**	-
Repayments	**(3,337,500,000)**	(1,491,666,667)
Amortization of debt issue cost	**24,239,146**	24,791,989
Balance at end of the year	**9,426,117,638**	9,774,835,826

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**52,842,745**	77,634,734
Debt issue costs from new notes	**35,457,334**	-
Amortization of debt issue costs	**(24,239,146)**	(24,791,989)
Balance at end of the year	**64,060,933**	52,842,745

The total interest incurred related to the NFA, including amortization of debt issuance cost, amounted to P596,030,974, P606,939,694 and P667,255,268 in 2025, 2024 and 2023, respectively, of which P392,194,811, P369,697,770 and P236,252,622 was capitalized as part of property and equipment and investment properties in 2025, 2024 and 2023, respectively (see Notes 11 and 13). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 22). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 3.46% to 7.25% in 2025, from 5.00% to 9.50% in 2024, and from 5.00% to 8.00% in 2023.

The Group is required to maintain the specifically defined financial ratios with respect to (a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; and, (c) minimum interest coverage ratio of 3:1. As at December 31, 2025 and 2024, the Group is compliant with the requirements.

16. BONDS PAYABLE

The outstanding balance of bonds payable are presented in the consolidated statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**2,763,194,048**	-
Non-current	**11,111,294,563**	4,964,768,926
	13,874,488,611	4,964,768,926

On September 23, 2022, CLI registered with the SEC its debt securities program of P15,000,000,000 fixed-rate bonds, to be offered in one or more tranches within three years. The breakdown of the bonds payable, together with their respective terms and conditions, is presented below.

Tranche / Series	Type	Tenor	Issue Date	Due Date	Coupon Rate	Principal Amount
1st Tranche						
Series A	Fixed-rate	3.5 years	October 7, 2022	April 7, 2026	6.4222%	2,766,260,000
Series B	Fixed-rate	5.5 years	October 7, 2022	April 7, 2028	6.9884%	1,243,670,000
Series C	Fixed-rate	7 years	October 7, 2022	October 7, 2029	7.3649%	990,070,000
						5,000,000,000
2nd Tranche						
Series D	SLB	3 years	March 21, 2025	March 21, 2028	6.6348%	2,852,600,000
Series E	SLB	3.5 years	March 21, 2025	March 21, 2030	6.9157%	2,147,400,000
						5,000,000,000
3rd Tranche						
Series F	SLB	4 years	December 5, 2025	December 5, 2029	6.5408%	2,187,080,000
Series G	SLB	7 years	December 5, 2025	December 5, 2032	6.6807%	602,810,000
Series H	SLB	10 years	December 5, 2025	December 5, 2035	6.9572%	1,215,300,000
						4,005,190,000
						14,005,190,000

All Series Bonds were listed with the Philippine Dealing & Exchange Corp. (PDEx) and have been rated "PRS Aa plus" with a stable outlook by PhilRatings.

The Sustainability-Linked Bonds (SLB) series carries a step-up feature wherein the applicable interest rate increases by 0.075% for every occurrence of a Trigger Event. A Trigger Event arises when a SPT is not met on the relevant observation date. The SPT are as follows:

- Short-term SPT: Construct 8,500 new Affordable Housing units by February 2027
- Medium-term SPT: Construct 16,000 new Affordable Housing units by February 2029

An analysis of the movements in the balance of bonds payable is presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**4,964,768,926**	4,947,822,521
Net proceeds from issuance	**8,876,780,500**	-
Amortization of debt issue costs	**32,939,185**	16,946,405
Balance at end of year	**13,874,488,611**	4,964,768,926

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**35,231,074**	52,177,479
Debt issue costs from new bonds	**128,409,500**	-
Amortization of debt issue costs	**(32,939,185)**	(16,946,405)
Balance at end of the year	**130,701,389**	35,231,074

The total interest incurred related to the bonds, including amortization of debt issue costs, amounted to P651,536,118, P352,556,540 and P169,831,589 in 2025, 2024 and 2023, respectively, of which P498,746,856, P221,182,117 and P102,974,721 was capitalized as part of property and equipment and investment properties in 2025, 2024 and 2023, respectively (see Notes 11 and 13). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 22). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 6.42% to 7.36% in 2025, from 6.42% to 7.36% in 2024, and from 6.89% to 7.64% in 2023.

The Group is required to maintain the financial ratios with respect to:(a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; and, (c) minimum interest coverage ratio of 3:1. As at December 31, 2025 and 2024, the Group is compliant with the requirements.

17. TRADE AND OTHER PAYABLES

The trade and other payables are composed of the following:

(Amounts in PHP)	Notes	2025	2024
Current:			
Unbilled construction costs		**14,071,158,248**	10,217,417,458
Trade payables		**6,161,191,185**	4,528,283,824
Sales commissions payable		**4,610,338,653**	4,074,237,298
Redeemable preferred shares	9	**1,593,000,000**	-
Retention payable		**1,375,697,872**	1,012,505,883
Accrued expenses	15	**570,807,565**	338,604,909
Dividends payable	27.6	**339,406,706**	339,406,706
Government-related obligations		**105,207,518**	56,138,657
Output VAT		**98,483,259**	49,127,314
Other payables		**826,682,548**	436,423,430
		29,751,973,554	21,052,145,479
Non-current			
Retention payable		**479,428,609**	479,428,609
Advance rental		**69,132,246**	46,444,768
Other payables		**18,234,812**	14,416,002
		566,795,667	540,289,379
		30,318,769,221	21,592,434,858

Unbilled construction costs pertain to estimated obligations to contractors for services already performed but not yet billed to the Group.

Trade payables mainly represent outstanding obligations to owners of parcels of land acquired, subcontractors and suppliers of construction materials.

Redeemable preferred shares pertain to NTTUDA's subscription to redeemable preferred shares of CLVI amounting to P1,593,000,000. The proceeds from the subscription were intended to partially finance the acquisition of a property to be classified as real estate inventory. Under the terms of the agreement, CLVI is contractually required to redeem all the shares on December 31, 2025 at the same price of P2,000 per share. Accordingly, the redeemable preferred shares are classified as a financial liability, as CLVI has a contractual obligation to redeem the shares on a specified date and at a predetermined amount [see Note 3.1(n)]. As at December 31, 2025, the redeemable shares remain outstanding pending customary regulatory approvals from the appropriate authorities (see Note 30.1).

Retention payable pertains to amount withheld from payments made to contractors to ensure compliance and completion of contracted projects equivalent to 10% of every billing made by the contractor. Portion of the amount retained that is not expected to be paid within 12 months from the end of the reporting period is presented as part of non-current liabilities in the consolidated statements of financial position.

Accrued expenses pertain to accruals for interest, contracted services, security services, professional fees and other recurring accruals in the Group's operations.

Other payables are mostly construction bonds from various subcontractors.

18. REVENUE FROM CONTRACTS WITH CUSTOMERS AND CONTRACT BALANCES

18.1 Disaggregation of Contract Revenues

The Group derives revenue from the transfer of goods and services over time and at a point in time. Presented below are revenues from its major product lines and geographical areas for the years ended December 31, 2025, 2024 and 2023.

(Amounts in PHP)	Cebu	Visayas	Mindanao	Luzon	Total
2025					
Sale of real estates					
Over time	5,566,705,774	2,675,525,862	6,175,816,418	1,395,326,000	15,813,374,054
At a point in time	1,062,161,205	341,223,000	562,426,120	3,390,000	1,969,200,325
	6,628,866,979	3,016,748,862	6,738,242,538	1,398,716,000	17,782,574,379
Hotel operations					
Over time	243,206,440	187,668,299	-	-	430,874,739
Lease of properties					
Over time	207,172,525	-	19,379,630	-	226,552,155
Rendering of management services					
Over time	60,447,706	4,870,794	12,108,629	-	77,427,129
	7,139,693,650	**3,209,287,955**	**6,769,730,797**	**1,398,716,000**	**18,517,428,402**
2024 [As Restated – see Note 2.1(b)(ii)]					
Sale of real estates					
Over time	5,461,915,179	3,092,722,455	5,714,844,138	855,669,206	15,125,150,978
At a point in time	2,344,923,655	116,497,812	587,501,983	6,410,000	3,055,333,450
	7,806,838,834	3,209,220,267	6,302,346,121	862,079,206	18,180,484,428
Hotel operations					
Over time	175,942,496	-	-	64,525,946	240,468,442
Lease of properties					
Over time	152,493,606	-	9,918,587	-	162,412,193
Rendering of management services					
Over time	48,899,263	6,214,656	8,818,916	-	63,932,835
	8,184,174,199	3,215,434,923	6,321,083,624	926,605,152	18,647,297,898
2023					
Sale of real estates					
Over time	7,054,772,604	4,249,501,336	2,444,419,631	544,680,899	14,293,374,470
At a point in time	1,114,472,339	139,887,766	2,937,687,511	22,880,000	4,214,927,616
	8,169,244,943	4,389,389,102	5,382,107,142	567,560,899	18,508,302,086
Hotel operations					
Over time	138,551,300	-	-	-	138,551,300
Lease of properties					
Over time	112,167,681	-	176,175	-	112,343,856
Render of management services					
Over time	47,828,318	-	11,387,808	-	59,216,126
	8,467,792,242	4,389,389,102	5,393,671,125	567,560,899	18,818,413,368

Sale of real estates include contracts with significant financing components in accordance with PFRS 15. The related interest income or interest expense is presented as Interest income from real estate sales in the consolidated statements of profit or loss.

18.2 Contract Balances

The Group's contract assets as at December 31, 2025 and 2024 are presented in the consolidated statements of the financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**17,104,926,866**	20,843,159,851
Non-current	**38,497,094,963**	28,583,967,809
	55,602,021,829	49,427,127,660

A reconciliation of the opening and closing balance of Contract Assets is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**49,427,127,660**	45,093,986,410
Performance of property development	**14,602,824,765**	12,851,971,742
Collections	**(8,996,391,679)**	(6,227,744,009)
Transfers to contract receivables	**(1,431,974,072)**	(4,126,136,303)
Accretion of interest income	**2,000,435,155**	1,835,049,820
Balance at end of year	**55,602,021,829**	49,427,127,660

The Group recognizes contract assets, due to timing difference of payment and satisfaction of performance obligation, to the extent of satisfied performance obligation on all open contracts as at the end of the reporting period. Its classification and presentation in the consolidated statements of financial position is based on the Group's estimate of project completion, hence, any change in estimated completion period affects transfers to contracts receivables.

The Group assesses an ECL when the contract assets are initially recognized and updates the assessment at each reporting date based on the analysis determined by management [see Note 31.2(c)].

A reconciliation of the opening and closing balance of Contract Liabilities is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**296,265,114**	449,338,207
Revenue recognized that was included in contract liability at the beginning of year	**(264,212,392)**	(259,836,356)
Increase due to cash received excluding amount recognized as revenue during the year	**296,663,677**	36,444,509
Accretion of interest expense	**16,317,989**	70,318,754
Balance at end of year	**345,034,388**	296,265,114

Contract liabilities pertain to collections from buyers that are ahead of the stage of completion of the real estate units sold. Changes in the contract assets and contract liabilities are recognized by the Group when a right to receive payment is already established and upon performance of unsatisfied performance obligation, respectively.

Collections from buyers on sale of real estate units where the gating criteria for recognition of sales contract have yet to be met are accounted for and presented as Customers' Deposits in the consolidated statements of financial position. The balance of Customers' Deposits amounted to P130,665,228 and P90,223,203 as at December 31, 2025 and 2024, respectively.

18.3 Direct Contract Cost

The Group incurs sales commissions upon execution of contracts to sell real properties to customers. Incremental costs of commission incurred to obtain contracts are capitalized and presented as Deferred commission presented under Prepayments and Other Current Assets, and Other Non-current Assets accounts in the consolidated statements of financial position (see Notes 9 and 14). These are amortized over the expected construction period on the same basis as how the Group measures progress towards complete satisfaction of its performance obligation in its contracts. The total amount of amortization for 2025, 2024 and 2023 is presented as Commission under Operating Expenses (see Note 20).

The Group's deferred commissions are presented in the consolidated statements of financial position as follows:

(Amounts in PHP)	Notes	**2025**	2024
Current	9	**2,314,807,424**	1,457,932,918
Non-current	14	**1,019,513,350**	1,443,535,690
		3,334,320,774	2,901,468,608

The movements in balances of deferred commission in 2025 and 2024 is presented below (see Note 9 and 14):

(Amounts in PHP)	Note	**2025**	2024
Balance at beginning of year		**2,901,468,608**	2,691,973,451
Additional capitalized cost		**1,386,374,409**	1,331,190,977
Amortization for the year	20	**(953,522,243)**	(1,121,695,820)
Balance at end of year		**3,334,320,774**	2,901,468,608

18.4 Transaction Price Allocated to Unsatisfied Performance Obligations

The aggregate amount of transaction price allocated to partially or wholly unsatisfied contracts as at December 31, 2025 and 2024 is P19,351,891,686 and P15,358,739,134, respectively. As at December 31, 2025 and 2024, the Group expects to recognize revenue from unsatisfied contracts as follows:

(Amounts in PHP)	**2025**	2024
Within a year	**10,870,732,993**	11,573,123,607
More than one year to three years	**8,323,549,487**	3,785,615,527
More than three years	**157,609,206**	-
	19,351,891,686	15,358,739,134

19. COST OF SALES AND SERVICES

Components of costs of sales and services are analyzed below (see Note 20).

(Amounts in PHP)	Notes	**2025**	2024 (As Restated – see Note 2.1)	2023
Cost of real estate sales:				
Contracted services	20	**6,934,602,681**	6,258,740,881	6,721,682,679
Land	20	**1,126,878,183**	1,791,129,027	1,197,636,227
Other costs		**493,091,819**	556,586,714	310,747,305
		8,554,572,683	8,606,456,622	8,230,066,211
Cost of rental services:				
Depreciation		**90,860,822**	67,864,233	85,950,388
Others		**-**	-	771,352
	13	**90,860,822**	67,864,233	86,721,740
Cost of management services:				
Salaries and wages		**76,370,728**	43,189,532	31,404,255
Materials and supplies		**-**	-	250
		76,370,728	43,189,532	31,404,505
Cost of hotel operations:				
Salaries and wages		**102,927,445**	51,845,264	13,621,634
Materials and supplies		**71,899,058**	43,546,936	17,448,513
Utilities		**55,684,087**	23,083,633	6,836,731
Depreciation		**8,761,477**	-	-
Others		**46,110,207**	41,641,139	16,700,580
		285,382,274	160,116,972	54,607,458
		9,007,186,507	8,877,627,359	8,402,799,914

20. COSTS AND EXPENSES BY NATURE

Details of costs and expenses by nature are shown below.

(Amounts in PHP)	Notes	**2025**	2024 (As Restated – see Note 2.1)	2023
Contracted services	19	**6,934,602,681**	6,258,740,881	6,721,682,679
Land	19	**1,126,878,183**	1,791,129,027	1,197,636,227
Salaries and employee benefits	24.1	**1,018,965,035**	780,737,116	653,801,195
Commissions	18.3	**953,522,243**	1,121,695,820	1,098,413,229
Taxes and licenses		**899,109,583**	733,549,816	246,525,634
Depreciation and amortization	11, 12, 13, 14	**293,585,990**	175,519,160	186,911,151
Repairs and maintenance		**227,110,730**	64,037,638	75,373,439
Advertising		**184,654,643**	144,723,382	114,388,720
Utilities		**164,620,122**	119,953,548	73,905,428
Security services		**132,896,121**	75,490,555	46,363,199
Supplies		**104,053,695**	67,525,902	36,689,063
Insurance		**77,468,440**	52,054,986	41,993,315
Transportation and travel		**65,664,677**	53,814,116	39,391,380
Representation and entertainment		**53,566,391**	29,749,434	36,342,834
Rent	12.3, 29.2	**43,981,252**	40,332,666	38,696,975
Subscription and membership dues		**43,235,984**	27,226,686	18,002,477
Association dues		**32,544,878**	39,948,303	37,178,773
Professional and legal fees		**26,039,237**	34,972,909	27,865,251
Donations		**25,351,000**	11,714,249	27,231,797
Communications		**16,649,330**	14,832,431	8,338,820
Trainings and seminars		**7,154,233**	5,176,179	1,604,995
Management fee		**5,275,142**	11,992,873	14,633,689
Others		**422,607,810**	423,569,354	444,464,553
		12,859,537,400	12,078,487,031	11,187,434,823

These costs and expenses are classified in the consolidated statements of profit or loss as follows:

(Amounts in PHP)	Note	**2025**	2024 [As Restated – see Note 2.1 (b)(ii)]	2023
Cost of sales and services	19	**9,007,186,507**	8,877,627,359	8,402,799,914
Operating expenses		**3,852,350,893**	3,200,859,672	2,784,634,909
		12,859,537,400	12,078,487,031	11,187,434,823

21. OTHER OPERATING INCOME AND OTHER LOSSES

21.1 Other Operating Income

This account is composed of the following:

(Amounts in PHP)	Note	2025	2024 (As Restated – see Note 2.1)	2023
Gain on sale of investment properties	13	**1,805,634,829**	399,444,469	-
Administrative charges		**155,435,844**	190,972,411	159,551,234
Move-in fee income		**77,602,966**	104,692,210	19,520,069
Utilities charged to tenants		**31,030,288**	20,970,020	16,034,536
Documentation fee		**30,103,437**	27,473,215	30,657,165
Water service fee		**28,240,926**	35,768,815	16,337,568
Insurance claims		**14,405,054**	-	5,357,143
Sponsorships		**9,716,518**	10,736,915	14,056,920
Late payment penalties charged to customers		**7,654,456**	10,322,308	10,753,489
Referral incentive		**6,626,982**	2,289,300	1,396,796
Scrap sales		**5,826,031**	5,128,550	3,638,108
Foreign exchange gains		**4,482,700**	2,415,746	2,195,803
Reversal of payables		**-**	-	115,283,578
Others		**46,682,746**	41,400,360	15,997,370
		2,223,442,777	851,614,319	410,779,779

Move-in fee income pertains to excess fees charged to real estate buyers upon turn-over of their units over the cost of services to make the buyers' units habitable which include requisition of building insurance and fire extinguisher, processing of related taxes, utility connections and others.

Administrative charges include standard fees charged to the buyers and non-refundable portion of the buyers' payment upon withdrawal from sale.

Reversal of payables pertains to outstanding payables related to advances from buyers in excess of the paid transfer charges and move-in fees, which are not refunded to the buyers. It also includes outstanding payables from cancelled contracts with certain building contractors and suppliers, which the Group is no longer required to pay and income from the write-off of long-outstanding unidentified deposits.

21.2 Other Losses

This account is composed of the following:

(Amounts in PHP)	2025	2024	2023
Foreign exchange losses	**7,474,812**	3,943,489	3,338,765
Loss (gain) on sale of assets – net	**2,837**	(1,368,905)	17,410
Other losses	**52,015,663**	22,558,752	453,506
	59,493,312	25,133,336	3,809,681

Other losses mainly comprise expenses and charges arising from non-recurring events and transactions, including transaction costs related to equity and debt issuances and losses from calamity-related incidents.

22. FINANCE COSTS

This is composed of the following:

(Amounts in PHP)	Notes	2025	2024	2023
Interest expense on:				
Interest-bearing loans and borrowings	15	**2,076,627,052**	1,971,427,485	2,205,875,946
Bonds	16	**152,789,262**	131,374,423	66,856,868
Lease liabilities	12.4	**83,491,236**	81,997,700	80,167,300
Post-employment defined benefit obligation	24.3	**2,466,935**	636,230	428,176
Day one loss, net of amortization	6	**55,094,989**	2,666,907	3,751,672
		2,370,469,474	2,188,102,745	2,357,079,962

Interest expense on loans and bonds are the portion not capitalized as part of property and equipment, and investment properties (see Notes 11 and 13).

23. FINANCE INCOME

This is composed of the following:

(Amounts in PHP)	Notes	2025	2024	2023
Interest income on banks	5, 9	**64,278,172**	20,582,423	13,874,699
Others		**59,981**	3,452,981	1,108,707
		64,338,153	24,035,404	14,983,406

24. EMPLOYEE BENEFITS

24.1 Salaries and Employee Benefits

Expenses recognized for salaries and employee benefits are presented below.

(Amounts in PHP)	Notes	2025	2024	2023
Short-term employee benefits		**1,007,263,504**	771,958,981	647,046,082
Post-employment defined benefit expense	24.3	**10,323,916**	7,408,472	4,639,127
Share options	24.2, 27.4	**1,377,615**	1,369,663	2,115,986
	20	**1,018,965,035**	780,737,116	653,801,195

24.2 Employee Share Option

Employee share option expense, included as part of Salaries and employee benefits expense under the Operating Expenses account in the consolidated statements of profit or loss, amounted to P1,377,615, P1,369,663 and P2,115,986 in 2025, 2024 and 2023, respectively (see Note 24.1), while the corresponding cumulative credit to Share Options Outstanding account is presented under the Equity section of the consolidated statements of financial position (see Note 27.4).

24.3 Post-Employment Benefit Plan

(a) *Characteristics of the Defined Benefit Plan*

The Group maintains a funded and non-contributory post-employment benefit plan that is being administered by a trustee bank that is legally separated from the Group. The trustee bank manages the fund in coordination with the Group's top management who acts in the best interest of the plan assets and is responsible for setting the investment policies. The post-employment plan covers all regular full-time employees.

The normal retirement age is 60 with a minimum of five years of credited service. The plan also provides for an early retirement at age 50 with a minimum of five years of credited service and late retirement after age 60, both subject to the approval of the Group's BOD. Normal retirement benefit is an amount equivalent to 50% of the final monthly covered compensation (average monthly basic salary during the last 12 months of credited service) for every year of credited service.

(b) *Explanation of Amounts Presented in the Consolidated Financial Statements*

Actuarial valuations are made annually to update the post-employment defined benefit costs and the amount of contributions. All amounts presented below and in the succeeding pages are based on the actuarial valuation reports obtained from an independent actuary in 2025 and 2024.

The amounts of post-employment defined benefit obligation recognized in the consolidated statements of financial position are determined as follows:

(Amounts in PHP)	**2025**	2024
Present value of the obligation	**100,563,345**	82,925,055
Fair value of plan assets	**(40,953,182)**	(42,615,660)
	59,610,163	40,309,395

The movements in the present value of the post-employment defined benefit obligation recognized in the books are presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**82,925,055**	53,883,058
Current service cost	**10,323,916**	7,408,472
Interest cost	**5,075,013**	3,297,643
Benefits paid	**(9,383,544)**	(2,395,737)
Remeasurements – actuarial losses (gains)arising from:		
Changes in demographic assumptions	**7,642,318**	-
Experience adjustments	**4,587,463**	37,353,269
Changes in financial assumptions	**(606,876)**	(16,621,650)
Balance at end of year	**100,563,345**	82,925,055

The movements in the fair value of plan assets are presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**42,615,660**	43,487,144
Contributions	**5,800,836**	-
Interest income	**2,608,078**	2,661,413
Benefits paid	**(9,383,544)**	(2,395,737)
Loss on plan assets (excluding amounts included in net interest expense)	**(687,848)**	(1,137,160)
Balance at end of year	**40,953,182**	42,615,660

The composition of the fair value of plan assets at the end of the reporting period by category and risk characteristics is shown below.

(Amounts in PHP)	**2025**	2024
Unitized investment funds	**40,461,536**	33,367,846
Government securities	**9,714,496**	9,059,820
Receivables	**146,205**	131,176
Cash and cash equivalents	**14,489**	56,818
Benefit payments to be reimbursed	**(9,383,544)**	-
	40,953,182	42,615,660

The fair values of the above unitized investment funds and government debt securities are determined based on quoted market prices in active markets (classified as Level 1 of the fair value hierarchy).

Plan assets do not comprise any of the Group's own financial instruments or any of its assets occupied and/or used in its operations. The plan assets recognized gains in 2025, 2024, and 2023 amounting to P1,920,230, P1,524,253 and P1,933,149, respectively.

The components of amounts recognized in profit or loss and other comprehensive income in respect of the defined benefit post-employment plan are as follows:

(Amounts in PHP)	**2025**	2024	2023
Recognized in profit or loss			
Current service cost - net	**10,323,916**	7,408,472	4,639,127
Net interest expense on defined benefit obligation	**2,466,935**	636,230	428,176
	12,790,851	8,044,702	5,067,303
Recognized in other comprehensive income			
Actuarial losses (gains) arising from changes in:			
Demographic assumptions	**7,642,318**	-	-
Experience adjustments	**4,587,463**	37,353,269	2,676,303
Financial assumptions	**(606,876)**	(16,621,650)	2,343,402
Loss on plan assets (excluding amounts included in net interest expense)	**687,848**	1,137,160	817,259
	12,310,753	21,868,779	5,836,964

The net interest expense is presented as part of Post-employment defined benefit obligation under Finance Costs in the statements of profit or loss (see Note 22).

Amounts recognized in other comprehensive loss were included within items that will not be reclassified subsequently to profit or loss.

In determining the amounts of the defined benefit post-employment obligation, the following significant actuarial assumptions were used:

(Amounts in PHP)	**2025**	2024	2023
Discount rates	**6.22%**	6.12%	6.12%
Salary increase rates	**3%**	3%	7%

Assumptions regarding future mortality experience are based on published statistics and mortality tables. The average remaining working lives of an individual retiring at the age of 60 is 25 years for both males and females. These assumptions were developed by management with the assistance of an independent actuary. Discount factors are determined close to the end of each reporting period by reference to the interest rates of zero-coupon government bonds with terms to maturity approximating the terms of the post-employment obligation. Other assumptions are based on current actuarial benchmarks and management's historical experience.

(c) *Risks Associated with the Retirement Plan*

The plan exposes the Group to actuarial risks such as investment risk, interest rate risk, longevity risk and salary risk.

(i) *Investment and Interest Risks*

The present value of the defined benefit obligation is calculated using a discount rate determined by reference to market yields of government bonds. Generally, a decrease in the interest rate of a reference government bonds will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan's investments in debt securities and if the return on plan asset falls below this rate, it will create a deficit in the plan. Due to the long-term nature of the plan obligation, a level of continuing equity investments is an appropriate element of the Group's long-term strategy to manage the plan efficiently.

(ii) *Longevity and Salary Risks*

The present value of the defined benefit obligation is calculated by reference to the best estimate of the mortality of the plan participants both during and after their employment, and to their future salaries. Consequently, increases in the life expectancy and salary of the plan participants will result in an increase in the plan obligation.

(d) *Other Information*

The information on the sensitivity analysis for certain significant actuarial assumptions, the Group's asset-liability matching strategy, and the timing and uncertainty of future cash flows related to the retirement plan are as follows:

(i) *Sensitivity Analysis*

The following table summarizes the effects of changes in the significant actuarial assumptions used in the determination of the post-employment defined benefit obligation:

(Amounts in PHP)	**Impact on Post-employment Defined Benefit Obligation**		
	Changes in Assumption	**Increase in Assumption**	**Decrease in Assumption**
December 31, 2025			
Discount rate	**+/-1.0%**	**(5,625,062)**	**5,270,094**
Salary increase rate	**+/-1.0%**	**5,571,141**	**(6,136,449)**
December 31, 2024			
Discount rate	+/-1.0%	(4,106,498)	3,165,843
Salary increase rate	+/-1.0%	3,450,146	(4,610,035)

In addition, assuming there are no attrition rates, the increase in post-employment defined benefit obligation would be P33,772,458 and P33,056,004 in 2025 and 2024, respectively.

The foregoing sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. This analysis may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation recognized in the consolidated statements of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous years.

(ii) Asset-Liability Matching Strategies

To efficiently manage the retirement plan, the Group, through its Retirement Plan Committee, ensures that the investment positions are managed in accordance with its asset-liability matching strategy to achieve that long-term investments are in line with the obligations under the retirement scheme. This strategy aims to match the plan assets to the post-employment obligations by investing in long-term fixed interest securities (i.e., government or corporate bonds) with maturities that match the benefit payments as they fall due and in the appropriate currency. The Group actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the post-employment obligations.

There has been no change in the Group's strategies to manage its risks from previous periods.

(iii) Funding Arrangements and Expected Contributions

The Group does not expect to make a contribution during the next reporting period.

The maturity profile of undiscounted expected benefit payments from the plan follows:

(Amounts in PHP)	**2025**	2024
Within one year	**33,772,458**	33,056,004
More than one year to five years	**58,401,691**	45,429,141
More than five years to ten years	**435,148,314**	351,181,103
	527,322,463	429,666,248

The weighted average duration of the defined benefit obligation at the end of the reporting period is 3.80 years.

25. CURRENT AND DEFERRED TAXES

The Group is registered with the Board of Investments (BOI) as a developer of various economic and low-cost housing projects. Accordingly, the Group enjoys an income tax holiday on the BOI-registered projects within three to four taxable years from its registration. The Group has four and eight registered projects with BOI as at December 31, 2025 and 2024, respectively.

The components of tax expense relating to profit or loss and other comprehensive income or loss are as shown below.

(Amounts in PHP)	**2025**	2024	2023
Reported in profit or loss:			
Current tax expense:			
Regular corporate income tax (RCIT) at 25%	**642,001,054**	478,839,161	264,650,963
Final income tax	**19,627,426**	1,920,312	2,792,636
Minimum corporate income tax (MCIT) at 1.5%	**-**	-	1,385,046
	661,628,480	480,759,473	268,828,645
Deferred tax expense arising from origination and reversal of temporary differences	**822,766,713**	749,170,854	1,578,350,508
	1,484,395,193	1,229,930,327	1,847,179,153
Reported in other comprehensive income			
Deferred tax income arising from origination and reversal of temporary differences	**(3,077,688)**	(5,467,195)	(1,459,241)

A reconciliation of tax on pretax profit computed at the applicable statutory rates to tax expense reported in the consolidated statements of profit or loss is presented below.

(Amounts in PHP)	**2025**	2024	2023
Tax on pretax profit at 25%	**1,378,484,242**	1,306,944,826	1,420,712,288
Adjustments for income subject to lower tax rate	**(4,498,031)**	(3,163,712)	(593,661)
Tax effects of:			
Non-deductible expenses	**65,187,777**	-	439,115,169
Changes in unrecognized deferred tax assets	**54,250,340**	(7,188,440)	3,317,181
Tax-exempt real estate sales	**(9,029,135)**	(6,663,457)	(2,801,680)
Non-taxable income	**-**	(59,998,890)	(12,570,144)
Tax expense	**1,484,395,193**	1,229,930,327	1,847,179,153

The net deferred tax liabilities relate to the following as at December 31:

(Amounts in PHP)	**2025**	2024
Deferred tax liabilities:		
Difference between tax reporting base and financial reporting base used in sales recognition	**7,284,558,326**	6,340,105,970
Rental income	**70,192,849**	2,668,143
	7,354,751,175	6,342,774,113
Deferred tax assets:		
Sales commissions	**(401,288,731)**	(340,073,637)
Net operating loss carry-over (NOLCO)	**(191,252,943)**	(176,991,919)
Net lease liabilities	**(163,600,981)**	(59,947,624)
Post-employment defined benefit obligation	**(8,759,609)**	(4,215,674)
MCIT	**(6,858,431)**	(1,944,623)
Employee share options	**(1,331,724)**	(987,320)
Other	**(8,982,505)**	(5,626,090)
	(782,074,924)	(589,786,887)
	6,572,676,251	5,752,987,226

The components of deferred tax expense (income) are as follows:

(Amounts in PHP)	**2025**	2024	2023
Reported in profit or loss:			
Deferred tax liabilities:			
Difference between tax reporting base and financial reporting base used in sales recognition	**944,452,356**	926,097,567	1,702,678,467
Rental income	**67,524,706**	10,814,511	10,134,002
Deferred tax assets:			
Net lease liabilities	**(103,626,357)**	(13,500,384)	(13,573,240)
Sales commissions	**(61,215,094)**	(60,368,757)	(85,380,528)
NOLCO	**(14,534,024)**	(111,228,584)	(29,820,842)
MCIT	**(4,913,808)**	(1,014,165)	(934,875)
Post-employment defined benefit obligation	**(1,220,247)**	(508,484)	413,731
Employee share options	**(344,404)**	(342,415)	(644,905)
Others	**(3,356,415)**	(777,604)	(4,349,323)
	822,766,713	749,170,854	1,578,350,508
Reported in other comprehensive income –			
Post-employment defined benefit obligation	**(3,077,688)**	(5,467,195)	(1,459,241)

NOLCO can be claimed as deduction from future taxable income within three years from the year the taxable loss was incurred.

Inception Year	Amount in PHP	Utilized in PHP	Balance in PHP	Expiry Year
2025	303,917,301	-	303,917,301	2028
2024	210,033,296	(50,513,275)	159,520,021	2027
2023	272,446,445	(64,500,859)	207,945,586	2026
2022	31,056,053	(31,056,053)	-	
	817,453,095	**(146,070,187)**	**671,382,908**	

The Group has deferred tax assets related to NOLCO of P75,598,478 and P13,593 as at December 31, 2025 and 2024, respectively, which were not recognized because the

subsidiaries to which such are attributable may not be able to generate enough taxable profit yet within the validity period of NOLCO for the assets to be recovered. As at December 31, 2025, only the CCPH, ELCAMINO, YES, YHES, CHDI, CBLRVI, GGTT, SPE and CLITE are subject to MCIT, which is computed at 2% of gross income net of allowable deductions, as defined under the tax regulations or to RCIT, whichever is higher. Other components of the Group are not yet subject to MCIT as those have not operated beyond four taxable years. The Group reported MCIT amounting to P14,751,054, P5,660,123 and P1,385,046 in 2025, 2024 and 2023, respectively.

The Group opted to treat the capitalized borrowing costs as capital expenditure in accordance with Section 34(b) of the NIRC; hence, there are no deferred taxes related to the transaction. Furthermore, it opted to claim itemized deductions in computing its income tax due for the years ended December 31, 2025, 2024 and 2023.

26. RELATED PARTY TRANSACTIONS

The Group's related parties include its ultimate parent company, entities under common ownership, associates, shareholders, the Group's key management personnel, and its retirement fund. A summary of the Group's transactions and outstanding balances with related parties is presented below.

		Amount of Transaction			Outstanding Balance	
(Amounts in PHP)	**Note**	**2025**	2024	2023	**2025**	2024
Ultimate Parent Company						
Sale of investment properties	26.3	**587,907,786**	854,062,500	-	**1,397,637,514**	837,666,834
Sale of condominium units	26.3	**534,932,583**	**-**	4,363,528	**524,120,797**	-
Cancellation of sales	26.3	**-**	-	79,849,031	**-**	-
Dividends paid	26.2	**413,207,837**	411,996,617	411,996,617	**-**	-
Entities under Common Ownership						
Advances (collections)	26.1	**24,449,497**	7,865,191	10,835,561	**78,551,458**	54,101,961
Associates and Joint Venture						
Real estate sales	26.5	**-**	2,044,110,637	-	**-**	246,068,950
Advances (collections)	26.1	**519,273**	(3,036,610)	1,958,865	**(157,340)**	(676,613)
Key Management Personnel						
Sale of investment properties	26.4	**485,352,679**	-	-	**475,645,625**	-
Sale of condominium units	26.4	**818,605,241**	10,769,427	-	**799,350,563**	-
Dividends paid	26.2	**66,925,892**	66,925,892	66,925,892	**-**	-
Compensation	26.6	**187,685,851**	128,936,642	209,130,536	**-**	-

Based on management's assessment, no impairment loss is required to be provided on the Group's receivables from related parties as at December 31, 2025 and 2024. In respect of contract receivables and contract assets, it is fully secured by the units purchased, expected to be settled in cash and due based on the contract terms.

Details of the foregoing transactions are discussed in the succeeding pages.

26.1 Due from Related Parties

The Group grants cash advances to shareholders, entities under common ownership and associates. An analysis of such advances in 2025 and 2024 is presented below.

(Amounts in PHP)	**Entities Under Common Ownership**	**Associates**	**Total**
Balance at January 1, 2025	**54,101,961**	**(676,613)**	**53,425,348**
Additions	**24,449,497**	**519,273**	**24,968,770**
Balance at December 31, 2025	**78,551,458**	**(157,340)**	**78,394,118**
Balance at January 1, 2024	46,236,770	2,359,997	48,596,767
Additions (Repayments)	7,865,191	(3,036,610)	4,828,581
Balance at December 31, 2024	54,101,961	(676,613)	53,425,348

The outstanding balances from these transactions, which are collectible on demand, unsecured and noninterest-bearing, are presented as Due from Related Parties in the consolidated statements of financial position.

26.2 Cash Dividends

The amounts of cash dividends paid by the Company to the following related parties are as follow:

(Amounts in PHP)	**2025**	2024	2023
Ultimate Parent Company	**413,207,837**	411,996,617	411,996,617
Key Management Personnel	**66,925,892**	66,925,892	66,925,892
	480,133,729	478,922,509	478,922,509

The were no outstanding balances arising from these cash dividends as at December 31, 2025 and 2024.

26.3 Real Estate Sales to Ultimate Parent Company

In 2025 and 2024, CLI sold to ABS parcels of land under investment properties with carrying amount of P295,992,923 and P470,900,926, respectively, for P587,907,786 and P854,062,500, respectively (see Note 13). The transactions resulted in a gain amounting to P291,908,863 and P383,161,574, respectively, which are presented as part Gain on sale of investment properties under Other Operating Income in the consolidated statements of profit or loss (see Note 21.1).

As at December 31, 2025 and 2024, the outstanding balance from these transactions amounted to P1,397,637,514 and P837,666,834, respectively, and are noninterest-bearing, collectible in cash over a period of five years, under the terms similar to the sale of real estate properties to customers, and presented as part of Contract receivables under the Receivables account in the consolidated statements of financial position (see Note 6).

In 2025 and 2023, CLI sold condominium units to ABS amounting to P534,932,583 and P4,363,528, respectively. The outstanding balances related to these transactions are noninterest-bearing, collectible in cash over a period of five years under the terms similar to the sale of real estate properties to customers. As at December 31, 2025, the outstanding balance amounted to P524,120,797, which is presented as part of Contract Assets in the 2025 consolidated statement of financial position (Note 18.2). There were no outstanding balances or related sale transactions as at and for the year ended December 31, 2024.

Further in 2023, the Group cancelled the sale of a single floor at Baseline HQ made to ABS in December 2017.

26.4 Real Estate Sales to Key Management Personnel

In 2025, the Group sold to key management personnel a parcel of land classified as investment properties with carrying amount of P244,362,173 for P485,352,679 (see Note 13). The transaction resulted in gain of P240,990,506 which is presented as part of Gain on sale of investment properties under Other operating income in the consolidated statements of profit or loss (see Note 21.1).

In 2025 and 2024, CLI sold condominium units to key management personnel amounting to P818,605,241 and P10,769,427, respectively.

As at December 31, 2025, the outstanding balances from the land and condominium sales amounted to P475,645,625 and P421,211,088, respectively. The receivables are noninterest-bearing, collectible in cash over a period of five years, under the terms similar to the sale of real estate properties to customers, and are presented as part of Contract receivables under Receivables in the 2025 consolidated statement of financial position (see Note 6). The remaining outstanding balance from condominium sales amounting to P378,139,475 is presented as part of Contract Assets in the 2025 consolidated statement of financial position.

26.5 Real Estate Sales to Joint Venture

On April 10, 2024, CLI NUD (as a joint venture), acquired two parcels of land from El Camino amounting to P2,044,110,637. The outstanding balance related to the acquisition of land amounting to P246,068,950 is presented as part of Contract receivables under Receivables in the 2024 consolidated statement of financial position (see Note 6). In 2025, the outstanding receivable was fully settled prior to the step acquisition, and no similar transaction occurred during the year.

26.6 Key Management Personnel Compensation

The composition of key management personnel compensation for the years ended December 31, 2025, 2024 and 2023 is shown below.

(Amounts in PHP)	**2025**	2024	2023
Short-term benefits	**184,450,036**	101,282,775	159,664,014
Post-employment benefits	**1,858,200**	26,284,204	47,350,536
Share options	**1,377,615**	1,369,663	2,115,986
	187,685,851	128,936,642	209,130,536

26.7 Retirement Fund

CLI's retirement fund for its defined post-employment plan is administered and managed by a trustee bank. The fair value of plan assets in 2025 and 2024 consists of the contributions to the plan and interest earned (see Note 24.3). The plan assets do not comprise investment in any of the Group's own financial instruments or any of its assets occupied and/or used in its operations.

27. EQUITY

27.1 Capital Stock

Details of the Parent Company's authorized capital stock as at December 31, 2025 and 2024 are as follows:

	Shares		**Amounts in PHP**	
	2025	2024	**2025**	2024
Preferred shares				
Authorized				
Series A – P1.00 par value	**1,000,000,000**	1,000,000,000	**1,000,000,000**	1,000,000,000
Series B – P0.10 par value	**1,000,000,000**	1,000,000,000	**100,000,000**	100,000,000
Total	**2,000,000,000**	2,000,000,000	**1,100,000,000**	1,100,000,000
Issued and outstanding:				
Issuance during the year:				
Preferred Shares – Series A-1 (CLIA1)	**2,063,360**	2,063,360	**2,063,360**	2,063,360
Preferred Shares – Series A-2 (CLIA2)	**2,216,980**	2,216,980	**2,216,980**	2,216,980
Balance at end of year	**4,280,340**	4,280,340	**4,280,340**	4,280,340
Common shares – P1.00 par value				
Authorized	**9,000,000,000**	9,000,000,000	**9,000,000,000**	9,000,000,000
Issued:				
Balance at beginning and end of year	**3,623,451,997**	3,623,451,997	**3,623,451,997**	3,623,451,997
Treasury shares	**(158,250,530)**	(158,250,530)	**(732,664,604)**	(732,664,604)
Issued and outstanding	**3,465,201,467**	3,465,201,467	**2,890,787,393**	2,890,787, 393

On April 25, 2023, the BOD approved the amendment of the Articles of Incorporation (AOI) of CLI to reallocate the authorized capital stock of P10,100,000,000 to be divided as follows:

(a) 9,000,000,000 common shares with a par value of P1 per share;
(b) 1,000,000,000 Series A preferred shares with a par value of P1 per share; and,
(c) 1,000,000,000 Series B preferred shares with a par value of P0.10 per share.

The amendment to the AOI was later approved by the stockholders on June 1, 2023. On October 18, 2023, the SEC officially accepted CLI's application for the amendment of its AOI, which was later approved on December 29, 2023.

On April 12, 2024, CLI issued and listed perpetual, cumulative, non-voting, non-participating, non-convertible and redeemable Philippine Peso denominated Series "A" Preferred Shares categorized and offered in two subseries (Series A-1 and Series A-2) on the main board of the PSE. Issue price for Series A-1 and A-2 is at P1,000. The additional paid-in capital resulting in the issuance amounted to P4,276,059,660 (see Note 27.2). The initial dividend rate of the shares shall be as follows: (a) in respect of the Series A-1 Preferred Shares, at fixed rate of 7.59% per annum of the Offer price, and (b) for the Series A-2 Preferred Shares, at the fixed rate of 8.25% per annum of the offer price. The BOD has full discretion over the declaration and payment of dividends, subject to conditions and to the extent allowed by law. Accordingly, the Group classified the preferred shares as equity securities, as such discretion allows the Group to defer principal and dividend payments indefinitely [see Note 3.1(n)]. There were no similar issuances in 2025 and 2023.

The share price of the Parent Company's common stock closed at P2.35 per share on December 26, 2025 and P2.65 per share on December 27, 2024, the last trading day in the PSE for 2025 and 2024 respectively.

The common stock of the Parent Company that is held under nominee accounts totaled 1,284,557,145 shares and 1,289,888,375 shares as at December 31, 2025 and 2024, respectively. This represents 35% of the Parent Company's outstanding shares as at December 31, 2025 and 2024, respectively.

The Parent Company has no other listed equity securities as at December 31, 2025 and 2024.

27.2 Additional Paid-in Capital

On June 2, 2017, the Parent Company made an initial public offering (IPO) of 430,000,000 unissued common shares at an offer price of P5 per share, which is equivalent to P2,150,000,000. Accordingly, the Parent Company recognized additional paid-in capital of P1,608,917,974 in the consolidated statements of financial position after deducting the related share issuance costs of P111,082,026.

On April 12, 2024, the Company issued and listed perpetual, cumulative, non-voting, non-participating, non-convertible and redeemable Philippine Peso denominated Series "A" Preferred Shares categorized and offered in two subseries (Series A-1 and Series A-2) on the main board of the PSE. Issue price for Series A-1 and A-2 is at P1,000. The additional paid-in capital resulting in the issuance amounted to P4,247,007,247 in the consolidated statements of financial position after deducting the related share issuance costs of P29,052,413.

27.3 Treasury Shares

On February 27, 2018, the BOD of the Parent Company approved a P250,000,000 budget for a share buy-back program and employee share option plan. On March 2022, qualified employees started exercising their share options (see Note 27.4).

On March 27, 2020, the BOD of the Parent Company approved an additional P500,000,000 stock buy-back program over the next two years.

In relation to this program, the Parent Company reacquired its common stock in 2021 and 2020, for P15,320,885 and P485,657,205, respectively, and presented them as Treasury Stock in the consolidated statements of financial position. No additional shares were reacquired in 2022.

In 2022, the Parent Company has reissued 3,349,470 shares of treasury shares as a result of exercise of the same number of share options (Note 27.4).

As at December 31, 2025 and 2024, the Group has a total of 158,250,530 treasury shares amounting to P732,664,604.

27.4 Employee Share Option

On October 6, 2021, the BOD of the Parent Company approved the Executive Share Option Plan (ESOP) for its qualified officers. The ESOP grants options to purchase the shares of the Parent Company at a price of P2.25 or current market price with a 15% discount, whichever is higher. Shares bought under the ESOP cannot be sold, assigned, or transferred in any manner for at least six months from the exercise date. Voting and dividend rights vest upon the issuance of the shares to the employees.

Pursuant to this ESOP, on January 5, 2022, the Parent Company granted share options to qualified officers to subscribe to 31,016,200 common shares of the Parent Company, with the following vesting period.

- The 1st 25% of the options granted can be exercised immediately upon the year of grant;
- The 2nd 25% of the options granted can be exercised one year after the options were granted;
- The 3rd 25% of the options granted can be exercised two years after the options were granted; and,
- The last 25% of the options granted can be exercised three years after the options were granted.

In 2022, a total of 3,349,470 share options were exercised at a price of P2.40 per share using the Parent Company treasury shares (see Note 27.3).

The fair value of the option granted was estimated using a variation of the Black-Scholes valuation model that takes into account factors specific to the ESOP. The following principal assumptions were used in the valuation:

Average option life	2.5 years
Average share price at grant date	P2.86
Average exercise price at grant date	P2.43
Average fair value at grant date	P0.15
Average standard deviation of share price returns	20.17%
Average dividend yield	14.95%
Average risk-free investment rate	2.59%

The underlying expected volatility was determined by reference to historical prices of the Parent Company's shares.

Share option benefits expense, which is included as part of Salaries and employee benefits under the Operating Expenses account, amounting to P1,377,615, P1,369,663 and P2,115,986 was recognized in 2025, 2024 and 2023, respectively (see Note 24.1), while the corresponding credit to Share Options Outstanding account is presented as part of Equity Attributable to Owners of the Parent Company under the Equity section of the consolidated statements of financial position.

27.5 Revaluation Reserves

The components and reconciliation of items of other comprehensive income (loss) presented in the consolidated statement of changes in equity at their aggregate amount under the Revaluation Reserves account are shown below.

(Amounts in PHP)	Notes	**2025**	2024	2023
Balance at beginning of year		**(34,689,808)**	(18,288,224)	(13,910,501)
Other comprehensive loss:				
Loss on remeasurement of post-employment defined benefit obligation	24.3	**(12,310,753)**	(21,868,779)	(5,836,964)
Tax income (expense)	25	**3,077,688**	5,467,195	1,459,241
		(9,233,065)	(16,401,584)	(4,377,723)
Balance at end of year		**(43,922,873)**	(34,689,808)	(18,288,224)

27.6 Retained Earnings

(a) Cash Dividends

Date of Declaration	**Record Date**	**Payment Date**	**Total Cash Dividends in PHP**	**Dividend Per Share in PHP**
2025				
Common shares:				
March 17, 2025	April 11, 2025	April 16, 2025	519,780,220	0.15
March 17, 2025	April 11, 2025	April 16, 2025	103,956,045	0.03
			623,736,265	
Preferred shares (CLIA1):				
November 10, 2025	January 2, 2026	January 12, 2026	39,126,462	18.96
November 10, 2025	April 6, 2026	April 13, 2026	39,126,462	18.96
November 10, 2025	July 2, 2026	July 13, 2026	39,126,462	18.96
November 10, 2025	October 2, 2026	October 12, 2026	39,126,462	18.96
			156,505,848	
Preferred shares (CLIA2):				
November 10, 2025	January 2, 2026	January 12, 2026	45,725,213	20.63
November 10, 2025	April 6, 2026	April 13, 2026	45,725,213	20.63
November 10, 2025	July 2, 2026	July 13, 2026	45,725,213	20.63
November 10, 2025	October 2, 2026	October 12, 2026	45,725,213	20.63
			182,900,852	
			963,142,965	

Date of Declaration	Record Date	Payment Date	Total Cash Dividends in PHP	Dividend Per Share in PHP
2024				
Common shares:				
March 18, 2024	April 17, 2024	May 3, 2024	519,780,220	0.15
March 18, 2024	April 17, 2024	May 3, 2024	103,956,045	0.03
			623,736,265	
Preferred shares (CLIA1):				
June 14, 2024	July 2, 2024	July 12, 2024	39,126,462	18.96
June 14, 2024	October 2, 2024	October 12, 2024	39,126,462	18.96
November 21, 2024	January 2, 2025	January 12, 2025	39,126,462	18.96
November 21, 2024	April 2, 2025	April 12, 2025	39,126,462	18.96
November 21, 2024	July 2, 2025	July 12, 2025	39,126,462	18.96
November 21, 2024	October 2, 2025	October 12, 2025	39,126,462	18.96
			234,758,772	
Preferred shares (CLIA2):				
June 14, 2024	July 2, 2024	July 12, 2024	45,725,213	20.63
June 14, 2024	October 2, 2024	October 12, 2024	45,725,213	20.63
November 21, 2024	January 2, 2025	January 12, 2025	45,725,213	20.63
November 21, 2024	April 2, 2025	April 12, 2025	45,725,213	20.63
November 21, 2024	July 2, 2025	July 12, 2025	45,725,213	20.63
November 21, 2024	October 2, 2025	October 12, 2025	45,725,213	20.63
			274,351,278	
			1,132,846,315	
2023				
Common shares:				
March 20, 2023	April 18, 2023	April 28, 2023	519,780,220	0.15
March 20, 2023	April 18, 2023	April 28, 2023	103,956,044	0.03
			623,736,264	

The outstanding balance of unpaid dividends are presented as Dividends payable under Trade and Other Payables in the consolidated statements of financial position (see Note 17).

(b) Appropriated Retained Earnings Releases

On November 10, 2025, the Parent Company's BOD approved the appropriation of P3,236,320,375 from its retained earnings for the construction of various real estate projects and financing costs that the Parent Company expects to incur in 2026. On November 23, 2023, the Parent Company's BOD approved the appropriation of P6,324,658,043 from its retained earnings for the construction of various real estate projects. The real estate projects are expected to be completed from dates ranging from 2026 until 2030. There were no additional appropriations in 2024.

In 2025, 2024 and 2023, the Parent Company reversed certain appropriations made in previous years amounting to P1,693,661,345, P3,691,083,698 and P3,341,330,930, respectively, to unrestricted retained earnings after partial fulfillment of its intended purpose.

A portion of the Group's retained earnings, equivalent of the cost of treasury shares is legally restricted in accordance with Section 40 of the Revised Corporation Code.

27.7 Non-controlling Interests

The subsidiaries of the Group with significant NCI as at December 31, 2025, 2024 and 2023 are as follows:

(Amounts in PHP)	NCI Ownership %			NCI Equity in Subsidiaries		
Subsidiaries	**2025**	2024	2023	**2025**	2024	2023
YHEST	**50%**	50%	50%	**4,869,847,679**	4,718,648,818	4,299,554,192
CHDI	**50%**	50%	50%	**913,811,545**	1,775,597,220	1,548,403,514
El Camino	**65%**	65%	65%	**2,598,519,983**	1,050,993,312	1,086,949,888
YHES	**50%**	50%	50%	**723,946,776**	867,863,915	907,960,322
CBLRV	**50%**	50%	50%	**442,335,971**	527,272,087	416,435,594
GGTT	**50%**	50%	50%	**89,463,642**	417,651,149	393,007,824
CLI-LITE	**12%**	12%	12%	**240,669,176**	201,875,060	152,524,190
CCLI	**50%**	50%	50%	**33,478,145**	130,574,877	158,489,937
YES	**50%**	50%	50%	**562,535,798**	93,744,663	95,705,218
MDC	**22%**	22%	22%	**87,968,821**	79,727,650	79,728,192
MGR	**55%**	55%	55%	**79,991,718**	40,279,331	6,697,228
SPE	**36%**	36%	36%	**79,501,358**	40,218,586	46,960,280
BL Ventures	**50%**	50%	50%	**25,433,229**	16,096,350	28,437,150
CLI MAC	**40%**	-	-	**148,163,103**	-	-
CLI NUD	**60%**	-	-	**1,419,876,083**	-	-
				12,315,543,027	9,960,543,018	9,220,853,529

The analysis of the movement of NCI as at December 31, 2025, 2024 and 2023 are as follows:

(Amounts in PHP)	Note	**2025**	2024	2023
Balance at beginning of year		**9,960,543,018**	9,220,853,529	7,413,022,685
Consolidation through step acquisition	10.3	**1,415,278,385**	-	-
Share in net profit during the year		**992,888,942**	987,939,489	1,040,710,844
Dividends		**(854,000,000)**	(280,750,000)	(112,380,000)
New and additional investments		**800,812,680**	32,500,000	879,500,000
Balance at end of year		**12,315,523,025**	9,960,543,018	9,220,853,529

The new and additional investments came from the non-controlling shareholders of CHDI and CLI MAC in 2025, from the non-controlling shareholders of CHDI and CCLI in 2024, and from the non-controlling shareholders of CHDI, CCLI and SPE in 2023.

The dividends came from El Camino and YHEST in 2025, from El Camino, MGR, and YHEST in 2024, and from MGR, BL Ventures, and YES in 2023.

The summarized balance sheets of the subsidiaries with significant NCI before intragroup eliminations for the years ended December 31, 2025 and 2024 are shown below.

(Amounts in PHP)	**Current Assets**	**Non-current Assets**	**Current Liabilities**	**Non-current Liabilities**	**Equity**
December 31, 2025					
YHEST	9,251,300,992	5,277,302,638	2,942,163,789	1,851,094,041	9,735,345,800
CHDI	7,758,396,934	3,251,263,178	3,050,064,207	2,820,912,253	5,138,683,654
El Camino	1,359,086,143	1,018,048,407	675,255,718	283,772,228	1,418,106,604
YHES	3,314,689,060	2,520,387,781	2,488,432,831	1,898,051,399	1,448,592,611
CBLRV	438,177,737	2,591,273,744	1,115,400,385	813,293,783	1,125,067,193
GGTT	1,607,198,414	905,518,872	667,779,252	843,041,698	1,001,896,336
CCLI	226,119,060	1,848,853,146	630,830,785	1,351,488,840	132,652,580
CLI-LITE	784,817,941	3,067,900,461	1,135,373,546	791,991,453	1,925,353,403
YES	233,208,344	44,526,557	98,810,965	-	178,923,935
MDC	176,779,785	-	1,575,130	-	175,204,655
MGR	93,258,581	202,300	26,122,476	2,774,982	64,563,423
SPE	156,761,886	582,349,733	174,117,452	265,057,055	299,937,112
CLI MAC	211,684,232	-	430,469.00	-	211,253,763
CLI NUD	2,983,371,201	168,293,782	475,609,194	-	2,676,055,789
BL Ventures	199,292,952	552,326,895	277,707,710	313,992,098	159,920,041
December 31, 2024					
YHEST	4,732,875,684	7,526,450,603	1,923,555,773	1,511,908,831	8,823,861,685
CHDI	4,025,975,872	2,544,692,951	1,792,023,074	3,022,272,778	3,548,396,044
El Camino	2,970,173,020	2,471,313,142	2,031,699,394	3,706,095,671	1,735,390,490
YHES	2,172,378,675	889,089,830	739,751,539	1,444,015,716	1,617,452,787
CBLRV	1,788,464,918	469,522,086	753,914,883	541,198,195	962,873,924
GGTT	965,620,369	2,301,003,630	1,355,407,885	345,682,430	1,565,533,683
CCLI	603,683,420	1,899,456,744	813,842,484	1,451,164,980	1,051,975,182
CLI-LITE	307,643,860	1,691,584,432	470,572,541	1,268,538,161	260,117,587
YES	296,832,879	29,310,884	144,398,770	(5,744,336)	187,489,330
MDC	177,685,083	-	1,466,105	-	176,218,977
MGR	119,075,133	422,178	31,557,893	11,329,271	76,610,147
SPE	98,394,325	577,907,461	216,051,718	229,816,789	230,433,278
BL Ventures	105,216,916	646,681,970	557,268,270	719,732,931	32,165,956

The summarized comprehensive income of the subsidiaries with significant NCI before intragroup eliminations for the years ended December 31, 2025, 2024 and 2023 is shown below and in the succeeding page.

(Amounts in PHP)	**Revenues**	**Net Profit (Loss)**	**Other Comprehensive Income**
2025			
YHEST	2,599,081,829	1,789,481,711	-
YHES	77,484,917	(287,537,761)	-
CBLRV	340,281,526	70,525,117	-
CHDI	1,676,919,900	348,577,189	-
GGTT	276,142,333	48,026,974	-
CLI-LITE	910,538,028	310,380,662	-
BL Ventures	55,056,066	127,754,085	-
El Camino	259,264,376	(29,672,599)	-
YES	40,941,473	(8,565,394)	-
SPE	71,125,302	(29,737,886)	-
CCLI	190,304,652	(101,731,831)	-
MGR	7,049,444	10,751,527	-
MDC	-	1,014,313	-

(Amounts in PHP)	Revenues	Net Profit (Loss)	Other Comprehensive Income
2024			
YHEST	1,788,569,079	654,217,739	-
YHES	243,823,072	(96,593,439)	-
CBLRV	557,720,261	91,908,313	-
CHDI	1,312,596,286	220,013,607	-
GGTT	247,941,535	25,126,856	-
CLI-LITE	1,046,885,265	267,020,356	-
BL Ventures	69,102,098	7,206,943	-
El Camino	2,135,750,175	371,516,031	-
YES	125,087,974	43,715,007	-
SPE	20,019,996	(16,668,496)	-
CCLI	65,939,152	(49,144,695)	-
MGR	40,324,929	19,079,655	-
MDC	-	(2,419)	-
			-
2023			-
GGTT	2,865,787,323	970,928,006	-
YHEST	987,027,818	442,895,354	-
CHDI	954,184,151	337,425,572	-
YHES	1,012,029,844	289,473,924	-
YES	604,200,731	251,985,607	-
BL Ventures	637,386,548	223,486,648	-
SPE	50,452,086	(75,116,496)	-
El Camino	249,507,623	(59,490,369)	-
CBLRV	22,310,048	(32,352,014)	-
CCLI	-	(20,377,794)	-
CLI-LITE	-	(25,991,516)	-
MGR	61,948,129	4,477,353	-
MDC	-	(381,832)	-

The allocation of profit or loss between the Parent Company and NCI as follows:

(Amounts in PHP)	**Parent Company's Shareholders**	**NCI**	**Net Profit**
2025			
YHEST	901,198,861	901,198,861	1,802,397,722
YHES	(143,768,881)	(143,768,881)	(287,537,762)
CBLRV	35,263,711	35,263,711	70,527,422
CHDI	143,744,608	143,744,608	287,489,216
GGTT	23,601,073	23,601,073	47,202,146
CLI-LITE	271,558,809	38,794,116	310,352,925
BL Ventures	63,877,042	63,877,042	127,754,084
El Camino	(17,867,108)	(33,181,772)	(51,048,880)
YES	(4,282,697)	(4,282,697)	(8,565,394)
SPE	(26,285,062)	(14,785,350)	(41,070,412)
CCLI	(15,840,711)	(15,840,711)	(31,681,422)
MGR	(5,564,606)	(6,801,186)	(12,365,792)
MDC	(788,027)	(226,293)	(1,014,320)
CLI MAC	(1,909,341)	(1,272,894)	(3,182,235)
CLI NUD	1,935,729	142,450	2,078,179

(Amounts in PHP)	Parent Company's Shareholders	NCI	Net Profit
2024			
YHEST	327,108,870	327,108,870	654,217,740
YHES	(48,296,719)	(48,296,719)	(96,593,438)
CBLRV	45,954,156	45,954,156	91,908,312
CHDI	110,006,804	110,006,804	220,013,608
GGTT	12,563,428	12,563,428	25,126,856
CLI-LITE	233,642,811	33,377,544	267,020,355
BL Ventures	3,603,472	3,603,472	7,206,944
El Camino	130,030,611	241,485,420	371,516,031
YES	21,857,503	21,857,503	43,715,006
SPE	(10,667,837)	(6,000,659)	(16,668,496)
CCLI	(24,572,347)	(24,572,347)	(49,144,694)
MGR	8,585,845	10,493,810	19,079,655
MDC	(1,880)	(540)	(2,420)
2023			
YHEST	485,464,003	485,464,003	970,928,006
YHES	221,447,677	221,447,677	442,895,354
CBLRV	168,712,786	168,712,786	337,425,572
CHDI	144,736,962	144,736,962	289,473,924
GGTT	125,992,803	125,992,803	251,985,606
CLI-LITE	195,550,817	27,935,831	223,486,648
BL Ventures	(37,558,248)	(37,558,248)	(75,116,496)
El Camino	(19,071,629)	(35,418,740)	(54,490,369)
YES	(16,176,007)	(16,176,007)	(32,352,014)
SPE	(13,041,788)	(7,336,006)	(20,377,794)
CCLI	(12,995,758)	(12,995,758)	(25,991,516)
MGR	2,014,809	2,462,544	4,477,353
MDC	(302,509)	(85,323)	(387,832)

28. EARNINGS PER SHARE

EPS is computed as follows:

(Amounts in PHP)	**2025**	2024	2023
Net profit attributable to Parent	**3,036,652,835**	3,009,909,488	2,794,959,153
Preferred dividends – see Note 27.6	**(339,406,700)**	(509,110,050)	-
Income available to common stockholders	**2,697,246,135**	2,500,799,438	2,794,959,153
Divided by weighted average number of outstanding common shares	**3,465,201,467**	3,465,201,467	3,465,201,467
Basic and diluted EPS	**0.78**	0.72	0.81

The Parent Company granted share options to qualified officers (see Note 27.4). Basic and diluted earnings per share for the years ended 2025, 2024, and 2023 are the same as the effects of potential common shares arising from employee share options are negligible for the periods presented.

In 2025, the outstanding share options had no dilutive effect as the average exercise price exceeded the average market price of the Parent Company's ordinary shares. In 2024 and 2023, the maximum potential increase in the weighted average number of outstanding ordinary shares from the assumed exercise of employee share options amounted to 1,878,555 shares and 10,876,872 shares, respectively; however, this did not result in any difference between basic and diluted earnings per share.

Aside from the employee share options, there were no instruments that could potentially dilute basic earnings per share in 2025, 2024, and 2023; hence, basic EPS is the same as diluted EPS.

29. COMMITMENTS AND CONTINGENCIES

29.1 Operating Lease Commitments – Group as Lessor

The Group is a lessor under several operating leases for certain condominium and parking units and retail building space (see Note 13). To manage its risks over these operating leases, the Group retains its legal title over the underlying assets and requires its lessee to pay security deposits at the start of the lease, which are forfeited in case a lessee pre-terminates without prior notice or before the expiry of the lease term without cause. The leases have terms ranging from one to 15 years, with renewal options, and include annual escalation from 5% to 10%.

The future minimum lease receivables under these agreements are presented below.

(Amounts in PHP)	**2025**	2024	2023
Within one year	**346,588,525**	159,503,707	90,163,930
Within one to two years	**188,764,519**	115,750,118	107,102,709
Within two to three years	**151,174,309**	48,430,040	71,458,255
Within three to four years	**124,591,942**	42,816,603	23,406,711
Within four to five years	**88,229,292**	306,213,534	45,565,584
More than five years	**361,096,810**	445,954,152	136,979,178
	1,260,445,397	1,118,668,154	474,676,367

None of the rental income in 2025, 2024 and 2023 are relating to variable lease payments.

29.2 Operating Lease Commitments – Group as Lessee

The Group entered into several short-term cancellable leases for its billboards, warehouse and staff house. Rent expense incurred from the short-term cancellable leases are shown as Rent under Operating Expenses in the consolidated statements of profit or loss (see Note 20).

As at December 31, 2025 and 2024, the expected future rentals is expected to be more or less the same with the annual rent expense recognized because of the terms of the leases, which are less than 12 months.

29.3 Completion of Sold Units

The Group is obligated to finish the sold units that are at a certain stage of completion at the time of sale. The Group recognized a contract liability, which amounts to P345,034,388 and P296,265,114 as at December 31, 2025 and 2024, respectively, when it collects more than it is entitled to based on the stage of completion of the project development (see Note 18.2).

29.4 Purchase of Land

In 2025, the Group entered into agreements in principle with multiple sellers for the acquisition of parcels of land with a total acquisition cost of P5,304,542,461. As at December 31, 2025, advance payments totaling P782,304,850 were recognized as Deposits on Land for Future Development, which form part of the acquisition cost and were subsequently reclassified to raw land inventory upon completion of the transfers (see Notes 7 and 8). There were no similar transactions in 2024.

29.5 Capital Commitments for Construction Cost

As at December 31, 2025 and 2024, the Group has capital commitments amounting to P13,445,835,439 and P9,884,073,424, respectively, for the construction of real estate inventories, property and equipment and investment properties.

29.6 Others

As at December 31, 2025 and 2024, the Group has unused long-term credit facilities amounting to P33,870,583,184 and P27,509,778,540, respectively. There are other commitments and contingent liabilities that arise in the normal course of the Group's operations that are not reflected in the consolidated financial statements because the possible outflow of economic resource as a result of present obligations is considered improbable or remote or the amount to be provided cannot be measured reliably. As at December 31, 2025 and 2024, management is of the opinion that losses, if any, from these items will not have a material effect on the Group's consolidated financial statements.

30. EVENTS AFTER THE REPORTING PERIOD

30.1 Regulatory Approval of NTTUDA's Equity Subscription in CLIVI

On January 12, 2026, the Group received the Philippine Competition Commission (PCC) Certification dated January 9, 2026, granting clearance for the proposed subscription by NTTUDA to a 40% ownership interest in CLIVI. The cash proceeds received from NTTUDA had been temporarily recognized as redeemable preferred shares as at December 31, 2025, pending the required regulatory approval (see Note 17).
Following receipt of the PCC clearance, the redeemable preferred shares were settled, and the proceeds were applied as NTTUDA's subscription to a 40% equity interest in CLIVI. This subsequent event did not result in any change in the classification or measurement of the Group's investment in CLIVI, as CLIVI remained a subsidiary of CLI.

30.2 Declaration of Cash Dividends on Common Shares

On April 7, 2026, the BOD approved the declaration of regular cash dividends amounting to P0.18 per share with record date on April 22, 2026, which will be paid on May 6, 2026.

31. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to certain financial risks in relation to financial instruments. The Group's financial assets and liabilities by category are summarized in Note 32. The main types of risks are market risk, credit risk and liquidity risk. The Group's risk management focuses on actively securing the Group's short-to-medium term cash flows by minimizing the exposure to financial markets. Long-term financial investments are managed to generate lasting returns.

It does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Group is exposed to are described below and in the succeeding pages.

31.1 Market Risk

The Group is exposed to market risk through its use of financial instruments and specifically to foreign currency risk and interest rate risk which result from its operating, investing, and financing activities.

It has no significant foreign currency exposure risks as most of its transactions are carried out in Philippine pesos, its functional currency.

31.2 Credit Risk

Credit risk is the risk of financial loss to the Group if the counterparty to a financial instrument fails to meet its contractual obligation. To manage credit risk, the Group maintains credit policies and monitors its exposure to credit risk on a continuous basis. Receivables balances are being monitored on a regular basis to ensure timely execution of necessary collection intervention efforts. For contract receivables and contract assets, credit risk is mitigated by the Group's ability to repossess and resell the underlying property in accordance with contract terms and applicable laws. Management considers this recovery mechanism, together with historical cancellation and collection experience, in estimating expected credit losses.

(a) *Maximum exposure to credit risk*

The maximum credit risk exposure of financial assets is the carrying amount of the financial assets (including contract assets), as summarized below.

(Amounts in PHP)	Notes	**2025**	2024
Cash and cash equivalents	5	**3,040,615,556**	1,583,238,995
Receivables*	6	**6,147,468,808**	4,559,580,864
Contract assets	18.2	**55,602,021,829**	49,427,127,660
Due from related parties	26.1	**78,394,118**	53,425,348
Restricted escrow fund	9	**449,119,013**	-
Short-term investments	9	**220,581,011**	344,058,432
Refundable deposits	14	**205,268,395**	162,843,330
		65,743,468,730	56,130,274,629

**Receivables excludes advances to officers and employees.*

The estimated fair value of collateral and other security enhancements held against contract receivables and contract assets are presented below.

(Amounts in PHP)	**Gross Maximum Exposure**	**Fair Value of Collaterals**	**Net Exposure**
2025			
Contract receivables	4,983,901,960	7,726,121,469	-
Contract assets	55,602,021,829	93,766,678,074	-
	60,585,923,789	**101,492,799,543**	**-**
2024			
Contract receivables	3,631,116,205	20,542,658,953	-
Contract assets	49,427,127,660	91,773,492,697	-
	53,058,243,865	112,316,151,650	-

(b) *Credit risk concentration*

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographic location. In order to avoid excessive concentrations of risk, the Group's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

An analysis of concentration of credit risk by location of the Group's contract receivables and contract assets, net of allowance for impairment, is shown below.

(Amounts in PHP)	**2025**	2024
Cebu	**23,957,257,506**	22,721,715,754
Rest of Visayas	**11,120,649,191**	11,485,421,026
Mindanao	**22,975,920,198**	17,605,869,229
Luzon	**2,530,915,999**	1,242,801,200
	60,584,742,894	53,055,807,209

(c) *Credit Quality*

The Group classifies cash in banks as high grade as these are deposited with reputable banks.

Other receivables, due from related parties and refundable deposits are considered to be unrated. For trade receivables, standard grade pertains to receivables with no default in payments and are effectively collateralized by the real estate inventories which can be subject to repossession upon non-payment of customers after reasonable collection effort has been exerted by the Group.

The quality of the Group's financial assets as at December 31, 2025 and 2024 is shown below.

	Neither past due not impaired					
	High grade	**Standard grade**	**Unrated**	**Past due but not impaired**	**Individually impaired**	**Total**
2025						
Cash and cash equivalents	3,040,615,556	-	-	-	-	3,040,615,556
Receivables:						
Contract	-	4,824,774,614	-	159,127,347	-	4,983,901,961
Others	-		1,162,385,952	-	1,180,895	1,163,566,847
Contract assets	-	55,602,021,829	-	-	-	55,602,021,829
Due from related parties	-	-	78,394,118	-	-	78,394,118
Restricted escrow fund	449,119,013	-	-	-	-	449,119,013
Short-term investments	220,581,011	-	-	-	-	220,581,011
Refundable deposits	-	-	205,268,395	-	-	205,268,395
	3,710,315,580	**60,426,796,443**	**1,446,048,465**	**159,127,347**	**1,180,895**	**65,743,468,730**
2024						
Cash and cash equivalents	1,583,238,995	-	-	-	-	1,583,238,995
Receivables:						
Contract	-	3,530,774,464	-	100,341,741	-	3,631,116,205
Others	-	-	926,028,003	-	2,436,656	928,464,659
Contract assets	-	49,427,127,660	-	-	-	49,427,127,660
Due from related parties	-	-	53,425,348	-	-	53,425,348
Short-term investments	344,058,432	-	-	-	-	344,058,432
Refundable deposits		-	162,843,330	-	-	162,843,330
	1,927,297,427	52,957,902,124	1,142,296,681	100,341,741	2,436,656	56,130,274,629

31.3 Liquidity Risk

The Group manages its liquidity needs by carefully monitoring scheduled debt servicing payments for long-term financial liabilities as well as cash outflows due in a day-to-day business. Liquidity needs are monitored regularly using short-term and rolling cash flow projections. Long-term liquidity needs for a six-month and one-year period are identified monthly. It maintains cash to meet its liquidity requirements. Excess cash are invested in short-term placements.

	Current		**Non-current**	
(Amounts in PHP)	**Within Six Months**	**Six to 12 Months**	**One to Five Years**	**More than Five Years**
December 31, 2025				
Interest-bearing loans and borrowings	4,584,423,585	4,897,555,926	17,336,767,879	24,888,397,593
Bonds payable	3,234,760,250	382,738,827	11,316,034,284	2,426,060,974
Trade and other payables*	24,545,383,110	5,002,899,667	497,663,421	-
	32,364,566,945	**10,283,194,420**	**29,150,465,584**	**27,314,458,567**
December 31, 2024				
Interest-bearing loans and borrowings	9,497,098,173	7,681,229,710	28,265,746,477	7,641,105,598
Bonds payable	168,742,525	168,742,525	5,597,779,622	-
Trade and other payables*	14,960,959,702	5,985,919,806	493,844,611	-
	24,626,800,400	13,835,892,041	34,357,370,710	7,641,105,598

** Trade and other payables excludes output VAT, government-related obligations and advance rental.*

The contractual maturities reflect the gross cash flows, which may differ from the carrying values of the liabilities at the end of the reporting periods.

32. CATEGORIES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES AND FAIR VALUE MEASUREMENTS AND DISCLOSURES

32.1 Carrying Amounts and Fair Values by Category

The carrying amounts and fair values of the categories of financial assets and financial liabilities presented in the consolidated statements of financial position are shown below.

(Amounts in PHP)	Notes	**2025** Carrying Amount	**2025** Fair Value	2024 Carrying Amount	2024 Fair Value
Financial Assets					
At amortized cost:					
Cash and cash equivalents	5	**3,040,615,556**	**3,040,615,556**	1,583,238,995	1,583,238,995
Receivables - net[1]	6	**6,147,468,808**	**6,147,468,808**	4,559,580,864	4,559,580,864
Due from related parties	26.1	**78,394,118**	**78,394,118**	53,425,348	53,425,348
Restricted escrow fund	9	**449,119,013**	**449,119,013**	-	-
Short-term investments	9	**220,581,011**	**220,581,011**	344,058,432	344,058,432
Refundable deposits	14	**205,268,395**	**205,268,395**	162,843,330	162,843,330
		10,141,446,901	**10,141,446,901**	6,703,146,969	6,703,146,969
Financial Liabilities					
At amortized cost:					
Interest-bearing loans and borrowings	15	**46,773,795,211**	**47,811,285,919**	44,652,079,931	46,603,897,194
Bonds payable	16	**13,874,488,611**	**14,481,548,887**	4,964,768,926	5,102,082,489
Trade and other payables[2]	17	**30,045,946,198**	**30,045,946,198**	21,440,724,119	21,440,724,119
		90,694,230,020	**92,338,781,004**	71,057,572,976	73,146,703,802

1 Receivables - net excludes advances to officers and employees.
2 Trade and other payables excludes output VAT, government-related obligations and advance rental.

A description of the Group's risk management objectives and policies for financial instruments is provided in Note 31.

32.2 Offsetting of Financial Assets and Financial Liabilities

The following financial assets with net amounts presented in the consolidated statements of financial position are subject to offsetting, enforceable master netting arrangements and similar agreements:

	Gross amounts recognized in the consolidated statements of financial position		**Net amount presented in the consolidated statements of financial position**	**Related amounts set-off in the consolidated statements of financial position**		
(Amounts in PHP)	**Financial assets**	**Financial assets set-off**		**Financial instruments**	**Cash collateral received**	**Net amount**
December 31, 2025						
Cash and cash equivalents	**3,040,615,556**	**-**	**3,040,615,556**	**3,011,920,892**	**-**	**7,559,112**
December 31, 2024						
Cash and cash equivalents	1,583,238,995	-	1,583,238,995	1,577,435,027	-	5,803,968

The following financial liabilities with net amounts presented in the consolidated statements of financial position are subject to offsetting, enforceable master netting arrangements and similar agreements:

	Gross amounts recognized in the consolidated statements of financial position		**Net amount presented in the consolidated statements of financial position**	**Related amounts set-off in the consolidated statements of financial position**		
(Amounts in PHP)	**Financial liabilities**	**Financial liabilities set-off**		**Financial instruments**	**Cash collateral received**	**Net amount**
December 31, 2025						
Interest-bearing loans	**46,773,795,211**	-	**46,773,795,211**	**3,011,920,892**	-	**43,761,874,319**
December 31, 2024						
Interest-bearing loans	44,652,079,931	-	44,652,079,931	1,577,435,027	-	43,056,897,586

For financial assets and financial liabilities subject to enforceable master netting agreements or similar arrangements above, each agreement between the Group and counterparties (i.e., banks) allows for net settlement of the relevant financial assets and liabilities when both elect to settle on a net basis. In the absence of such an election, financial assets and liabilities will be settled on a gross basis, however, each party to the master netting agreement or similar agreement will have the option to settle all such amounts on a net basis in the event of default of the other party.

32.3 Fair Value Measurements and Disclosures

(a) *Fair Value Hierarchy*

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS Accounting Standards, are categorized into three levels based on the significance of inputs used to measure the fair value.

The fair value hierarchy has the following levels:

(a) Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

(b) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

(c) Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Classification within the fair value hierarchy is determined based on the lowest level of input that is significant to the measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market value of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

When the Group uses valuation technique, it maximizes the use of observable market data where it is available and relies as little as possible on entity specific estimates. If all significant inputs required to determine the fair value of an instrument are observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

(b) *Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed*

The table below summarizes the fair value hierarchy of the Group's financial assets and financial liabilities, which are not measured at fair value in the 2025 and 2024 consolidated statements of financial position, but for which fair value is disclosed (see Note 32.1).

(Amounts in PHP)	**Level 1**	**Level 2**	**Level 3**	**Total**
2025				
Financial assets:				
Cash and cash equivalents	3,040,615,556	-	-	3,040,615,556
Receivables – net[1]	-	-	6,147,468,808	6,147,468,808
Due from related parties	-	-	78,394,118	78,394,118
Restricted escrow fund	449,119,013	-	-	449,119,013
Short-term investments	220,581,011	-	-	220,581,011
Refundable deposits	-	-	205,268,395	205,268,395
	3,710,315,580	**-**	**6,431,131,321**	**10,141,446,901**
Financial liabilities:				
Interest-bearing loans	-	-	47,811,285,919	47,811,285,919
Bonds payable	-	-	14,481,548,887	14,481,548,887
Trade and other payables	-	-	30,045,946,198	30,045,946,198
	-	**-**	**92,338,781,004**	**92,338,781,004**
2024				
Financial assets:				
Cash and cash equivalents	1,583,238,995	-	-	1,583,238,995
Receivables – net[1]	-	-	4,559,580,864	4,559,580,864
Due from related parties	-	-	53,425,348	53,425,348
Short-term investments	344,058,432	-	-	344,058,432
Refundable deposits	-	-	162,843,330	162,843,330
	1,927,297,427	-	4,775,849,542	6,703,146,969
Financial liabilities:				
Interest-bearing loans	-	-	46,603,897,194	46,603,897,194
Bonds payable	-	-	5,102,082,489	5,102,082,489
Trade and other payables	-	-	21,440,724,119	21,440,724,119
	-	-	73,146,703,802	73,146,703,802

[1] *Receivables excludes advances to officers and employees.*
[2] *Trade and other payables excludes output VAT, government-related obligations and advance rental.*

Management has determined that the carrying amounts of the Group's financial assets and liabilities measured at amortized cost approximate their fair values due to their short-term nature, except for interest-bearing loans and borrowings and bonds payable, whose fair values were determined using discounted cash flow techniques based on market rates.

(c) *Fair Value Measurement for Non-financial Assets*

The Group has no non-financial assets measured at fair value as at December 31, 2025 and 2024.

The table below shows the Levels within the hierarchy of investment property, which are not carried at fair value but whose fair value are required to be disclosed on a recurring basis (see Note 13).

(Amounts in PHP)	**Level 1**	**Level 2**	**Level 3**	**Total**
December 31, 2025	**-**	**-**	**21,184,693,069**	**21,184,693,069**
December 31, 2024	-	-	22,139,376,787	22,139,376,787

The fair value of the Group's investment properties was determined based on independent appraisals using market-based valuation techniques.

To some extent, the valuation process was conducted by the appraiser in discussion with the Group's management with respect to the determination of the inputs such as the size, age, and condition of the parcels of land and buildings, and the comparable prices in the corresponding property location.

The fair value of these parcels of land, condominium units, parking units, construction-in-progress and retail building were determined based on the following approaches:

(i) *Fair Value Measurement for Land, Condominium Units, Parking units and Retail Buildings*

The Level 3 fair value of the parcels of land, condominium units, retail building and parking slots under Investment Properties account was determined using the market approach, adjusted for differences in key attributes such as properties size, zoning and accessibility.

Under the market approach, when comparable lease offerings of similar properties and sales prices of comparable land properties in close proximity are used in the valuation of the subject property with insignificant adjustment on the price, fair value is included in Level 2. Consequently, if the observable recent prices of the reference properties were adjusted significantly for differences in key attributes such as properties size, zoning and accessibility, the fair value is included in Level 3. The most significant input into this valuation approach is the price per square foot; hence, the higher the price per square foot, the higher the fair value.

(ii) *Fair Value Measurement for Improvements under Retail Buildings*

The Level 3 fair value of building improvements presented as part of retail buildings under Investment Properties account was determined using the cost approach that reflects the cost to a market participant to construct an asset of comparable usage, construction standards, design and layout, adjusted for obsolescence. The more significant inputs used in the valuation include direct and indirect costs of construction such as but not limited to, labor and contractor's profit, materials and equipment, surveying and permit costs, electricity and utility costs, architectural and engineering fees, insurance and legal fees. These inputs were derived from various suppliers and contractor's quotes, price catalogues, and construction price indices. Under this approach, higher estimated costs used in the valuation will result in higher fair value of the properties.

There has been no change on the valuation techniques used by the Group, except as indicated above, during the period for its investment properties. There were no transfers into or out of Level 2 fair value hierarchy for the years ended December 31, 2025 and 2024.

33. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide an adequate return to shareholders by pricing products and services commensurate with the level of risk.

The Group monitors capital on the basis of the carrying amount of equity as presented in the consolidated statements of financial position. Capital for the reporting periods under review is summarized as follows:

(Amounts in PHP)	**2025**	2024
Total interest-bearing loans and borrowings and bonds payable	**60,648,283,822**	49,616,848,857
Total equity	**34,726,753,831**	30,306,119,405
Debt-to-equity ratio	**1.75:1.00**	1.64:1.00

The Group's goal in capital management is to limit a maximum debt-to-equity structure ratio of 75:25 on a monthly basis. The Group is required to maintain certain financial ratios in relation with its borrowings (see Notes 15 and 16). The Group has complied with its covenant obligations for both years ended December 31, 2025 and 2024.

The Group sets the amount of capital in proportion to its overall financing structure, i.e., equity and financial liabilities. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt. The Group also monitors its DSCR in each of the reporting periods. The DSCR measures the Group's ability to meet its debt service obligations from operating results. As at December 31, 2025 and 2024, the Group's DSCR is 1.04:1.00 and 1.05:1.00, respectively.

34. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Presented below and in the succeeding page is the reconciliation of the Group's liabilities arising from financing activities, which includes both cash and non-cash changes.

(Amounts in PHP)	**Bank Loans** (see Note 15)	**Lease Liabilities** (see Note 12.2)	**Bonds Payable** (see Note 16)	**Total**
Balance as at January 1, 2025	44,652,079,931	1,291,348,622	4,964,768,926	50,908,197,479
Cash flows from financing activities:				
Additional borrowings - net	30,691,478,803	-	8,876,780,500	39,568,259,303
Repayments	(28,681,903,014)	(58,552,832)	-	(29,198,508,987)
Non-cash financing activities:				
Amortization of debt issue cost	112,139,491	-	32,939,185	145,078,676
Interest amortization on lease obligation	-	83,491,236	-	83,491,236
Balance at December 31, 2025	**46,773,795,211**	**1,316,287,026**	**13,874,488,611**	**61,506,517,707**

(Amounts in PHP)	Bank Loans (see Note 15)	Lease Liabilities (see Note 12.2)	Bonds Payable (see Note 16)	Total
Balance as at January 1, 2024	42,188,845,736	1,262,856,055	4,947,822,521	48,399,524,312
Cash flows from financing activities:				
Additional borrowings - net	17,475,143,091	-	-	17,475,143,091
Repayments	(15,162,165,054)	(53,505,133)	-	(15,215,670,187)
Non-cash financing activities:				
Amortization of debt issue cost	150,256,158	-	16,946,405	167,202,563
Interest amortization on obligation	-	81,997,700	-	81,997,700
Balance at December 31, 2024	44,652,079,931	1,291,348,622	4,964,768,926	50,908,197,479
Balance as at January 1, 2023	35,062,290,612	1,237,059,483	4,930,582,631	41,229,932,726
Cash flows from financing activities:				
Additional borrowings - net	12,943,572,214	-	-	12,943,572,214
Repayments	(5,791,848,745)	(54,646,634)	-	(5,846,495,379)
Reclassifications	(154,500,000)	-	-	(154,500,000)
Non-cash financing activities:				
Amortization of debt issue cost	129,331,655	-	17,239,890	146,571,545
Interest amortization on lease obligation	-	80,167,300	-	80,167,300
Amendment of lease contract	-	275,906	-	275,906
Balance at December 31, 2023	42,188,845,736	1,262,856,055	4,947,822,521	48,399,524,312

35. SUPPLEMENTARY INFORMATION ON NON-CASH INVESTING AND FINANCING ACTIVITIES

Discussed below and in the succeeding page are the supplementary disclosures of significant non-cash investing and financing activities that are relevant to the consolidated statements of cash flows of the Group.

(a) In 2024, the Group recognized additional right-of-use assets and corresponding lease liabilities amounting to P5,176,039 arising from newly executed lease contracts. In 2023, lease liabilities amounting to P275,906 were recognized as a result of amendments to existing lease contracts. There were no similar non-cash lease transactions in 2025 (see Notes 12 and 34).

(b) In 2025, 2024 and 2023, borrowing costs that were capitalized as part of Property and Equipment and Investment Properties totaled to P2,168,645,976, P1,657,889,230 and P917,080,738, respectively (see Notes 11 and 13).

(c) In 2025 and 2023, the Group recognized unpaid construction costs of P115,079,757, and P901,244,286, respectively, as additions to Property and Equipment (see Note 11). In the same periods, unpaid construction costs amounting to P1,143,596,972, and P372,908,913, respectively, were recognized as additions to Investment Properties (see Note 13). In 2024, the Group recognized net reductions in accrued construction costs related to Property and Equipment and Investment Properties amounting to P317,515,097 and P2,386,226,062, respectively, as settlement and reversals exceeded the unpaid construction costs during the year (see Notes 11 and 13).

(d) In 2025, the Group reclassified investment properties with carrying amounts of P9,682,090 and P76,232,243 to real estate inventories and property and equipment, respectively. In 2024, investment properties amounting to P812,947,763 and P2,536,188 were reclassified to real estate inventories and property and equipment, respectively. In 2023, investment properties amounting to P1,220,235,831 and P502,646 were reclassified to real estate inventories and property and equipment, respectively. These reclassifications did not result in cash flows and therefore represent non-cash investing activities (see Notes 7, 11 and 13).

(e) Unpaid dividends in relation to CLI's Series A-1 and A-2 preferred shares amounted to P339,406,706 as at both December 31, 2025 and 2024, and is presented as Dividends payable under Trade and Other Payables in the statements of financial position.

In 2023, BL Ventures declared dividends amounting to P16,800,000 of which P8,400,000 is still outstanding and payable to shareholders as at December 31, 2023. The amount was paid in full in 2024.

(f) In 2024, the BOD approved the Parent Company's intent to enter into negotiations with ABS for the sale 30% of its shareholdings with CLI NUD in the amount of P237,832,347, reclassifying portion of the investment in joint venture to NCAHFS.

In 2025, the planned sale was cancelled, and the asset previously classified as NCAHFS was reclassified back to investment in joint venture (see Note 10.3).

Further in 2025, the Parent Company obtained control over CLI NUD through a step acquisition. As a result, the identifiable net assets of CLI NUD, including its cash balance, were recognized and consolidated as at the acquisition date (see Note 10.3).

(g) In 2025 and 2024, the Group sold certain investment properties with carrying amounts of P1,029,108,737 and P478,601,022, respectively, for P2,834,743,566 and P878,045,491, respectively (see Note 13). As at December 31, 2025 and 2024, the total outstanding balance from the transactions amounted to P1,873,283,139 and P837,666,834, respectively, which are presented as part of Contract receivables under Receivables account in the consolidated statements of financial position (see Note 6).

P&A
Grant Thornton

Report of Independent Auditors to Accompany Supplementary Information Required by the Securities and Exchange Commission Filed Separately from the Basic Consolidated Financial Statements

Punongbayan & Araullo
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The Enterprise Center
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The Board of Directors and Stockholders
Cebu Landmasters, Inc. and Subsidiaries
(A Subsidiary of A B Soberano Holdings Corp.)
10th Floor, Park Centrale Tower
Jose Ma. Del Mar St., B2 L3
Cebu I.T. Park, Brgy. Apas
Cebu City

We have audited, in accordance with Philippine Standards on Auditing, the consolidated financial statements of Cebu Landmasters, Inc. and Subsidiaries (the Group) for the years ended December 31, 2025 and 2024, on which we have rendered our report dated April 7, 2026. Our audit was made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The applicable supplementary information (see List of Supplementary Information) is presented for purposes of additional analysis in compliance with the requirements of the Revised Securities Regulation Code Rule 68 and is not a required part of the basic consolidated financial statements prepared in accordance with Philippine Financial Reporting Standards. Such supplementary information is the responsibility of the Group's management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic consolidated financial statements taken as a whole.

PUNONGBAYAN & ARAULLO

By: Renan A. Piamonte
Partner

CPA Reg. No. 0107805
TIN 221-843-037
PTR No. 10770769, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 107805-SEC (until financial period 2025)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-037-2025 (until August 6, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-010 (until August 12, 2027)

April 7, 2026

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
List of Supplementary Information
December 31, 2025

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CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule A - Financial Assets
December 31, 2025

Type of securities	*Amount Shown in the Statement of Financial Position*	*Income Received and Accrued*
Financial Assets at Amortized Cost		
Cash and Cash Equivalents		
Cash in banks	P 1,860,554,518	P 6,365,008
Short-term placements	1,172,501,926	57,913,164
Cash on hand	7,559,112	-
	3,040,615,556	64,278,172
Receivables		
Contract receivables	4,983,901,960	-
Retention receivable	247,571,464	-
Management fee receivables	164,296,911	-
Receivable from insurance	67,763,900	-
Rent receivable	100,498,441	-
Other receivables	583,436,132	-
	6,147,468,808	-
Due from Related Parties	78,394,118	-
Prepayments and Other Current Assets		
Restricted escrow fund	449,119,013	-
Short-term investments	220,581,011	-
	669,700,024	-
Other Non-Current Assets		
Refundable deposits	205,268,395	-
Total	**P 10,141,446,900**	**P 64,278,172**

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CEBU LANDMASTERS, INC. AND SUBSIDIARIES

(A Subsidiary of A B Soberano Holdings Corp.)

Schedule B - Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Affiliates)

December 31, 2025

				Deductions		*Ending Balance*		
Name and designation of debtor	*Balance at beginning of period*	*Additions*	*Reclassification*	*Amounts collected*	*Amounts Written off*	*Current**	*Not-current***	*Balance at end of period*
Entities Under Common Ownership:								
Condominium Corporation								
Base Line Center Condo Corporation	P 21,978,953	P 1,392,108	P -	P -	P -	P 23,371,061	P -	P 23,371,061
Casa Mira Towers Labangon	7,038,864	-	-	(68,251)	-	6,970,613	-	6,970,613
Mesatierra Garden Residences Condominium Corporation	(235,681)	493,325	-	-	-	257,645	-	257,645
Baseline Residences Condo Corporation	3,629,000	14,388	-	-	-	3,643,388	-	3,643,388
Latitude Corporate Center Condo Corp	1,453,033	-	-	(46,039)	-	1,406,994	-	1,406,994
Mivesa Garden Residences Condo Corporation	7,768,190	-	-	(3,652,101)	-	4,116,089	-	4,116,089
Mesaverte Residences Condominium Corporation	1,359,089	-	-	(500,039)	-	859,050	-	859,050
Midori Residences Condo Corporation	443,844	-	-	(72,014)	-	371,830	-	371,830
Asia Premier Condo Corporation	335,123	251,220	-	-	-	586,343	-	586,343
Mesavirre Garden Residences Condominium Corporation	85,169	-	-	(160,923)	-	(75,754)	-	(75,754)
38 Park Avenue Condominium Corporation	65,320	13,428,738	-	-	-	13,494,058	-	13,494,058
Casa Mira Towers Guadalupe Condominium Corp	263,772	1,277,599	-	-	-	1,541,371	-	1,541,371
Mivela Garden Residences Condominium Corporation	163,275	676,438	-	-	-	839,713	-	839,713
Park Centrale Condo Corporation	(991,683)	5,402,850	-	-	-	4,411,166	-	4,411,166
Casa Mira Towers Mandaue Condominium Corporation	-	37,500	-	-	-	37,500	-	37,500
One Astra Place Condo Corp	-	40,600	-	-	-	40,600	-	40,600
The Pad Living Co.	-	2,500,000	-	-	-	2,500,000	-	2,500,000
	43,356,268	25,514,765	-	(4,499,367)	-	64,371,667	-	64,371,667
Homeowners' Associations								
Casa Mira South	3,704,274	146,901	-	-	-	3,851,175	-	3,851,175
Casa Mira Linao	1,556,871	7,059	-	-	-	1,563,930	-	1,563,930
Velmiro Heights	835,962	-	-	(8,826)	-	827,136	-	827,136
Midori Plains	568,446	16,792	-	-	-	585,238	-	585,238
Casa Mira Coast	733,723	771,330	-	-	-	1,505,053	-	1,505,053
San Josemaria Villages	227,354	-	-	-	-	227,354	-	227,354
Casa Mira Granada (Bacolod) Homeowners Association	-	14,500	-	-	-	14,500	-	14,500
Velmiro Plains Bacolod Homeowners Association	-	14,500	-	-	-	14,500	-	14,500
Villa Casita North	4,982	-	-	(6,000)	-	(1,018)	-	(1,018)
Velmiro Uptown	(483,188)	810,436	-	-	-	327,248	-	327,248
	7,148,425	1,781,518	-	(14,826)	-	8,915,118	-	8,915,118
Others								
Regalos de Cebu	1,573,279	-	-	(209,607)	-	1,363,672	-	1,363,672
AB Soberano International Corp	1,687,466	578,223	-	-	-	2,265,689	-	2,265,689
Soberano Ventures Inc.	303,880	45,476	-	-	-	349,356	-	349,356
Cebu Landmasters Foundation, Inc.	32,643	1,253,313	-	-	-	1,285,956	-	1,285,956
	3,597,268	1,877,012	-	(209,607)	-	5,264,673	-	5,264,673
	54,101,961	29,173,296	-	(4,723,800)	-	78,551,458	-	78,551,458
Associates								
Magspeak Nature Park Inc	-	194,000	-	-	-	194,000	-	194,000
Iloilo Global City Corporation	-	-	-	-	-	-	-	-
ICOM Air Corporation	(676,613)	325,273	-	-	-	(351,340)	-	(351,340)
	(676,613)	519,273	-	-	-	(157,340)	-	(157,340)
Ultimate Parent Company	837,666,834	1,976,896,869	-	(892,805,392)	-	1,921,758,311	-	1,921,758,311
					-			
Key Management Personnel	-	1,303,957,920	-	(28,961,732)	-	1,274,996,188	-	1,274,996,188
	P 891,092,183	**P 3,310,547,358**	**P -**	**(P 926,490,924)**	**P -**	**P 3,275,148,617**	**P -**	**P 3,275,148,617**

**Due within one year*
***Due beyond one year*

CEBU LANDMASTERS, INC. AND SUBSIDIARIES

(A Subsidiary of A B Soberano Holdings Corp.)

Schedule C - Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements

December 31, 2025

				Deductions				
Name and Designation of debtor	*Balance at beginning of period*	*Additions*	*Reclassification*	*Amounts collected*	*Amounts written off*	*Current**	*Non-current***	*Balance at end of period*
CLI Premier Hotels Int'l. Inc.	P 17,933,310	P 51,142,522	P -	(P 51,045,165)	P -	P 18,030,666	P -	P 18,030,666
Cebu Landmasters Property Management, Inc.	54,481,909	7,899,041	-	-	-	62,380,951	-	62,380,951
BL CBP Ventures, Inc.	123,008,930	16,780,381	-	(42,586,962)	-	97,202,350	-	97,202,350
Yuson Excellence Soberano, Inc.	2,907,763	4,983,338	-	(3,166,659)	-	4,724,442	-	4,724,442
CCLI Premier Hotels Int'l. Inc.	105,745,411	59,082,873	-	(145,383)	-	164,682,901	-	164,682,901
Mivesa Garden Residences, Inc.	277,898	-	-	(2,497,067)	-	(2,219,169)	-	(2,219,169)
El Camino Developers Cebu, Inc.	8,335,645	-	-	(339,339)	-	7,996,306	-	7,996,306
Yuson Huang Excellence Soberano, Inc.	3,870,736	32,425,065	-	(28,894,272)	-	7,401,528	-	7,401,528
YHEST Realty and Development Corporation	5,321,762	22,407,343	-	(21,164,380)	-	6,564,726	-	6,564,726
Cebu BL-Ramos Ventures, Inc.	3,054,448	39,671,495	-	(28,153,380)	-	14,572,563	-	14,572,563
GGTT Realty Corporation	22,750,971	4,317,407	-	-	-	27,068,378	-	27,068,378
Ming-mori Development Corporation	-	-	-	-	-	-	-	-
Sugbo Prime Estate, Inc.	23,128,188	18,051,340	-	-	-	41,179,528	-	41,179,528
CLI-LITE Panglao, Inc.	880,949	6,636,414	-	(5,637,732)	-	1,879,630	-	1,879,630
CLI HOTELS AND RESORTS INC.	167,601	92,853	-	-	-	260,454	-	260,454
CLI NUD Ventures Inc.	-	-	-	(600)	-	(600)	-	(600)
CLI LUZON VENTURES INC.	-	31,838	-	-	-	31,838	-	31,838
CLI MAC DEVELOPERS INC.	-	50,600	-	-	-	50,600	-	50,600
Cebu Homegrown Developers, Inc.	238,410,159	35,603,560	-	(273,483,078)	-	530,641	-	530,641
	P 610,275,679	**P 299,176,069**	**-**	**(P 457,114,016)**	**P -**	**P 452,337,732**	**P -**	**P 452,337,732**

**Due within one year*
***Due beyond one year*

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule D - Long-Term Debt
December 31, 2025

Title of issue and type of obligation	*Amount shown under caption "Current portion of long-term debt" in related Statement of Financial Position*	*Amount shown under caption "Long-Term Debt" in related Statement of Financial Position*	*Interest Rate*	*No. of Periodic Installments*	*Maturity Date*
Promissory notes					
Bank of the Philippine Islands	P 773,061,739	P 7,321,022,947	6.50% to 8.35%	Various	01/06/2025 to 05/27/2034
Land Bank of the Philippines	142,535,546	1,344,171,978	5.00% to 7.50%	Various	05/30/2028 to 08/30/2029
BDO Unibank Inc.	270,000,000	-	6.38% to 8.37%	Various	05/13/2025 to 07/25/2027
Bank of Commerce	298,149,905	417,253,705	7.23% to 8.75%	Various	11/09/2028 to 03/03/2029
Development Bank of the Philippines	1,444,408,367	2,225,468,533	5.00% to 8.50%	Various	01/15/2025 to 05/20/2034
China Banking Corporation	449,857,402	3,226,100,366	6.65% to 8.25%	Various	03/26/2025 to 05/01/2034
Rizal Commercial Banking Corporation	932,107,692	1,619,094,531	8.00% to 8.75%	Various	03/13/2025 to 12/15/2030
Philippine National Bank	1,234,967,008	995,496,764	4.75% to 7.96%	Various	01/25/2025 to 03/18/2025
Sterling Bank of Asia	20,833,333	854,218,006	6.25% to 6.75%	Various	03/17/2027 to 06/16/2028
Asia United Bank	48,040,924	571,865,478	7.39% to 8.16%	Various	03/30/2029
Philippine Commercial Capital Inc	221,100,000	88,000,000	7.50%	Various	12/02/2025
Security Bank	-	497,852,395	7.25%	Various	10/28/2025
	5,835,061,917	19,160,544,703			
Corporate notes					
Bank of the Philippine Islands	87,500,000	391,998,807	3.57 to 7.25%	Various	12/20/2025 to 04/28/2027
Land Bank of the Philippines	142,857,143	1,347,819,071	4.23% to 6.63%	Various	08/02/2028 to 03/10/2030
Development Bank of the Philippines	250,000,000	1,119,604,529	3.54% to 4.66%	Various	04/28/2027
China Banking Corporation	294,642,855	1,798,518,811	3.46% to 7.25%	Various	09/04/2025 to 10/10/2028
Rizal Commercial Banking Corporation	187,500,000	839,703,396	3.46% to 4.66%	Various	09/04/2025 to 04/28/2027
	962,499,999	5,497,644,614			
Sustainability-Linked Notes					
BPI Asset Management	-	2,965,973,025	6.87% to 7.37%	Various	08/15/2035 to 09/01/2035
CTS (Loans)					
Bank of the Philippine Islands	-	2,429,973,980	6.5% to 8.35%	Various	12/29/25 to 04/03/2027
China Banking Corporation	-	2,133,737,469	7.25 to 7.75%	Various	09/22/25 to 02/19/2027
Rizal Commercial Banking Corporation	-	5,123,903,168	6.75% to 7.5%	Various	08/30/25 to 11/28/2027
Security Bank	-	665,149,346	7.200%	Various	09/30/2026 to 04/30/2027
Philippine National Bank	-	1,999,306,991	6.750%	Various	08/29/2027 to 10/24/2027
	-	12,352,070,953			
Corporate Bonds					
Philippine Depository & Trust	2,763,194,048	2,218,474,982	6.42% to 7.36%	N/A	04/07/2026 to 10/07/2029
Sustainability-Linked Bonds					
Philippine Depository & Trust	-	8,892,819,581	6.54% to 6.96%	N/A	03/31/2028 to 12/05/2035
	P 9,560,755,963	**P 51,087,527,859**			

- 4 -

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule E - Indebtedness to Related Parties
December 31, 2025

Name of related party	*Balance at beginning of period*	*Balance at end of period*

NOT APPLICABLE

- 5 -

Introduction
Our Value Creation
Portfolio and Performance Report
Corporate Sustainability
Creating Shared Economic Value
Environmental Stewardship
Social Development
Good Governance
Appendices
Stakeholder Inquiries

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule F - Guarantees of Securities of Other Issues
December 31, 2025

Name of issuing entity of securities guaranteed by the company for which this statement is filed	*Title of issue of each class of securities guaranteed*	*Total amount guaranteed and outstanding*	*Amount owned by person for which statement is filed*	*Nature of guarantee*

NOT APPLICABLE

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule G - Capital Stock
December 31, 2025

				Number of shares held by		
Title of Issue	*Number of shares authorized*	*Number of shares issued and outstanding as shown under the related Statement of Financial Position caption*	*Number of shares reserved for options, warrants, coversion and other rights*	*Related parties*	*Directors, officers and employees*	*Others*
Common shares - P1.00 par value						
Authorized	9,000,000,000					
Issued and outstanding		3,623,451,997	158,250,530	2,294,199,095	48,502,500	1,280,750,402
Preferred Shares:						
Authorized						
Series A– P1.00 par value	1,000,000,000					
Series B – P0.10 par value	1,000,000,000					
Issued and outstanding						
Series A-1 (CLIA1)		2,063,360	-	-	-	-
Series A-2 (CLIA2)		2,216,980	-	-	-	-

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Schedule I - Recent Offering of Securities to Public (Preferred Shares)
December 31, 2025
(Amounts in Millions)

1. Gross and net proceeds as disclosed in the final prospectus

Gross Proceeds	P	5,000.00
Less: Estimated Expenses		37.00
Net Proceeds	**P**	**4,963.00**

2. Actual and net proceeds

Actual Gross Proceeds*	P	4,280.34
Less: Actual Expenses		45.04
Actual Net Proceeds	**P**	**4,235.30**

3. Each expenditure item where the proceeds were used

Project Development Costs	P	3,363.01
General Corporate Expenses		872.29
Total	**P**	**4,235.30**

4. Balance of the proceeds as of December 31, 2025 **P -**

**Actual preferred shares raised amounted to P4,280,340,000*

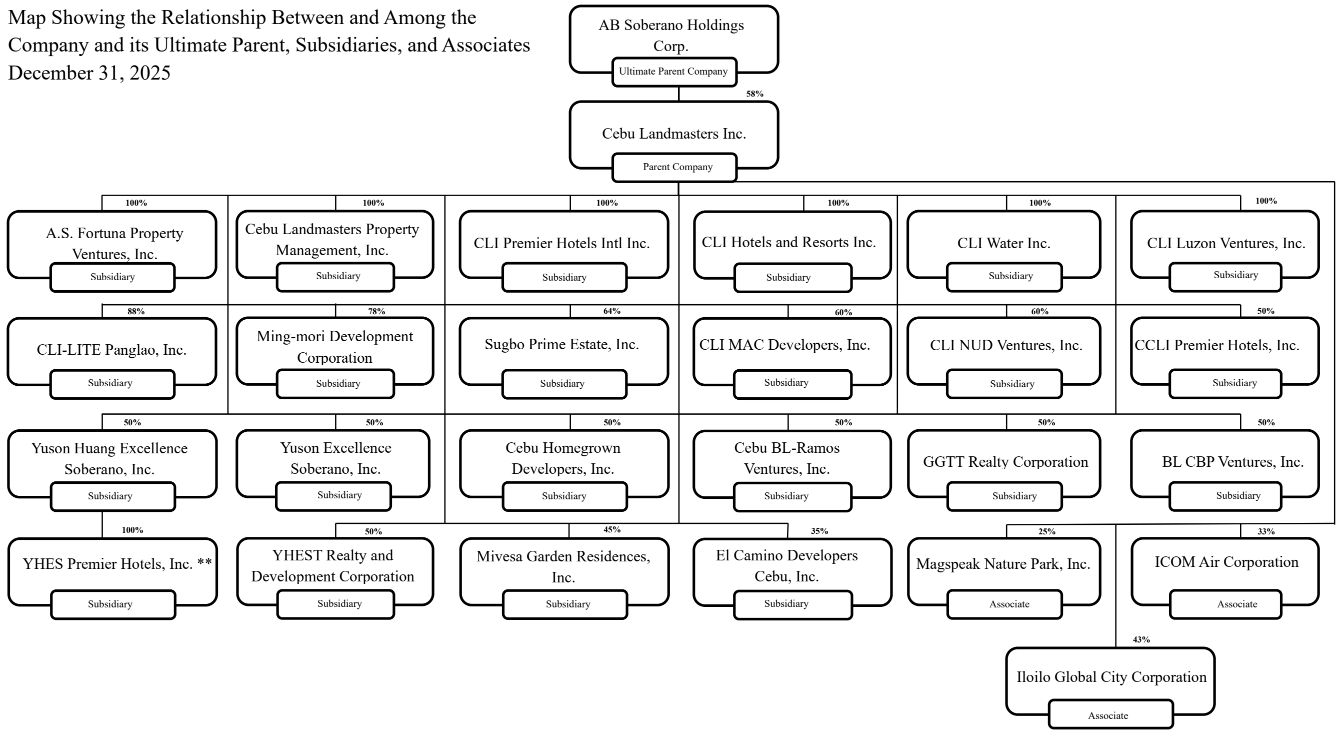
CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
10th Floor, Park Centrale Tower, Jose Ma. Del Mar St., B2 L3, Cebu I.T. Park, Brgy., Apas, Cebu City
Reconciliation of Retained Earnings Available for Dividend Declaration
December 31, 2025

Unappropriated Retained Earnings at Beginning of Year			P 9,270,590,354
Add:	**Category A: Items that are directly credited to Unappropriated Retained Earnings**		
	Reversal of Retained Earning Appropriation/s	P 1,693,661,345	
	Effect of restatements or prior-period adjustments	-	
	Others	-	1,693,661,345
Less:	**Category B: Items that are directly debited to Unappropriated Retained Earnings**		
	Dividend declaration during the reporting period	(963,142,965)	
	Retained Earnings appropriated during the reporting period	(3,236,320,375)	
	Effect of restatements or prior-period adjustments	-	
	Others	-	(4,199,463,340)
Unappropriated Retained Earnings at Beginning of Year, as adjusted			6,764,788,359
Add/Less: Net Income (Loss) for the Current Year			3,132,756,404
Less:	**Category C.1: Unrealized income recognized in the profit or loss during the reporting period (net of tax)**		
	Equity in net income of associate/joint venture, net of dividends declared	(427,574,740)	
	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)	-	
	Unrealized fair value gain of investment property	-	
	Other unrealized gains or adjustments to the retained earnings as result of certain transactions accounted for under the PFRS	-	
	Sub-total		(427,574,740)
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 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	-	
	Sub-total		-
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 instrument at 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	-	
	Sub-total		-
Adjusted Net Income/Loss			9,469,970,023
Add:	**Category D: Non-actual lossess recognized in profit or loss during the reporting period (net of tax)**		
	Depreciation on revaluation increment (after tax)	-	
	Sub-total		-
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	-	
	Sub-total		-
Add/	**Less: Category F: Other items that should be excluded from the**		
	Net movement of treasury shares (except for reacquisition of redeemable shares)	-	
	Net movement of deferred tax asset not considered in the reconciling items under the previous categories	33,783,453	
	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	-	
	Adjustment due to deviation from PFRS/GAAP - gain (loss)	-	
	Others	-	
	Sub-total		33,783,453
Unappropriated Retained Earnings Available for Dividend Distribution at End of Year			**P 9,503,753,476**

CEBU LANDMASTERS, INC. AND SUBSIDIARIES

Map Showing the Relationship Between and Among the Company and its Ultimate Parent, Subsidiaries, and Associates

December 31, 2025



***YHES Premier Hotels, Inc. is 100% owned by Yuson Huang Excellence Soberano, Inc. and 50% indirectly owned by Cebu Landmasters, Inc.*

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Supplemental Schedule of Financial Soundness Indicators
December 31, 2025 and 2024
(Amounts in Philippine Pesos)

Ratio	Formula	2025	Formula	2024
Current ratio	Total Current Assets divided by Total Current Liabilities Total Current Assets 57,350,750,814 Divide by: Total Current Liabilities 39,898,482,895 Current Ratio 1.44	1.44	Total Current Assets divided by Total Current Liabilities Total Current Assets 47,640,752,757 Divide by: Total Current Liabilities 31,627,957,820 Current Ratio 1.51	1.51
Acid test ratio	Quick assets (*Cash and cash equivalents plus Current Receivables and Current Contract Assets and Due from Related Parties*) divided by Total Current Liabilities Cash and cash equivalents 3,040,615,556 Add: Current Receivables 4,707,683,379 Current Contract Assets 17,104,926,866 Due from Related Parties 78,394,118 Quick Assets 24,931,619,919 Divide by: Total Current Liabilities 39,898,482,895 Acid test ratio 0.62	0.62	Quick assets (*Cash and cash equivalents plus Current Receivables and Current Contract Assets and Due from Related Parties*) divided by Total Current Liabilities Cash and cash equivalents 1,583,238,995 Add: Current Receivables 4,481,590,912 Current Contract Assets 20,843,159,851 Due from Related Parties 53,425,348 Quick Assets 26,961,415,106 Divide by: Total Current Liabilities 31,627,957,820 Acid test ratio 0.85	0.85
Solvency ratio	Total Liabilities divided by Total Assets Total Liabilities 99,430,555,590 Divide by: Total Assets 134,157,309,421 Solvency ratio 0.74	0.74	Total Liabilities divided by Total Assets Total Liabilities 78,696,405,437 Divide by: Total Assets 109,002,524,842 Solvency ratio 0.72	0.72
Debt-to-equity ratio	Total Liabilities divided by Total Equity Total Liabilities 99,430,555,590 Divide by: Total Equity 34,726,753,831 Debt-to-equity ratio 2.86	2.86	Total Liabilities divided by Total Equity Total Liabilities 78,696,405,437 Divide by: Total Equity 30,306,119,405 Debt-to-equity ratio 2.60	2.60
Assets-to-equity ratio	Total Assets divided by Total Equity Total Assets 134,157,309,421 Divide by: Total Equity 34,726,753,831 Assets-to-equity ratio 3.86	3.86	Total Assets divided by Total Equity Total Assets 109,002,524,842 Divide by: Total Equity 30,306,119,405 Assets-to-equity ratio 3.60	3.60
Interest rate coverage ratio	Earnings before interest and taxes (EBIT) divided by Interest expense Profit before tax 5,513,936,970 Cash and Cash Equivalents 3,040,615,556 Depreciation & Amortization 293,585,990 Add: Interest charged to Finance Costs 2,370,469,474 EBIT 11,218,607,990 Divide by: Interest Expense* 2,229,416,314 Interest rate coverage ratio 5.03 **Excludes 2,168,645,976 interest capitalized as part of property and equipment, and investment property*	5.03	Earnings before interest and taxes (EBIT) divided by Interest expense Profit before tax 5,227,779,304 Cash and Cash Equivalents 1,583,238,995 Depreciation & Amortization 175,519,160 Add: Interest charged to Finance Costs 2,188,102,745 EBIT 9,174,640,204 Divide by: Interest Expense* 2,102,801,908 Interest rate coverage ratio 4.36 **Excludes 1,657,889,230 interest capitalized as part of property and equipment, and investment property*	4.36
Return on equity	Net Profit divided by Total Ave. Equity Net Profit 4,029,541,777 Divide by: Total Ave. Equity 32,516,436,618 Return on equity 12%	12%	Net Profit divided by Total Ave. Equity Net Profit 3,997,848,977 Divide by: Total Ave. Equity 26,879,615,241 Return on equity 15%	15%
Return on assets	Net Profit divided by Total Ave. Assets Net Profit 4,029,541,777 Divide by: Total Ave. Assets 121,579,917,132 Return on assets 3%	3%	Net Profit divided by Total Ave. Assets Net Profit 3,997,848,977 Divide by: Total Ave. Assets 104,725,299,581 Return on assets 4%	4%
Net profit margin	Net Profit divided by Revenues Net Profit 4,029,541,777 Divide by: Total Revenue 18,517,428,402 Return on assets 22%	22%	Net Profit divided by Revenues Net Profit 3,997,848,977 Divide by: Total Revenue 18,647,297,898 Return on assets 21%	21%
Other ratio				
Gross profit margin	Gross Profit divided by Total Revenue Gross Profit 9,510,241,895 Divide by: Total Revenue 18,517,428,402 Gross profit margin 51%	51%	Gross Profit divided by Total Revenue Gross Profit 9,769,670,539 Divide by: Total Revenue 18,647,297,898 Gross profit margin 52%	52%

CEBU LANDMASTERS, INC. AND SUBSIDIARIES
(A Subsidiary of A B Soberano Holdings Corp.)
Supplementary Schedule of External Auditor Fee-Related Information
For the Years Ended December 31, 2025 and 2024

	2025	2024
Total Audit Fees	**P 8,958,500**	P 6,900,040
Non-audit service fees:		
Other assurance services	**3,600,000**	3,000,000
Tax services	**-**	-
All other services	**480,000**	480,000
Total Non-Audit Fees	**4,080,000**	3,480,000
Total Audit and Non-audit Fees	**P 13,038,500**	P 10,380,040

COVER SHEET
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number
C S 2 0 0 3 2 1 2 4 0

Company Name
C E B U L A N D M A S T E R S , I N C .
(A S u b s i d i a r y o f A B S o b e r a n o
H o l d i n g s C o r p .)

Principal Office (No./Street/Barangay/City/Town)Province)
1 0 T H F L O O R P A R K C E N T R A L E T O W E R
J O S E M A . D E L M A R S T . B 2 L 3 ,
C E B U I . T . P A R K , B R G Y . A P A S ,
C E B U C I T Y , P H I L I P P I N E S 6 0 0 0

Form Type	Department requiring the report	Secondary License Type, If Applicable
A F S 2 5	S E C	

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number/s	Mobile Number
jggarde@cebulandmasters.com	(032) 231 4914	N/A

No. of Stockholders	Annual Meeting Month/Day	Fiscal Year Month/Day
21	1st Friday of July	12/31

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

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Jose R. Soberano III	ceo@cebulandmasters.com	(032) 231 4914	

Contact Person's Address
10th floor, Park Centrale Tower, Jose Ma. del Mar St., B2 L3, Cebu I.T. Park, Brgy. Apas, Cebu 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.

CEBU LANDMASTERS
We Build with You in Mind

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of Cebu Landmasters, Inc. (the Company) is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, for the years ended December 31, 2025, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, 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 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 Company or to cease operations, or has no realistic alternative to do so.
The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements, including the schedules attached therein, and submits the same to the stockholders.

Punongbayan & Araullo, the independent auditors appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in their report to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit.

Jose R. Soberano III
Chairman of the Board, Chief Executive Officer and President
TIN: 108-729-320-000

Ma. Rosario B. Soberano
Executive Vice President and Treasurer
TIN: 106-129-910-000

Paquita Tigne-Rafols
Chief Financial Officer
TIN: 112-072-521-000

Signed this 7th day of April 2026.

SUBSCRIBED AND SWORN to before me this APR 0 7 2026 at Cebu City, affiants exhibiting to me their respective Tax Identification Nos.

Doc No. 294;
Page No. 70;
Book No. 15;
Series of 2026

ATTY LARRI-NIL G. VELOSO
Notary Public
Talisay City and Naga City, Cebu
Commission No. 2017-05-EJ | December 31, 2026
Roll of Attorneys No. 58901
MCLE Compliance No. VIII-0033036; issued on 05-09-2025
PTR No. [illegible], 12-12-2025, Cebu Province
IBP No. [illegible], 01-05-2026, Cebu Chapter
Block 1, [illegible]
Talisay City, Cebu, Philippines 6045

10th Floor, Park Centrale, J.M. del Mar St., Cebu I.T. Park, Apas, Cebu City
Tel. No. (032) 231 - 4914 & (032) 231 - 4870 or Telefax (032) 231 - 5073

Gmail **Mark Anthony Yu <myucliacctg@gmail.com>**

Your BIR AFS eSubmission uploads were received

1 message

eafs@bir.gov.ph <eafs@bir.gov.ph> Tue, Apr 14, 2026 at 9:22 AM
To: MYUCLIACCTG@gmail.com
Cc: MYUCLIACCTG@gmail.com

Hi CEBU LANDMASTERS INC,

Valid files

- EAFS227599320AFSTY122025.pdf
- EAFS227599320ITRTY122025.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-BBL7ACLD0BA7B9BDGN1MT4WZX06A7HKEJD**
Submission Date/Time: **Apr 14, 2026 09:22 AM**
Company TIN: **227-599-320**

Please be reminded that you accepted the terms and conditions for the use of this portal and expressly agree, warrant and certify that:

- The submitted forms, documents and attachments are complete, truthful and correct based on the personal knowledge and the same are from authentic records;
- The submission is without prejudice to the right of the BIR to require additional document, if any, for completion and verification purposes;
- The hard copies of the documents submitted through this facility shall be submitted when required by the BIR in the event of audit/investigation and/or for any other legal purpose.

This is a system-generated e-mail. Please do not reply.

P&A Grant Thornton

FOR SEC FILING

Financial Statements and Independent Auditors' Report

Cebu Landmasters, Inc.

December 31, 2025, 2024 and 2023
(With Corresponding Figures as of January 1, 2024)

P&A Grant Thornton

Punongbayan & Araullo
20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 8988 2288

Report of Independent Auditors

The Board of Directors and Stockholders
Cebu Landmasters, Inc.
(A Subsidiary of A B Soberano Holdings Corp.)
10th Floor, Park Centrale Tower
Jose Ma. Del Mar St., B2 L3
Cebu I.T. Park, Brgy. Apas
Cebu City

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Cebu Landmasters, Inc. (the Company), which comprise the statements of financial position as at December 31, 2025 and 2024, and statements of profit or loss, statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the financial statements, including a summary of material accounting policy information.

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

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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audits of the financial statements of public interest entities in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

P&A Grant Thornton

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

Management is responsible for the preparation and fair presentation 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 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 Company or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 auditors' 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 Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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 auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

P&A Grant Thornton

- 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, related safeguards.

Report on Other Legal and Regulatory Requirements

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information for the year ended December 31, 2025 required by the Bureau of Internal Revenue as disclosed in Note 34 to the financial statements is presented for purposes of additional analysis and is not a required part of the basic financial statements prepared in accordance with PFRS Accounting Standards. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

PUNONGBAYAN & ARAULLO

By: Renan A. Piamonte
Partner

CPA Reg. No. 0107805
TIN 221-843-037
PTR No. 10770769, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 107805-SEC (until financial period 2025)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-037-2025 (until August 6, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-010 (until August 12, 2027)

April 7, 2026

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024
(With Corresponding Figures as of January 1, 2024)
(Amounts in Philippine Pesos)

	Notes	2025	December 31, 2024 (As Restated – see Note 2)	January 1, 2024 (As Restated – see Note 2)
A S S E T S				
CURRENT ASSETS				
Cash and cash equivalents	4	**P 1,834,002,955**	P 667,937,940	P 441,670,591
Receivables	5	**3,372,699,102**	2,764,806,240	1,465,941,409
Contract assets	17	**7,702,225,031**	15,436,691,263	19,482,468,256
Real estate inventories	6	**5,964,793,065**	6,000,151,302	7,540,376,650
Deposits on land for future development	7	**754,165,850**	-	-
Due from related parties	25	**513,290,781**	664,246,029	698,510,600
Prepayments and other current assets	8	**6,065,505,361**	4,552,061,352	4,194,661,169
		26,206,682,145	30,085,894,126	33,823,628,675
Non-current asset classified as held for sale	9	**-**	237,832,347	-
Total Current Assets		**26,206,682,145**	30,323,726,473	33,823,628,675
NON-CURRENT ASSETS				
Receivables	5	**1,516,846,742**	128,161,471	156,093,837
Contract assets	17	**28,310,172,083**	18,764,293,954	13,235,300,241
Investments in subsidiaries, associates and a joint venture	9	**16,408,743,423**	11,581,398,627	9,345,133,685
Property and equipment - net	10	**10,611,157,910**	8,191,763,954	6,702,180,711
Right-of-use assets - net	11	**842,783,490**	867,255,016	887,603,255
Investment properties - net	12	**11,395,534,624**	9,782,821,363	8,881,399,871
Other non-current assets - net	13	**1,390,366,161**	1,852,054,722	1,539,183,844
Total Non-current Assets		**70,475,604,433**	51,167,749,107	40,746,895,444
TOTAL ASSETS		**P 96,682,286,578**	P 81,491,475,580	P 74,570,524,119
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Interest-bearing loans and borrowings	14	**P 5,816,060,701**	P 8,542,986,476	P 10,443,628,947
Bonds payable	15	**2,763,194,048**	-	-
Trade and other payables	16	**16,149,098,363**	12,905,397,550	14,223,925,249
Contract liabilities	17	**222,125,928**	120,537,515	164,891,955
Customers' deposits	17	**219,198,873**	78,940,908	135,710,979
Lease liabilities	11	**54,676,118**	41,197,368	37,685,586
Total Current Liabilities		**25,224,354,031**	21,689,059,817	25,005,842,716
NON-CURRENT LIABILITIES				
Interest-bearing loans and borrowings	14	**31,742,059,242**	28,859,671,939	25,514,057,795
Bonds payable	15	**11,111,294,563**	4,964,768,926	4,947,822,521
Trade and other payables	16	**577,281,561**	550,010,939	193,517,068
Lease liabilities	11	**984,286,718**	968,523,528	939,780,431
Post-employment defined benefit obligation	23	**59,610,163**	40,309,395	10,395,914
Deferred tax liabilities - net	24	**4,316,766,463**	3,914,255,188	3,499,919,259
Total Non-current Liabilities		**48,791,298,710**	39,297,539,915	35,105,492,988
Total Liabilities		**74,015,652,741**	60,986,599,732	60,111,335,704
EQUITY	26			
Capital stock		**3,627,732,337**	3,627,732,337	3,623,451,997
Additional paid-in capital		**5,855,925,221**	5,855,925,221	1,608,917,974
Share options outstanding		**7,059,255**	5,681,640	4,311,977
Treasury stock, at cost		**(732,664,604)**	(732,664,604)	(732,664,604)
Revaluation reserves		**(43,922,873)**	(34,689,808)	(18,288,224)
Retained earnings		**13,952,504,501**	11,782,891,062	9,973,459,295
Total Equity		**22,666,633,837**	20,504,875,848	14,459,188,415
TOTAL LIABILITIES AND EQUITY		**P 96,682,286,578**	P 81,491,475,580	P 74,570,524,119

See Notes to Financial Statements.

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
STATEMENTS OF PROFIT OR LOSS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024 (As Restated – see Note 2)	2023
REVENUES	17			
Sale of real estates		**P 10,330,676,981**	P 8,948,104,390	P 9,986,792,668
Interest income from real estate sales		**1,286,975,609**	1,064,215,526	1,104,059,468
Rental		**157,282,662**	113,826,161	101,513,196
Management fees		**172,417,914**	146,650,022	154,376,800
		11,947,353,166	10,272,796,099	11,346,742,132
COST OF SALES AND SERVICES	18	**(5,672,770,056)**	(4,257,943,888)	(5,090,152,817)
GROSS PROFIT		**6,274,583,110**	6,014,852,211	6,256,589,315
OPERATING EXPENSES	19	**(2,754,458,629)**	(2,377,889,044)	(1,968,974,042)
OTHER OPERATING INCOME	20	**894,472,713**	729,437,482	363,652,839
OPERATING PROFIT		**4,414,597,194**	4,366,400,649	4,651,268,112
SHARE IN NET PROFIT OF SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE	9	**1,233,574,740**	1,075,855,465	1,249,633,091
FINANCE COSTS	21	**(1,875,162,436)**	(1,880,107,688)	(2,128,229,311)
FINANCE INCOME	22	**55,661,201**	32,037,902	43,989,261
OTHER LOSSES - Net	20	**(28,016,817)**	(23,812,992)	(3,233,017)
PROFIT BEFORE TAX		**3,800,653,882**	3,570,373,336	3,813,428,136
TAX EXPENSE	24	**(667,897,478)**	(628,095,254)	(979,986,307)
NET PROFIT		**P 3,132,756,404**	P 2,942,278,082	P 2,833,441,829

See Notes to Financial Statements.

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
NET PROFIT		**P 3,132,756,404**	P 2,942,278,082	P 2,833,441,829
OTHER COMPREHENSIVE LOSS				
Item that will not be reclassified subsequently to profit or loss				
Loss on remeasurements of post-employment defined benefit plan	23	**(12,310,753)**	(21,868,779)	(5,836,964)
Tax income	24	**3,077,688**	5,467,195	1,459,241
		(9,233,065)	(16,401,584)	(4,377,723)
TOTAL COMPREHENSIVE INCOME		**P 3,123,523,339**	P 2,925,876,498	P 2,829,064,106

See Notes to Financial Statements.

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Capital Stock (see Note 26)	Additional Paid-in Capital (See Note 26)	Share Options Outstanding (See Note 26)	Treasury Stock, at Cost (See Note 26)	Revaluation Reserves (See Note 26)	Retained Earnings (See Note 26) Appropriated	Unappropriated	Total	Total
Balance at January 1, 2025	P 3,627,732,337	P 5,855,925,221	P 5,681,640	(P 732,664,604)	(P 34,689,808)	P 3,223,719,310	P 8,559,171,752	P 11,782,891,062	P 20,504,875,848
Transactions with owners:									
Cash dividend	-	-	-	-	-	-	(963,142,965)	(963,142,965)	(963,142,965)
Stock option granted	-	-	1,377,615	-	-	-	-	-	1,377,615
	-	-	1,377,615	-	-	-	(963,142,965)	(963,142,965)	(961,765,350)
Appropriation of retained earnings									
Appropriation of retained earnings	-	-	-	-	-	3,236,320,375	(3,236,320,375)	-	-
Reversal of appropriations during the year	-	-	-	-	-	(1,693,661,346)	1,693,661,346	-	-
	-	-	-	-	-	1,542,659,029	(1,542,659,029)	-	-
Total comprehensive income for the year:									
Net profit for the year	-	-	-	-	-	-	3,132,756,404	3,132,756,404	3,132,756,404
Other comprehensive loss	-	-	-	-	(9,233,065)	-	-	-	(9,233,065)
	-	-	-	-	(9,233,065)	-	3,132,756,404	3,132,756,404	3,123,523,339
Balance at December 31, 2025	**P 3,627,732,337**	**P 5,855,925,221**	**P 7,059,255**	**(P 732,664,604)**	**(P 43,922,873)**	**P 4,766,378,339**	**P 9,186,126,162**	**P 13,952,504,501**	**P 22,666,633,837**
Balance at January 1, 2024	P 3,623,451,997	P 1,608,917,974	P 4,311,977	(P 732,664,604)	(P 18,288,224)	P 6,914,803,006	P 3,058,656,289	P 9,973,459,295	P 14,459,188,415
Transactions with owners									
Issuance of capital stock	4,280,340	4,247,007,247	1,369,663	-	-	-	-	-	4,252,657,250
Cash dividend	-	-	-	-	-	-	(1,132,846,315)	(1,132,846,315)	(1,132,846,315)
	4,280,340	4,247,007,247	1,369,663	-	-	-	(1,132,846,315)	(1,132,846,315)	3,119,810,935
Reversal of appropriations during the year	-	-	-	-	-	(3,691,083,696)	3,691,083,696	-	-
Total comprehensive income for the year									
Net profit for the year	-	-	-	-	-	-	2,942,278,082	2,942,278,082	2,942,278,082
Other comprehensive loss	-	-	-	-	(16,401,584)	-	-	-	(16,401,584)
	-	-	-	-	(16,401,584)	-	2,942,278,082	2,942,278,082	2,925,876,498
Balance at December 31, 2024	P 3,627,732,337	P 5,855,925,221	P 5,681,640	(P 732,664,604)	(P 34,689,808)	P 3,223,719,310	P 8,559,171,752	P 11,782,891,062	P 20,504,875,848
Balance at January 1, 2023	P 3,623,451,997	P 1,608,917,974	P 2,195,991	(P 732,664,604)	(P 13,910,501)	P 3,931,475,893	P 3,832,277,836	P 7,763,753,729	P 12,251,744,586
Transactions with owners									
Cash dividend	-	-	-	-	-	-	(623,736,263)	(623,736,263)	(623,736,263)
Stock option granted	-	-	2,115,986	-	-	-	-	-	2,115,986
	-	-	2,115,986	-	-	-	(623,736,263)	(623,736,263)	(621,620,277)
Appropriation of retained earnings									
Appropriations during the year	-	-	-	-	-	6,324,658,043	(6,324,658,043)	-	-
Reversal of appropriations during the year	-	-	-	-	-	(3,341,330,930)	3,341,330,930	-	-
	-	-	-	-	-	2,983,327,113	(2,983,327,113)	-	-
Total comprehensive income for the year									
Net profit for the year	-	-	-	-	-	-	2,833,441,829	2,833,441,829	2,833,441,829
Other comprehensive loss	-	-	-	-	(4,377,723)	-	-	-	(4,377,723)
	-	-	-	-	(4,377,723)	-	2,833,441,829	2,833,441,829	2,829,064,106
Balance at December 31, 2023	P 3,623,451,997	P 1,608,917,974	P 4,311,977	(P 732,664,604)	(P 18,288,224)	P 6,914,803,006	P 3,058,656,289	P 9,973,459,295	P 14,459,188,415

See Notes to Financial Statements.

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024 (As Restated – see Note 2)	2023 (As Restated – see Note 2)
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax		**P 3,800,653,882**	P 3,570,373,336	P 3,813,428,136
Adjustments for:				
Interest expense on:	21			
Loans		**1,586,178,296**	1,646,872,202	1,991,030,749
Bonds		**152,789,262**	131,374,423	66,856,868
Lease liabilities		**69,540,853**	68,238,917	65,882,750
Share in net loss (profit) of subsidiaries, associates and a joint venture	9	**(1,233,574,740)**	(1,075,855,465)	(1,249,633,091)
Gain on sale of investment properties	12	**(532,899,369)**	(383,161,574)	-
Depreciation and amortization	19	**164,351,010**	137,055,472	131,323,468
Interest income	22	**(28,969,252)**	(32,037,902)	(43,989,261)
Share option benefits expense	26	**1,377,615**	1,369,663	2,115,986
Loss (gain) on sale of property and equipment	10	**2,837**	(1,368,905)	17,411
Operating profit before working capital changes		**3,979,450,394**	4,062,860,167	4,777,033,016
Decrease (increase) in receivables		**(960,961,828)**	(433,265,631)	981,471,088
Increase in contract assets		**(1,811,411,897)**	(1,483,216,720)	(7,331,000,325)
Decrease in real estate inventories		**37,055,186**	684,915,708	434,223,846
Decrease (increase) in deposits on land for future development		**(754,165,850)**	-	121,996,729
Increase in prepayments and other current assets		**(1,513,444,009)**	(357,400,182)	(1,854,036,753)
Decrease (increase) in other non-current assets		**248,910,480**	(317,523,187)	(449,046,103)
Increase in trade and other payables		**2,449,592,626**	113,317,882	2,793,055,155
Increase (decrease) in contract liabilities		**101,588,413**	(44,354,440)	(124,474,702)
Increase (decrease) in customers' deposits		**140,257,965**	(56,770,071)	58,714,410
Increase (decrease) in post-employment defined benefit obligation		**6,990,015**	8,044,702	(4,831,146)
Cash generated from (used in) operations		**1,923,861,495**	2,176,608,228	(596,894,785)
Cash paid for taxes		**(262,308,515)**	(208,292,130)	(140,808,610)
Net Cash From (Used in) Operating Activities		**1,661,552,980**	1,968,316,098	(737,703,395)
CASH FLOWS FROM INVESTING ACTIVITIES				
Additional investments in subsidiaries, associates and a joint venture	9	**(4,161,937,709)**	(1,601,491,824)	(1,336,593,907)
Acquisitions of property and equipment	10, 13	**(1,261,502,314)**	(706,644,095)	(1,361,684,021)
Dividends received	9	**806,000,000**	203,250,000	106,220,000
Acquisitions of investment properties	12, 13	**(606,006,717)**	(1,298,536,337)	(752,900,544)
Collections of advances to related parties	25	**467,896,861**	938,918,595	983,991,952
Advances to related parties	25	**(316,941,613)**	(904,654,024)	(201,003,147)
Proceeds from sale of investment properties	12	**37,638,160**	16,395,666	-
Interest received	13	**28,969,252**	32,037,902	43,989,261
Proceeds from sale of property and equipment	10	**1,923,208**	2,740,603	16,474
Acquisitions of computer software	13	**-**	(1,196,947)	(1,914,986)
Net Cash Used in Investing Activities		**(5,003,960,872)**	(3,319,180,461)	(2,519,878,918)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from availment of interest-bearing loans - net	14, 32	**25,157,126,891**	13,789,278,958	11,434,269,173
Repayments of interest-bearing loans	14, 32	**(25,092,159,015)**	(12,444,183,494)	(5,050,319,185)
Proceeds from issuances of bonds - net	15, 32	**8,876,780,500**	-	-
Interest paid on interest-bearing loans		**(2,811,236,658)**	(2,832,095,112)	(2,152,046,014)
Cash dividends paid	26	**(963,142,965)**	(793,439,609)	(623,736,263)
Interest paid on bonds		**(618,596,933)**	(352,556,540)	(337,485,051)
Payment of lease liabilities	11, 32	**(40,298,913)**	(41,160,078)	(36,783,822)
Proceeds from issuance of shares of stock - net	26	**-**	4,251,287,587	-
Net Cash From Financing Activities		**4,508,472,907**	1,577,131,712	3,233,898,838
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		**1,166,065,015**	226,267,349	(23,683,475)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		**667,937,940**	441,670,591	465,354,066
CASH AND CASH EQUIVALENTS AT END OF YEAR		**P 1,834,002,955**	P 667,937,940	P 441,670,591

Supplementary Information on Non-cash Investing and Financing Activities is disclosed in Note 33 to the Financial Statements.

See Notes to Financial Statements.

CEBU LANDMASTERS, INC.
(A Subsidiary of A B Soberano Holdings Corp.)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

1. GENERAL INFORMATION

1.1 Corporate Information

Cebu Landmasters, Inc. (CLI or the Company) was incorporated in the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on September 26, 2003. CLI is presently engaged in real estate-related activities which include real estate development, sales, leasing and property management. The Company's real estate portfolio includes residential condominium and subdivisions, mixed-use developments, townships, hotels and resorts, offices, and co-living accommodations.

The Company is a subsidiary of A B Soberano Holdings Corp. (ABS). ABS is a holding company and is incorporated and domiciled in the Philippines. The registered office address and principal place of business of ABS is located at 2nd Street, Villa San Lorenzo, Quijada Street, Barangay Guadalupe, Cebu City.

On January 6, 2017, the Board of Directors (BOD) approved the Company's application for the registration of its common stocks with the SEC and application for the listing thereof in the Philippine Stock Exchange (PSE). The Company's shares were listed on the main board of the PSE on June 2, 2017 (see Note 26).

The registered office address of CLI, which is also its principal place of business, is located at 10th Floor, Park Centrale Tower, Jose Ma. Del Mar St., B2 L3, Cebu I.T. Park, Brgy. Apas, Cebu City, Philippines.

1.2 Subsidiaries, Associates and Joint Venture

CLI holds ownership interests in the following subsidiaries, associates and joint venture:

Entities	Note	Effective Percentage of Ownership 2025	2024
Subsidiaries			
CLI Premier Hotels Int'l. Inc. (CPH)	(a)	**100%**	100%
Cebu Landmasters Property Management, Inc. (CPM)	(b)	**100%**	100%
A.S. Fortuna Property Ventures, Inc. (ASF)	(c)	**100%**	100%
CLI Hotels and Resorts Inc. (CHR)	(d)	**100%**	100%
CLI Luzon Ventures, Inc. (CLVI)	(e)	**100%**	-
CLI Water, Inc. (CWI)	(f)	**100%**	-
CLI-LITE Panglao Inc. (CLI-LITE)	(g)	**88%**	88%
Ming-mori Development Corporation (MDC)	(h)	**78%**	78%
Sugbo Prime Estate, Inc. (SPE)	(i)	**64%**	64%
CLI MAC Developers, Inc. (CLI MAC)	(j)	**60%**	-

(Forward)

Entities	Note	Effective Percentage of Ownership 2025	2024
Subsidiaries			
CLI NUD Ventures, Inc. (CLI NUD)	(k)	**60%**	-
BL CBP Ventures, Inc. (BL Ventures)	(l)	**50%**	50%
Yuson Excellence Soberano, Inc. (YES)	(m)	**50%**	50%
Yuson Huang Excellence Soberano, Inc. (YHES)	(n)	**50%**	50%
YHEST Realty and Development Corporation (YHEST)	(o)	**50%**	50%
CCLI Premier Hotels, Inc. (CCLI)	(p)	**50%**	50%
Cebu Homegrown Developers, Inc. (CHDI)	(q)	**50%**	50%
YHES Premier Hotels Inc. (YHESPH)	(r)	**50%**	50%
Cebu BL-Ramos Ventures Inc. (CBLRV)	(s)	**50%**	50%
GGTT Realty Corporation (GGTT)	(t)	**50%**	50%
Mivesa Garden Residences, Inc. (MGR)	(u)	**45%**	45%
El Camino Developers Cebu, Inc. (El Camino)	(v)	**35%**	35%
Associates			
Iloilo Global City Corporation (IGCC)	(w)	**43%**	43%
ICOM Air Corporation (ICOM)	(x)	**33%**	33%
Magspeak Nature Park, Inc. (Magspeak)	(y)	**25%**	25%
Joint venture			
CLI NUD	(k)	**-**	30%

All of the subsidiaries, associates and joint venture are incorporated in the Philippines. The subsidiaries, associates and joint venture except CPH, CPM, CHR, CWI, SPE, CCLI, YHESPH and ICOM, are in the same line of business as CLI. A brief description of these entities follows:

(a) CPH was incorporated in 2016 as a wholly owned subsidiary of CLI. CPH is engaged in the real estate and hotel management business. The principal place of business of CPH is located in Cebu City.

(b) CPM was incorporated in 2017 as a wholly owned subsidiary of CLI. CPM is engaged in the management of condominium corporations and housing associations affiliated with CLI. The principal place of business of CPM is located in Cebu City.

(c) ASF was incorporated in 2017 as a joint venture where CLI initially held 40% ownership interest. CLI acquired all the ownership interest of its business partners at the end of 2017 which made ASF its wholly owned subsidiary. The principal place of business of ASF is located in Cebu City.

(d) CHR was incorporated in 2022 as a wholly owned subsidiary of CLI. It is engaged in managing the Company's hotel projects. Its principal place of business is located in Cebu City.

(e) CLVI was incorporated in 2025 as a wholly owned subsidiary of CLI, with the purpose of developing residential and mixed-use projects in Luzon. Its principal place of business is located in Cebu City. As at December 31, 2025, CLVI has yet to start commercial operations.

(f) CWI was incorporated in 2025 as a wholly owned subsidiary of CLI to supply water to CLI's various projects. The principal place of business of CWI is located in Cebu City. As at December 31, 2025, CWI has yet to start commercial operations.

(g) CLI-LITE was incorporated in 2021 as an undertaking by CLI and two other corporations for the development of a mixed-use project in Panglao Island, Bohol, which includes residential condominiums and a potential hotel component. The principal place of business of CLI-LITE is located in Cebu City.

(h) MDC was incorporated in 2013 as an undertaking between CLI and four other entities for the development of an economic business district. The principal place of business of MDC is located in Cebu City. As at December 31, 2025, MDC has yet to start commercial operations.

(i) SPE was incorporated in 2019 as a one person corporation and was converted to an ordinary stock corporation after entering into a joint venture with CLI in 2021, for the development of a dormitory with retail and warehouse spaces. The principal place of business of SPE is located in Cebu City.

(j) CLI MAC was incorporated in 2025 as an undertaking between CLI and Martinez Agricultural Corporation for the development of mixed-used condominium project in Cebu City. CLI exercised control over CLI MAC through its authority to direct operational activities and govern strategic and financial policies. The principal place of business is located in Cebu City. As at December 31, 2025, CLI MAC has yet to commence commercial operations.

(k) CLI NUD was incorporated in 2024 as a joint venture between CLI and NTT UD Asia Pte. Ltd. (NTTUDA) for the development of mixed-use condominium project in Cebu City. In 2025, CLI exercised control over CLI NUD through its authority to direct operational activities and govern strategic and financial policies [see Notes 3.1(l) and 10.3]. CLI NUD started its commercial operations in August 2025. The principal place of business of CLI NUD is located in Cebu City.

(l) BL Ventures was incorporated by CLI and Borromeo Bros. Estate, Inc. (BBEI) to construct and operate Latitude Corporate Center. The principal place of business of BL Ventures is located in Cebu City.

(m) YES was incorporated by CLI and Yuson Comm. Investments, Inc. to construct and operate Messatiera Garden Residences in Davao. The principal place of business of YES is located in Davao City.

(n) YHES was incorporated in 2017 as an undertaking among CLI, Yuson Strategic Holdings, Inc., and Davao Filandia Realty Corp. for the development of mixed-used real estate project, the Paragon Davao. The principal place of business of YHES is located in Davao City.

(o) YHEST was incorporated in 2018 as an undertaking among CLI and five corporations for the development of a central business district located at Matina, Davao. The principal place of business of YHEST is located in Davao City.

(p) CCLI was incorporated in 2018 as an undertaking between CLI and Capitaine, Inc. for the development of Citadines hotel in Bacolod City. CCLI started its commercial operations in 2024. The principal place of business of CCLI is located in Bacolod City.

(q) CHDI is an undertaking between CLI and Aboitiz Land, Inc. and was incorporated in 2019. CHDI is engaged in the development of a high-rise mixed-use condominium complex in Mandaue City, Cebu. The principal place of business of CHDI is located in Cebu City.

(r) YHESPH was incorporated in 2019 as a wholly owned subsidiary of YHES that will engage in hotel business. Its ultimate parent is CLI which owns 50% of YHES. As at December 31, 2025, YHESPH has yet to start commercial operations.

(s) CBLRV was incorporated in 2020 as an undertaking between CLI and BBEI and is engaged in the development of a mixed-use condominium tower in Cebu City. The principal place of business is located in Cebu City.

(t) GGTT was incorporated in 2003 and is engaged to construct a residential condominium project. The principal place of business of GGTT is located in Iloilo City.

(u) MGR was incorporated in 2017 as an undertaking by CLI and three corporations for the construction of buildings 6 and 7 of the Mivesa Garden Residences condominium. MGR is considered a subsidiary of CLI because CLI is exposed, or has rights, to variable returns from its involvement with MGR and has the ability to affect those returns due to its full control on MGR's management. The principal place of business of MGR is located in Cebu City.

(v) El Camino was incorporated in 2016 as an undertaking between CLI and four other corporations for the development of 38 Park Avenue condominium project in Cebu City. CLI controls El Camino's operations through a shareholder agreement and is considered its parent. The principal place of business of El Camino is located in Cebu City.

(w) IGCC was incorporated in 2023 as an undertaking between CLI and two other corporations and is engaged in the development of a mixed-use condominium tower in Iloilo City. Its principal place of business is located in Iloilo City. As at December 31, 2025, IGCC has yet to commence commercial operations.

(x) ICOM was incorporated on December 7, 2020 as an undertaking of CLI and various individual stockholders and corporations to import aircraft(s) and to operate a transportation business in the Philippines. ICOM's principal place of business is in Iloilo City.

(y) Magspeak was incorporated in 2011 as an undertaking among CLI and four other corporations for the development of a mountain resort to be located in Balamban, Cebu. The principal place of business of Magspeak is located in Cebu City.

1.3 Approval of Issuance of Financial Statements

The financial statements of the Company as at and for the year ended December 31, 2025 (including the comparative financial statements as at December 31, 2024 and for the years ended December 31, 2024 and 2023, and the corresponding figures as at January 1, 2024), were authorized for issue by the BOD on April 7, 2026.

2. MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policy information applied in preparing these financial statements are summarized below and in the succeeding pages. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation of Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

The financial statements of the Company were prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). PFRS Accounting Standards are adopted by the Financial and Sustainability Reporting Standards Council (FSRSC) from the pronouncements issued by the International Accounting Standards Board and approved by the Philippine Board of Accountancy.

The financial statements have been prepared using the measurement bases specified by the relevant accounting frameworks for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies that follow.

(b) Presentation of Financial Statements

The financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The Company presents a statement of comprehensive income separately from the statement of profit or loss.

The Company presents a third statement of financial position as at the beginning of the preceding period when it applies an accounting policy retrospectively, or makes a retrospective restatement or reclassification of items that has a material effect on the information in the statement of financial position at the beginning of the preceding period. The related notes to the third statement of financial position are not required to be disclosed.

(i) Reclassification of Properties Used in Hotel Operations

In 2025, the Company reclassified certain properties relating to prior periods to align their presentation with the Company's policy classifying properties based on their intended use once sufficient information is available and the associated costs have been incurred to determine the asset's actual use. This policy requires classification to reflect the actual use of the asset rather than the original intent at initial acquisition.

The affected properties form part of mixed-use developments and were previously presented as investment properties when they were initially intended to be held for lease. Based on updated information on their actual utilization in hotel operations, the Company reclassified these properties as property and equipment to more faithfully reflect their current use. The revised classification is consistent with the classification principles under PAS 40, *Investment Property*, and PAS 16, *Property, Plant and Equipment.*

In accordance with PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*, the reclassification was accounted for retrospectively as it relates to the refinement of a prior period classification of assets in prior periods rather than a change in accounting policy or estimate. The retrospective application had a material effect on the presentation of the Company's statement of financial position as at January 1, 2024. Accordingly, comparative information was restated, and a third statement of financial position has been presented, as required under PAS 1.

(ii) Reclassification of Properties sold

In 2024, the Company reclassified certain properties amounting to P470,900,926 from investment property to real estate inventories. Based on management's reassessment, the prior classification of these properties as investment property was no longer appropriate. Although the properties were initially reclassified to inventories, they were sold without the Company undertaking substantive actions that would demonstrate an intention to develop the properties for sale.

Accordingly, the reclassification represents a correction of the prior classification rather than a change in accounting policy or estimate. In line with PAS 8, the reclassification was accounted for retrospectively. As the properties were sold within the same reporting period in 2024, the retrospective adjustment affected the presentation of the related transaction in the 2024 statement of profit or loss, which was restated to reflect the appropriate classification and presentation of the sale.

The retrospective application of this reclassification did not have an impact on the Company's statement of financial position as at January 1, 2024.

(iii) Reclassification of Accrual Adjustments Related to Investment Properties

In 2025, the Company identified a prior-period presentation adjustment in the statement of cash flows relating to the movements in investment properties.

In prior years, certain accrual-related adjustments associated with investment properties were presented as reclassification to real estate inventories. Upon further review, management determined that these adjustments represent accrual adjustments arising from investment properties during the year and should have been reflected as adjustments to additions of investment properties, rather than as reclassifications to real estate inventories, in the statements of cash flows.

In accordance with PAS 8, the comparative statements of cash flows were retrospectively restated to reflect the revised presentation of the affected investing activities. The restatement resulted in the reclassification of amounts under movements in real estate inventories and trade and other payables in the statements of cash flows amounting to P1,297,935,802 and P851,934,567 in 2024 and 2023, respectively. The restatement affected only the classification of cash flow line items and did not impact the Company's total cash flows in prior years.

The retrospective application of this reclassification did not have an impact on the Company's statement of financial position as at January 1, 2024.

These reclassifications relate to presentation and classification and do not change the Company's total assets, total liabilities, or total equity. They also do not affect the total cash flows. The adjustments were made to align the classification and presentation of affected balances with the applicable accounting standards based on updated information on intended use and on the nature of the transaction.

Presented below is the analysis of the effects of the prior period reclassifications in the statement of financial position as at December 31, 2024 and January 1, 2024.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
December 31, 2024				
Change in assets :				
Property and equipment - net	2.1(b)(i)	7,447,881,660	743,882,294	8,191,763,954
Investment properties - net	2.1(b)(i)	10,526,703,657	(743,882,294)	9,782,821,363
			-	
January 1, 2024				
Change in assets :				
Property and equipment - net	2.1(b)(i)	6,012,622,261	689,558,450	6,702,180,711
Investment properties - net	2.1(b)(i)	9,570,958,321	(689,558,450)	8,881,399,871
			-	

Presented below is the analysis of the effects of the prior period reclassifications in the 2024 statement of profit or loss.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
Sale of real estates	2.1(b)(ii)	9,802,166,890	(854,062,500)	8,948,104,390
Cost of sales and services	2.1(b)(ii)	(4,728,844,814)	470,900,926	(4,257,943,888)
Other operating income	2.1(b)(ii)	346,275,908	383,161,574	729,437,482
			-	

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Presented below is the analysis of the effects of the prior period reclassifications in the 2024 and 2023 statements of cash flows.

(Amounts in PHP)	Note	As Previously Reported	Reclassifications	As Restated
2024				
Changes in cash flows from operating activities:				
Gain on sale of investment properties	2.1(b)(ii)	-	(383,161,574)	(383,161,574)
Increase in receivables	2.1(b)(ii)	(1,270,932,465)	837,666,834	(433,265,631)
Decrease in real estate inventories	2.1(b)(ii), 2.1(b)(iii)	2,453,752,436	(1,768,836,728)	684,915,708
Decrease in trade and other payables	2.1(b)(iii)	(1,184,617,920)	1,297,935,802	113,317,882
			(16,395,666)	
Changes in cash flows from investing activities:				
Proceeds from sale of investment properties	2.1(b)(ii)	-	16,395,666	16,395,666
Acquisitions of property and equipment	2.1(b)(ii)	(652,320,250)	(54,323,845)	(706,644,095)
Acquisitions of investment properties	2.1(b)(ii)	(1,352,860,182)	54,323,845	(1,298,536,337)
			16,395,666	
Impact on cash and cash equivalents			-	
2023				
Changes in cash flows from operating activities:				
Increase in trade and other payables	2.1(b)(iii)	1,941,120,588	851,934,567	2,793,055,155
Decrease in real estate inventories	2.1(b)(iii)	1,286,158,413	(851,934,567)	434,223,846
			-	
Changes in cash flows from investing activities:				
Acquisitions of property and equipment	2.1(b)(ii)	(1,272,143,177)	(89,540,844)	(1,361,684,021)
Acquisitions of investment properties	2.1(b)(ii)	(842,441,388)	89,540,844	(752,900,544)
			-	
Impact on cash and cash equivalents			-	

As a result of these reclassifications, the supplemental information on non-cash investing activities has been updated to reflect the non-cash nature of these transactions [see Note 33(c), (d) and (g)].

(c) *Functional and Presentation Currency*

These financial statements are presented in Philippine pesos, the Company's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the financial statements of the Company are measured using its functional currency. Functional currency is the currency of the primary economic environment in which the Company operates.

2.2 Adoption of New and Amended PFRS Accounting Standards

(a) *Effective in 2025 that is Relevant to the Company*

The Company adopted for the first time amendments to PAS 21, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*, which are mandatorily effective for annual periods beginning on or after January 1, 2025. The amendments require entities to assess whether a currency is exchangeable and to determine a spot exchange rate when exchangeability is lacking. These amendments also mandate the disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable. The amendments had no significant impact on the financial statements of the Company.

(b) *Effective Subsequent to 2025 but not Adopted Early*

There are new standards and amendments to existing standards effective for annual periods subsequent to 2025, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have significant impact on the Company's financial statements:

(i) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026)

(ii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The new standard, however, does not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

(iv) PFRS 10 and PAS 28 (Amendments), *Financial Statements and Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture* (effective date deferred indefinitely)

2.3 Separate Financial Statements and Investments in Subsidiaries, Associates and a Joint Venture

These financial statements are prepared as the Company's separate financial statements. The Company also prepares consolidated financial statements which is available to the public through the disclosures section of the PSE Edge and Company's website.

The Company assesses whether or not it controls an entity if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Investments in subsidiaries, associates and joint venture are initially recognized at cost and subsequently accounted for using the equity method.

2.4 Financial Instruments

(a) Financial Assets

Regular purchases and sales of financial assets are recognized on their trade date (i.e., the date that the Company commits to purchase or sell the asset).

(i) Classification, Measurement and Reclassification of Financial Assets

The Company's financial assets are all categorized as financial assets at amortized cost.

(ii) Impairment of Financial Assets

The expected credit losses (ECL) on receivables and contract assets are estimated by a probability weighted estimate of credit losses over the expected life of the financial assets. These assets are assessed for impairment on a collective basis based on shared credit risk characteristics.

For other financial assets, if the credit risk has not increased significantly since initial recognition, the Company measures and provides for credit losses that are expected to result from default events that are possible within 12 months after the end of the reporting period, except when there has been a significant increase in credit risk on the financial asset since initial recognition.

(b) Financial Liabilities

Financial liabilities include interest-bearing loans and borrowings, bonds payable, lease liabilities and trade and other payables [except government-related obligations, advance rental and output value-added tax (VAT)].

2.5 Non-current Assets Classified as Held for Sale

Non-current assets held for sale are measured at lower of their carrying amounts, immediately prior to their classification as held for sale, and their fair value less costs to sell.

If the criteria for classification as held for sale are no longer met, the Company shall cease to classify the asset as held for sale. In such cases, the asset is remeasured at the lower of (a) the carrying amount that would have been recognized had the asset not been classified as held for sale, adjusted for depreciation or amortization, and (b) its recoverable amount at the date of the subsequent decision not to sell.

2.6 Real Estate Inventories

Costs of real estate inventories are assigned using specific identification of their individual costs.

The Company recognizes the effect of revisions in the total project cost estimates in the year in which these changes become known. Any impairment loss from a real estate project is charged to operations during the period in which the loss is determined.

Repossessed property arising from sales cancellation is recognized at cost.

2.7 Property and Equipment

Property and equipment are carried at acquisition or construction cost less subsequent depreciation, amortization and any impairment losses.

Depreciation and amortization are computed on the straight-line basis over the estimated useful lives of the assets. The depreciation and amortization periods for property and equipment, based on the above policies, are as follows:

Buildings and parking units	20 years
Transportation equipment	5 years
Operating equipment	3-5 years
Furniture and fixtures	2-5 years

Leasehold improvements are amortized over their expected useful lives of five years (determined by reference to comparable assets owned) or the term of lease, whichever is shorter.

Construction in progress represents costs incurred, including applicable borrowing costs, for hotel and resort projects that are still under development. These assets are not depreciated until they are completed and available for use.

2.8 Investment Properties

Properties held for lease under operating lease agreements or capital appreciation, which comprise mainly of land, buildings and condominium units, are classified as Investment Properties and carried at cost, net of accumulated depreciation and any impairment in value, except for land which is not subject to depreciation. Depreciation and amortization of investment properties are computed using the straight-line method over the estimated useful lives of the assets ranging from 20 to 50 years.

2.9 Other Non-financial Assets

Advances to subcontractors and suppliers, and deposits on land for future development are payments made for goods or services to be received in the future and are accounted for as non-financial assets in the nature of prepayments.

These amounts are classified in the statement of financial position based on the nature of the underlying asset: those related to real estate inventories are presented as current assets as they are expected to be realized within the Company's normal operating cycle, while amounts intended for the development of property and equipment, investment properties, or other non-current assets are presented as non-current assets consistent with the classification of the respective underlying asset.

2.10 Revenue and Expense Recognition

Revenue comprises revenue from sale of real properties, rentals, and management services.

The Company develops real properties such as developed land, house and lot, and condominium units. The Company often enters into contracts to sell real properties as they are being developed. The significant judgment used in determining the timing of satisfaction of the Company's performance obligation with respect to its contracts to sell real properties is disclosed in Note 3.1(b).

(a) *Real estate sales on pre-completed real estate properties* – Revenue from real estate sales is recognized over time proportionate to the progress of the development. The Company measures its progress based on actual costs incurred relative to the total expected costs to be incurred in completing the development. Revenue recognized is presented as part of Sale of Real Estates in the statement of profit or loss.

(b) *Real estate sales on completed real estate properties* – Revenue from real estate sales is recognized at point in time when the control over the real estate property is transferred to the buyer. Revenue recognized from real estate sales is presented as part of Sale of Real Estates in the statement of profit or loss.

(c) *Rendering of management services* – Revenue from the rendering of management services is recognized over time as the services are provided to the client entities. The client entities are invoiced monthly as work progresses, which are also due upon receipt by them. Any amounts remaining unbilled at the end of a reporting period are presented in the statement of financial position as receivables as only the passage of time is required before payment of these amounts will be due.

For tax reporting purposes, a modified basis of computing the taxable income for the year based on collections from real estate sales is used by the Company.

Incremental costs of obtaining a contract to sell real property to customers are recognized as Deferred commissions and are subsequently amortized over the duration of the contract on the same basis as revenue from such contract is recognized. The Company presents Deferred commissions as part of Prepayment and Other Current Assets when it is expected to be expensed within 12 months after the balance sheet date. Any remaining balance is presented as part of Other Non-current Assets.

Other costs and expenses are recognized in profit or loss upon utilization of services or receipt of goods or at the date they are incurred. Finance costs are reported on an accrual basis except capitalized borrowing costs.

Under its contracts with customers, the Company recognizes Contract receivables, which is presented under Receivables account, when it has an unconditional right to payment for the total consideration upon the completion of the development of the property sold. Any rights to consideration recognized by the Company as it develops the property are presented as Contract Assets in the statement of financial position.

Contract assets are subsequently tested for impairment in the same manner as the Company assesses impairment of its financial assets [see Note 2.4(a)(ii)].

In determining the transaction price, the Company adjusts the contract price for the effects of time value of money when the timing of payments agreed to with the customer provides either party with a significant benefit of financing the transfer of goods or services to the customer. In buyer financing arrangements where buyer payments are ahead of the development of the sold property, the Company recognizes interest expense which is presented as part of Interest Income from Real Estate Sales in the statement of profit or loss. Conversely, in seller financing arrangements where the development of the sold property is ahead of buyer payment terms, the Company recognizes interest income which is presented as part of Interest Income from Real Estate Sales in the statement of profit or loss. The significant judgment used in determining the existence of a significant financing component in the contract is disclosed in Note 3.1(d).

Any consideration received by the Company in excess of the amount for which the Company is entitled is presented as Contract Liabilities in the statement of financial position.

Sales cancellations are accounted for as contract modification. The previously recognized cumulative revenues and the related cumulative costs are reversed in profit or loss in the period in which the cancellation occurs. In addition, any difference between the carrying amount of the contract balances derecognized and the cost of the repossessed property is likewise recognized in profit or loss.

2.11 Leases

(a) *The Company as Lessee*

Subsequent to initial recognition, the Company depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Company accounts for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

(b) *The Company as Lessor*

The Company applies judgment in determining whether a lease contract is a finance or operating lease.

2.12 Employee Benefits

The Company provides post-employment benefits to employees through a defined benefit plan and defined contribution plans, and other employee benefits.

The Company's defined benefit post-employment plan covers all regular full-time employees. The pension plan is tax-qualified, non-contributory, and administered by a trustee.

The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Company's financial statements in accordance with PFRS Accounting Standards requires management to make judgments and estimates that affect the amounts reported in the financial statements and related notes. Judgments and estimates are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may ultimately differ from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

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

(a) Determining Existence of a Contract with Customer

In a sale of real estate properties, the Company's primary document for a contract with a customer is a signed contract to sell which is executed when the real estate property sold is completed and ready for use by customer. In cases wherein contract to sell are not executed by both parties, management determined that the combination of other signed documentations with customers, such as reservation agreement, official receipts, computation sheets and invoices, contains all the elements of a contract with the customer (i.e., approval of the contract by the parties, which has commercial substance, identification of each party's rights regarding the goods or services and the related payment terms). As part of this evaluation, the Company also assesses whether collection of the consideration is probable. [see Note 3.1(c)].

Collectability is also assessed by considering factors such as past history with the customer 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.

(b) Evaluation of Timing of Satisfaction of Performance Obligations

The Company exercises critical judgment in determining whether each performance obligation to develop properties promised in its contracts with customers is satisfied over time or at a point in time. In making this judgment, the Company considers the following:

- the asset created or enhanced as the Company performs;
- the ability of the customer to control such asset as it is being created or enhanced;
- the timing of receipt and consumption of benefits by the customer; and,
- the Company's enforceable right for payment for performance completed to date.

The Company determined that its performance obligation is satisfied over time since it does not have an alternative use of the specific property sold as it is precluded by its contract from redirecting the use of the property for a different purpose. Further, the Company has rights over payment for development completed to date as the Company can choose to complete the development and enforce its rights to full payment under its contracts even if the customer defaults on amortization payments.

On the other hand, performance obligation for completed real estate properties is satisfied at a point in time when the control over the real estate property is transferred to the buyer.

(c) Determination of Collection Threshold for Revenue Recognition

The Company uses judgment in evaluating the probability of collection of transaction price on real estate sales as a criterion for revenue recognition. The Company uses historical payment pattern of customers and number of sales cancellation in establishing a percentage of collection threshold over which the Company determines that collection of the transaction price is reasonably assured. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Company.

The Company considers that the initial and continuing investments by the buyer when reaching the set collection threshold would demonstrate the buyer's commitment to pay the total contract price. Management considers that when collections received from buyers exceed a defined threshold, the risk of contract cancellation becomes remote. Accordingly, the Company will not recognize the whole contract and no revenue will be recognized when the collection threshold is not yet reached.

(d) Determination of the Existence of Significant Financing Component in the Contract

The Company enters into real estate sales contracts offering various payment schemes to its customers. The timing of transaction price collection can significantly differ from the timing of the Company's fulfillment of its performance obligations. The Company exercises judgment in determining whether the contract terms provide a significant financing benefit to either the Company or its customers. This assessment is conducted at the inception of the contract, considering the contractual payment terms and the projected completion timeline of the related real estate development.

(e) Determination of ECL on Receivables and Contract Assets

The Company uses the cumulative loss rate approach to calculate ECL for receivables and contract assets. This approach considers and includes reasonable approximation of probable and estimable future losses determined by applying historical gross charge-off information (arising from cancellations and back-out sales) to forward-looking qualitative information (i.e., forecast of economic condition). Management considers title retention and repossession rights as key mitigants in assessing expected credit losses.

On the other hand, additional ECL may be calculated for certain pool of trade receivables specifically determined to have expected cash shortfall based on outstanding exposures. These generally arise from receivables which were charged off at an earlier term of the instrument since origination period.

Details about the ECL on the Company's receivables and contract assets are disclosed in Note 29.2.

(f) Distinction Between Investment Properties and Owner-occupied Properties

The Company determines whether a property qualifies as investment property. In making its judgment, the Company considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the property but also to other assets used in the operations.

(g) Distinction Between Inventories and Investment Properties

Real estate inventories comprise properties that are held for sale in the ordinary course of business. Meanwhile, investment properties comprise of land and buildings which are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. The Company considers management's intention over these assets in making its judgment.

(h) Evaluation of Change in Use for Transfers to or from Investment Properties

The Company evaluates transfers of properties to or from its investment properties by carefully assessing changes in their use (see Note 12). Such transfers are primarily driven by shifts in business plans, supported by tangible actions like obtaining necessary permits or preparing properties for sale. A change in management's intent alone is insufficient evidence to justify a transfer. Instead, the Company relies on objective and substantive indicators, considering all relevant facts and circumstances, to determine whether the properties meet the definition of the financial statement accounts. This judgment ensures that the classification aligns with the substance of the transactions and the Company's ordinary business activities.

(i) Distinction Between Operating and Finance Leases for Contracts where the Company is the Lessor

The Company has entered into various lease agreements. Critical judgment was exercised by management to distinguish each lease agreement as either an operating or a finance lease by looking at the transfer or retention of significant risk and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities. Currently, its leases are all operating leases.

(j) Distinction Between Joint Operations and Joint Ventures

The Company has entered into various joint arrangements. Critical judgment was exercised by management to distinguish each joint arrangement as either joint operations or joint ventures by looking at the rights and obligations held by an entity in relation to the arrangement.

(k) Determination of Lease Term of Contracts with Renewal and Termination Options

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated.

For leases of land and office space, the factors that are normally the most relevant are (a) if there are significant penalties should the Company pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the Company is reasonably certain not to terminate the lease contract. Otherwise, the Company considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The lease term is reassessed if an option is actually exercised or not exercised or the Company becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Company.

(l) Accounting for Equity Ownership Interest in Subsidiaries, Associates and Joint Ventures

In classifying its equity acquisitions as an investment in a subsidiary, associate, or joint venture, the Company evaluates whether control, significant influence, or joint control exists. Control is present when the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control of those policy decisions. Joint control exists when contractual arrangements provide the parties sharing control with collective rights over relevant activities, such that major decisions require unanimous consent.

Management exercises judgment in determining the classification of each investment based on the substance of the contractual arrangements, governance structure, and the purpose and design of the investee, including an assessment of whether the Company holds substantive rights that provide it with the ability to direct the relevant activities and make key operating and financial decisions of the investee.

Based on management's assessment, the Company has control over MGR and El Camino despite having ownership interests of 45% and 35%, respectively. Likewise, the Company has control over CLI MAC and CLI NUD despite their legal structure as joint ventures. This control is evidenced by its direction of relevant activities and decision-making power on the operations of these entities by virtue of agreements between the stockholders, which provide the Company with the ability to unilaterally direct key operating and financial decisions, while the rights of the other investors are protective in nature.

(m) Recognition of Provisions and Contingencies

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Where the possible outflow of economic resources resulting from present obligations is considered improbable or remote, or the amount to be provided for cannot be measured reliably, no liability is recognized in the financial statements. Similarly, possible inflows of economic benefits to the Company that do not yet meet the recognition criteria of an asset are considered contingent assets and are therefore not recognized in the financial statements. On the other hand, any reimbursement that the Company can be virtually certain to collect from a third party in relation to the obligation is recognized as a separate asset, but not in excess of the amount of the related provision.

Judgment is exercised by management to distinguish between provisions and contingencies. The disclosures on relevant contingencies are presented in Note 27.

(n) Determination of Preferred Shares as Equity or Liability

The Company exercises judgment in determining whether its preferred shares should be classified as financial liabilities or equity instruments. This assessment considers the specific terms and conditions of each preferred share issuance, including redemption provisions, dividend rights, and whether the Company has an unconditional right to avoid delivering cash or another financial asset. Depending on these features, preferred shares are accounted for as either liabilities or equity instruments, as applicable to each issuance by the Company. The resulting classification reflects the substance of the contractual rights and obligations, with further details provided in Note 26.1 to the financial statements, and significantly affects the presentation of the Company's financial position and the recognition of the related distribution.

(o) Evaluation of Non-current Assets as Non-current Assets Held for Sale

The Company determines whether its non-current assets qualify as held for sale in accordance with PFRS 5, *Non-current Assets Held for Sale and Discontinued Operation*. The key judgments made in this assessment include (a) the expected timing of the sale; (b) the likelihood of regulatory approvals required for the sale; and (c) the intention and clear commitment of management to sell the assets.

3.2 Key Sources of Estimation Uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) Revenue Recognition for Performance Obligations Satisfied Over Time

In determining the amount of revenue to be recognized for performance obligations satisfied over time, the Company measures progress on the basis of actual costs incurred relative to the total expected costs to complete such performance obligation.

Specifically, the Company estimates the total development costs with reference to the project development plan and any agreement with customers. Management regularly monitors its estimates and apply changes as necessary. A significant change in estimated costs would result in a significant change in the amount of revenue recognized in the year of change.

(b) Determination of Appropriate Discount Rate in Measuring Lease Liabilities

The Company measures its lease liabilities at present value of the lease payments that are not paid at the commencement date of the lease contract. The lease payments were discounted using a reasonable rate deemed by management equal to the Company's incremental borrowing rate. In determining a reasonable discount rate, management considers the term of the leases, the underlying asset and the economic environment. Actual results, however, may vary due to changes in estimates brought about by changes in such factors.

(c) Determination of Appropriate Discount Rate in Measuring Significant Financing Component

When adjusting the consideration for significant financing component, an entity shall use the discount rate that would be reflected in a separate financing transaction at contract inception. Management considers the discount rate which would reflect the credit characteristics of the party receiving financing in the contract as well as any collateral or security provided by the customer or entity.

Specifically, for contracts classified as 'seller financing' the Company bases its lending rate on the rate extended to buyers who utilize its in-house financing. This lending rate is adjusted to reflect the specific circumstances of each financing transaction.

For contracts classified as 'buyer financing', the Company estimates the discount rate using a borrowing rate that would be consistent with a separate financing transaction where the Company is considered the borrower.

(d) Estimation of Allowance for ECL

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Management also applies judgment in the estimation of the contractual cash flows due from counterparties that the Company would expect to receive from the realization of any credit enhancements, including the discounting factor for recoveries beyond one year.

Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 29.2.

(e) Determination of Net Realizable Value of Real Estate Inventories

In determining the net realizable value of real estate inventories, management takes into account the most reliable evidence available at the dates the estimates are made. The future realization of the carrying amounts of real estate inventory as presented in Note 6, is affected by price changes in the different market segments as well as the trends in the real estate industry. These are considered key sources of estimation uncertainty and may cause significant adjustments to the Company's real estate inventories within the next financial reporting period.

Considering the Company's pricing policy, the net realizable values of real estate inventories for sale are determined to be higher than their related costs.

(f) Estimation of Useful Lives of Property and Equipment, Investment Properties and Right-of-use Assets

The Company estimates the useful lives of property and equipment, investment properties and right-of-use assets based on the period over which the assets are expected to be available for use. The estimated useful lives of these assets are reviewed periodically and are 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 assets.

The carrying amounts of property and equipment, right-of use assets, and investment properties are analyzed in Notes 10, 11 and 12, respectively. Based on management's assessment as at December 31, 2025 and 2024, there is no change in estimated useful lives of these assets during those periods. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned.

(g) Impairment of Non-financial Assets

The Company's Investment Properties, Property and Equipment and other non-financial assets are subject to impairment testing.

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate.

Though management believes that the assumptions used in the estimation of fair values reflected in the financial statements are appropriate and reasonable, significant changes in those assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

Management assessed that no impairment loss is required to be provided on its significant non-financial assets, particularly property and equipment, right-of-use assets and investment properties, as at December 31, 2025 and 2024.

(h) Valuation of Post-employment Defined Benefit Obligation

The determination of the Company's obligation and cost of post-employment defined benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary rate increase. A significant change in any of these actuarial assumptions may generally affect the recognized expense and the carrying amount of the post-employment defined benefit obligation in the next reporting period.

The amounts of post-employment defined benefit obligation and expense and an analysis of the movements in the estimated present value of post-employment defined benefit as well as the significant assumptions used in estimating such obligation are presented in Note 23.3.

(i) Fair Value Measurement of Share Options

The Company estimates the fair value of the share option by applying an option valuation model, taking into account the terms and conditions on which the share option was granted. The estimates and assumptions used are presented in Note 26.4, which include, among others, the option's time of expiration, applicable risk-free interest rate, expected dividend yield, volatility of the Company's share price. Changes in these factors can affect the fair value of share options at grant date.

Details of employee share option plan and the amount of fair value recognized is presented in Note 26.4.

(j) Fair Value Measurement for Investment Properties

Investment properties are measured using the cost model. The fair value of investment property held for capital appreciation and to earn rental income disclosed in the financial statements is determined by the Company based on the appraisal reports of a professional and independent appraiser.

The fair value is determined by reference to market-based evidence, which 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.

Such amount is influenced by different factors including the location and specific characteristics of the property, quantity of comparable properties in the market, and economic condition and behavior of the buying parties. A significant change in these elements may affect prices and the value of the assets being disclosed.

The fair value the Company's investment properties as at December 31, 2025 and 2024 is disclosed in Notes 12 and 30.3(c).

(k) Determination of Realizable Amount of Deferred Tax Assets

The Company reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Management assessed that the balance of deferred tax assets recognized as at December 31, 2025 and 2024 will be utilized in the succeeding years. The carrying amount of the deferred tax assets as at December 31, 2025 and 2024 is disclosed in Note 24.

4. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include the following components as at December 31:

(Amounts in PHP)	**2025**	2024
Cash on hand	**5,938,700**	3,725,590
Cash in banks	**1,136,762,423**	624,698,172
Short-term placements	**691,301,832**	39,514,178
	1,834,002,955	667,937,940

Cash in banks (savings and demand deposits) generally earn interest based on daily bank deposit rates.

Short-term placements are made for varying periods from 4 to 36 days and earn effective interest ranging from 1.75% to 5.50% per annum in 2025, ranging from 4.00% to 5.50% per annum in 2024, and ranging from 2.50% to 3.00% per annum in 2023.

Interest income earned from cash and cash equivalents is presented as part of Finance Income in the statements of profit or loss (see Note 22).

5. RECEIVABLES

This account includes the following:

(Amounts in PHP)	Notes	**2025**	2024
Contract receivables:	17		
Related parties	25.1, 25.5, 25.6	**2,294,494,227**	837,666,834
Third parties		**1,829,560,004**	1,388,351,983
Retention receivable		**221,818,465**	203,362,600
Receivable from contractors and suppliers		**161,983,454**	162,038,825
Rent receivable		**82,505,644**	67,396,957
Advances to officers and employees		**71,584,375**	45,374,465
Receivable from insurance		**67,763,900**	74,603,761
Receivable from move-in fees		**57,288,018**	34,236,865
Management fee receivable		**14,510,500**	4,302,860
Other receivables		**88,037,257**	75,632,561
		4,889,545,844	2,892,967,711

Receivables are presented in the statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**3,372,699,102**	2,764,806,240
Non-current	**1,516,846,742**	128,161,471
	4,889,545,844	2,892,967,711

Buyers of real estate properties are given two to four years to complete the equity amortization, which ranges from 10% to 30% of the contract price of the real estate being purchased. Contract receivables, which are all covered by postdated checks, are only recognized when the collection of total transaction price is reasonably assured and the corresponding revenue is recognized. Generally, full payment by buyers of their equity amortization is followed by full settlement by the buyer's chosen financing institution of the buyer's account within 12 months. Title to real estate properties are transferred to the buyers once full payment has been made. Hence, contract receivables are fully secured by the real properties acquired by buyers.

Long-term contract receivables, which are noninterest-bearing, are receivables from buyers whose equity payments are expected to be fully paid after 12 months following the end of the reporting period. These are measured at amortized cost, which is determined by discounting future cash flows using the applicable rates of similar types of instruments. The aggregate unamortized discount on noninterest-bearing contract receivables amounts to P63,070,980 and P7,975,990 as at December 31, 2025 and 2024, respectively.

The Company has day-one loss on noninterest-bearing contract receivables, net of amortization of day one loss, amounting to P55,094,990, P2,666,907 and P3,751,674, and is presented as part of Finance Costs in the 2025, 2024 and 2023 statements of profit or loss, respectively (see Note 21).

Retention receivable represents amounts retained by Home Development Mutual Fund (HDMF) from the proceeds of loans availed by real estate buyers in accordance with HDMF Circular No. 182-A to pay off their obligations to the Company.

Advances to officers and employees are composed of advances intended for the Company's operations and are subject to liquidation.

Receivable from insurance pertains to outstanding claims filed with various insurance companies in relation to damages incurred to the insured properties of the Company.

The Company assesses an ECL when the receivables from contract with customers and other counterparties are initially recognized and updates the assessment at each reporting date based on the analysis determined by management. No allowance for ECL are required to be recognized in 2025, 2024 and 2023 (see Note 29.2).

6. REAL ESTATE INVENTORIES

This account includes the following inventories, which are all at cost.

(Amounts in PHP)	Note	**2025**	2024
Condominium units		**309,114,726**	209,186,287
Subdivision units		**199,582,401**	82,351,334
		508,697,127	291,537,621
Construction-in-progress (CIP):			
Land development costs		**2,311,984,512**	2,252,022,454
Housing costs		**2,171,437,289**	1,836,736,405
Condominium building costs		**398,441,880**	1,078,286,622
		4,881,863,681	5,167,045,481
Raw land inventory	7	**574,232,257**	541,568,200
		5,964,793,065	6,000,151,302

An analysis of the cost of real estate inventory included in cost of sales is presented in Note 18.

Land development costs pertain to the cost of land acquisition, and site development costs of horizontal projects and other future site projects of the Company.

Condominium building costs consist of the cost of land and the cost to construct the units of the vertical projects of the Company. Housing costs pertain to the cost of house construction for the horizontal projects of the Company.

Raw land inventory consists of parcels of land owned by the Company in various locations. These are expected to be developed into saleable condominium or subdivision units.

In 2025 and 2023, the Company reclassified certain property and equipment to real estate inventories (see Note 10). In 2024, the Company reclassified certain real estate inventories to property and equipment (see Note 10).

As at December 31, 2025 and 2024, real estate inventories totaling to P2,971,991,964 and P3,370,763,991, respectively, are used as collateral for certain interest-bearing loans and borrowings of the Company (see Note 14).

Based on management's assessment, there is no allowance for inventory write-down required to be recognized in 2025, 2024, and 2023; hence, inventories are recorded at cost as at December 31, 2025 and 2024.

7. DEPOSITS ON LAND FOR FUTURE DEVELOPMENT

Deposits on land for future development pertains to advance payments for acquisitions of certain parcels of land which are intended for future development into saleable real estate projects. These are transferred to real estate inventories upon completion of the acquisition and satisfaction of the criteria for recognition as inventory, including completion of documentation and transfer of legal title or substantially all risks and rewards, as applicable (see Note 27.4).

In 2025, the Company paid P1,070,625,038 for the acquisition of parcels of land. Of this amount, P316,459,188 was transferred to real estate inventories during the year. As at December 31, 2025, the remaining balance of P754,165,850 represents deposits on land for future development, which is presented under Current Assets in the 2025 statement of financial position. There was no similar transaction in 2024.

8. PREPAYMENTS AND OTHER CURRENT ASSETS

This account includes the following:

(Amounts in PHP)	Note	**2025**	2024
Deferred commissions	17.3	**1,951,195,124**	1,136,472,648
Advances to subcontractors		**1,775,693,863**	1,484,413,842
Prepaid taxes		**830,780,249**	619,044,473
Advances to suppliers		**630,560,831**	407,045,567
Input VAT and deferred input VAT		**431,324,698**	565,503,275
Short-term investments		**371,788,195**	285,678,275
Prepaid expenses		**74,088,900**	53,829,771
Others		**73,501**	73,501
		6,065,505,361	4,552,061,352

Advances to subcontractors and suppliers include advance payments for materials, payment of labor and overhead expenses for on-going construction of subdivision and condominium units for sale. These are applied against the progress billings of subcontractors and are classified as current assets as it is related to projects for sale.

Short-term investments pertain to escrow funds that are required to be set up in relation to the Company's compliance with the regulatory requirements for issuance of license to sell, and are restricted for use in the Company's operations. The escrow funds are significantly comprised of investments in treasury bills with maturity dates of up to 12 months, earning effective interest ranging from 5.0% to 6.5% and 3% to 6.1% per annum in 2025 and 2024, respectively. This is presented as part of Interest income on banks under Finance Income in the statements of profit or loss (see Note 22).

Prepaid expenses include advance payment for insurance and rent.

9. INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE/ NON-CURRENT ASSET HELD FOR SALE (NCAHFS)

This account comprises the following as at December 31:

(Amounts in PHP)	Note	**2025**	2024
Investments in subsidiaries	9.1	**16,233,467,843**	10,796,513,606
Investments in associates	9.2	**175,275,580**	152,506,039
Investment in a joint venture	9.3	**-**	632,378,982
		16,408,743,423	11,581,398,627

A reconciliation of the carrying amounts of investments in subsidiaries, associates and a joint venture at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**11,581,398,627**	9,345,133,685
Additional investments	**4,161,937,709**	1,601,491,824
Reclassification from (to) NCAHFS	**237,832,347**	(237,832,347)
Share in net profit during the year	**1,233,574,740**	1,075,855,465
Dividends received	**(806,000,000)**	(203,250,000)
Balance at end of year	**16,408,743,423**	11,581,398,627

9.1 Investments in Subsidiaries

A reconciliation of the carrying amounts of the investments in subsidiaries at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	Note	2025	2024
Balance at beginning of year		**10,796,513,606**	9,202,644,253
Additional investments		**3,991,104,493**	718,384,708
Reclassification from investment in a joint venture	9.3	**1,018,483,367**	-
Share in net profit during the year		**1,233,366,377**	1,078,734,645
Dividends received	25.3	**(806,000,000)**	(203,250,000)
Balance at end of year		**16,233,467,843**	10,796,513,606

The table presents the breakdown of additional investments made by the Company to the following new and existing subsidiaries:

(Amounts in PHP)	Note	2025	2024
New subsidiaries:			
CLIVI		**2,119,994,993**	-
CLI MAC		**65,000,000**	-
CWI		**3,000,000**	-
CLI NUD (post-acquisition date)	9.3	**240,000,000**	-
Existing subsidiaries:			
CHDI		**650,000,000**	27,500,000
YHEST		**602,610,000**	335,000,000
CLI-LITE		**180,999,500**	145,000,000
CHR		**129,500,000**	48,000,000
CCLI		**-**	65,000,000
SPE		**-**	97,884,708
		3,991,104,493	718,384,708

In 2025, the Company subscribed to shares of newly incorporated entities, CLIVI, CLI MAC and CWI, resulting in initial capital contributions and the establishment of these entities as subsidiaries. Further in 2025, the Company obtained control of CLI NUD at the acquisition date (see Note 9.3). There was no similar transaction in 2024.

In 2025 and 2024, the capital infusions to existing subsidiaries did not result in any change in the Company's ownership interests in the respective existing subsidiaries.

9.2 Investments in Associates

A reconciliation of the carrying amounts of investments in associates at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	2025	2024
Balance at beginning of year	**152,506,039**	142,489,432
Additional investments	**23,250,000**	10,000,000
Share in net profit (loss) during the year	**(480,459)**	16,607
Balance at end of year	**175,275,580**	152,506,039

There were no dividends received from the Company's associates in 2025, 2024 and 2023.

9.3 Investment in a Joint Venture

A reconciliation of the carrying amount of investment in a joint venture (CLI NUD) at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	Note	2025	2024
Balance at beginning of year		**632,378,982**	-
Additional investments		**147,583,216**	873,107,116
Reclassification from (to) NCAHFS		**237,832,347**	(237,832,347)
Share in net profit (loss) during the year		**688,822**	(2,895,787)
Reclassification to investment in subsidiaries	9.1	**(1,018,483,367)**	-
Balance at end of year		**-**	632,378,982

In April 2024, CLI NUD was established as a joint venture in which CLI holds 60% interest and NTTUDA holds the remaining 40% interest [see Note 1.2(k)]. In November 2024, CLI approved a plan to sell 30% of its interest in CLI NUD. As a result, the related carrying amount of P237,832,347 was presented as Non-current Asset Held for Sale in the 2024 statement of financial position. As at December 31, 2024, the Company has total commitment to contribute capital to the joint venture amounting to P3,847,604,762, of which P873,107,116 has been paid. Further, the Company has no contingent liabilities related to the joint venture, nor has it assessed the probability of loss arising from contingent liabilities as remote.

In September 2025, the planned sale was cancelled, and the related investment was reclassified back as part of the Company's investment in a joint venture.

On October 1, 2025 (the acquisition date), CLI obtained control of CLI NUD through contractual rights under a Management Agreement, which grants CLI the ability to direct the relevant activities of CLI NUD. As a result, CLI acquired the ability to govern the financial and operating policies of CLI NUD and to obtain benefits from its activities. Accordingly, the investment was reclassified from an investment in a joint venture to investment in a subsidiary in the parent financial statements (see Note 9.1).

10. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation and amortization of property and equipment at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	Building and Parking Units	Operating Equipment	Transportation Equipment	Furniture and Fixtures	Leasehold Improvements	Construction in Progress	Total
December 31, 2025							
Cost	1,024,198,652	171,678,624	79,463,717	50,458,777	4,392,462	9,665,488,865	10,995,681,097
Accumulated depreciation and amortization	(183,723,864)	(103,301,737)	(54,266,846)	(40,181,067)	(3,049,673)	-	(384,523,187)
Net carrying amount	**840,474,788**	**68,376,887**	**25,196,871**	**10,277,710**	**1,342,789**	**9,665,488,865**	**10,611,157,910**
December 31, 2024 (As Restated – see Note 2)							
Cost	617,550,127	134,002,237	66,533,445	45,124,579	4,392,461	7,633,279,019	8,500,881,868
Accumulated depreciation and amortization	(139,815,097)	(85,332,317)	(46,143,704)	(34,983,306)	(2,843,490)	-	(309,117,914)
Net carrying amount	477,735,030	48,669,920	20,389,741	10,141,273	1,548,971	7,633,279,019	8,191,763,954
January 1, 2024 (As Restated – see Note 2)							
Cost	546,791,391	122,949,665	56,101,383	44,479,066	4,392,461	6,185,751,906	6,960,465,872
Accumulated depreciation and amortization	(113,442,334)	(68,471,110)	(43,808,343)	(29,926,065)	(2,637,309)	-	(258,285,161)
Net carrying amount	433,349,057	54,478,555	12,293,040	14,553,001	1,755,152	6,185,751,906	6,702,180,711

A reconciliation of the carrying amounts of property and equipment at the beginning and end of 2025, 2024 and 2023 is as follows:

(Amounts in PHP)	Building and Parking Units	Operating Equipment	Transportation Equipment	Furniture and Fixtures	Leasehold Improvements	Construction in Progress	Total
Balance at January 1, 2025, net of accumulated depreciation and amortization	477,735,030	48,669,920	20,389,741	10,141,273	1,548,971	7,633,279,019	8,191,763,954
Additions	18,663,483	39,898,731	14,846,272	5,334,199	-	2,420,239,089	2,498,981,774
Disposals	-	(10,045)	(1,916,000)	-	-	-	(1,926,045)
Reclassifications	387,985,043	(1,652,749)	-	-	-	(388,029,243)	(1,696,949)
Depreciation and amortization for the year	(43,908,768)	(18,528,970)	(8,123,142)	(5,197,762)	(206,182)	-	(75,964,824)
Balance at December 31, 2025, net of accumulated depreciation and amortization	**840,474,788**	**68,376,887**	**25,196,871**	**10,277,710**	**1,342,789**	**9,665,488,865**	**10,611,157,910**
Balance at January 1, 2024, net of accumulated depreciation and amortization	433,349,057	54,478,555	12,293,040	14,553,001	1,755,152	6,185,751,906	6,702,180,711
Additions (As Restated – see Note 2.1)	34,099,455	11,526,617	15,466,569	645,513	-	1,481,673,289	1,543,411,443
Disposals	-	(26,008)	(1,345,690)	-	-	-	(1,371,698)
Reclassifications	36,659,280	-	-	-	-	(34,146,176)	2,513,104
Depreciation and amortization for the year	(26,372,762)	(17,309,244)	(6,024,178)	(5,057,241)	(206,181)	-	(54,969,606)
Balance at December 31, 2024, net of accumulated depreciation and amortization (As Restated – see Note 2.1)	477,735,030	48,669,920	20,389,741	10,141,273	1,548,971	7,633,279,019	8,191,763,954
Balance at January 1, 2023, net of accumulated depreciation and amortization	284,127,437	58,863,532	13,347,028	9,749,263	1,937,525	4,308,809,072	4,676,833,857
Additions (As Restated – see Note 2.1)	175,775,427	12,009,288	3,814,501	9,383,255	22,321	1,876,942,834	2,077,947,626
Disposals	-	(33,885)	-	-	-	-	(33,885)
Reclassifications	(2,003,261)					-	(2,003,261)
Depreciation and amortization for the year	(24,550,546)	(16,360,380)	(4,868,489)	(4,579,517)	(204,694)	-	(50,563,626)
Balance at December 31, 2023, net of accumulated depreciation and amortization (As Restated – see Note 2.1)	433,349,057	54,478,555	12,293,040	14,553,001	1,755,152	6,185,751,906	6,702,180,711

Depreciation and amortization expense on property and equipment is presented as part of Operating Expenses in the statements of profit or loss (see Note 19).

In 2025, 2024, and 2023, the Company disposed certain property and equipment with carrying amounts of P1,926,045, P1,371,698, and P33,885, respectively, for P1,923,208, P2,740,603, and P16,474, respectively. The related gain or loss on sale of property and equipment is presented as part of Other Losses in the statements of profit or loss (Note 20.2).

In 2025 and 2023, the Company reclassified property and equipment with carrying amounts of P1,696,949 and P2,003,261 to real estate inventories as these properties are now held for sale (see Note 6). In 2024, the Company reclassified real estate inventory and investment property to Building with carrying amounts of P2,200,604 and P312,500, respectively, as these properties are currently being used as staff houses for the Company's employees (see Notes 6 and 12).

Borrowing costs that are capitalized as part of property and equipment amounted to P1,127,202,861, P806,119,068 and P515,412,919 in 2025, 2024 and 2023, respectively, which represents the allocated borrowing costs incurred on loans, corporate notes and bonds obtained to fund the construction projects (see Notes 14 and 15).

Borrowing costs are capitalized when they are directly attributable to the acquisition or construction of qualifying assets. Capitalization starts when expenditures and borrowing costs are incurred and activities necessary to prepare the asset for its intended use are in progress, and it ceases when the asset is substantially ready for its intended use.

Certain land, building, office equipment, furniture and fixtures and construction in progress with an aggregate carrying amount of P9,027,186,327 and P6,568,090,991 as at December 31, 2025 and 2024, respectively, are used as collateral for certain interest-bearing loans of the Company (see Note 14.1).

As at December 31, 2025 and 2024, the cost of the Company's fully-depreciated property and equipment that are still used in operations amounted to P139,202,861 and P119,926,568, respectively.

11. LEASES

The Company entered into lease contracts, as lessee, for leases of land. With the exception of short-term leases and leases of low-value underlying assets, each lease is presented in the statements of financial position as Right-of-use Assets and the corresponding obligation, as Lease Liabilities. Variable lease payments, which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and asset.

Leases generally restrict the use of the underlying assets to the Company, unless subleasing is contractually permitted. Leases are generally non-cancellable, or may only be cancelled by incurring a substantive termination fee, as applicable to each contract.

Under the lease contracts, the Company is prohibited from selling or pledging the underlying leased assets as security. For the lease on the land, the Company must insure all the improvements made on the property.

The table below presents a summary of the Company's leasing activities for parcels of land, which are recognized as right-of-use assets in the statements of financial position.

	Number of right-of-use assets leased	Remaining Lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
December 31, 2025	**4**	**18 to 35 years**	**-**	**-**	**-**
December 31, 2024	4	19 to 36 years	-	-	-

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11.1 Right-of-use Assets

The carrying amounts of the Company's right-of-use assets as at December 31, 2025 and 2024 and the movements during the year are shown as follows:

(Amounts in PHP)	**2025**	2024
Cost		
Balance at beginning of year	**985,514,580**	980,338,540
Additions	**-**	5,176,040
Balance at end of year	**985,514,580**	985,514,580
Accumulated amortization		
Balance at beginning of year	**118,259,564**	92,735,285
Amortization	**24,471,526**	25,524,279
Balance at end of year	**142,731,090**	118,259,564
Carrying amount	**842,783,490**	867,255,016

11.2 Lease Liabilities

Lease liabilities presented in the statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**54,676,118**	41,197,368
Non-current	**984,286,718**	968,523,528
	1,038,962,836	1,009,720,896

The contracts of lease on land do not provide for any future lease termination and extension options.

The lease liabilities are secured by the related underlying assets. The undiscounted maturity analysis of lease liabilities is presented below.

(Amounts in PHP)	**2025**	2024
Gross payments		
Within one year	**54,676,118**	41,197,368
From one to two years	**55,793,621**	54,676,118
From two to three years	**56,693,315**	55,793,620
From three to four years	**57,876,137**	56,693,315
From four to five years	**76,909,569**	57,876,137
More than five years	**3,016,557,906**	3,093,467,476
	3,318,506,666	3,359,704,034
Total finance charges	**(2,279,543,830)**	(2,349,983,138)
Net present value	**1,038,962,836**	1,009,720,896

11.3 Lease Payments Not Recognized as Liabilities

The Company has elected not to recognize a lease liability for short-term leases or for leases of low-value assets. Payments made under such leases are expensed on a straight-line basis. In addition, certain variable lease payments are not permitted to be recognized as lease liabilities and are expensed as incurred. The expense relating to short-term leases and low-value assets is presented as Rent under Operating Expenses in the statements of profit or loss (see Note 19).

11.4 Additional Profit or Loss and Cash Flow Information

The total cash outflow in respect of leases amounted to P40,298,913, P41,160,078, and P36,783,822 in 2025, 2024 and 2023, respectively (see Note 32). The interest expense in relation to the lease liabilities are presented as part of Interest expense on lease liabilities under Finance Costs in the statement of profit or loss (see Note 21).

12. INVESTMENT PROPERTIES

The Company's investment properties include condominium units and retail building. The gross carrying amounts and accumulated depreciation of investment properties at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	**Retail Building**	**Condominium Units**	**Parking Units**	**Constructions in Progress**	**Total**
December 31, 2025					
Costs	1,253,511,793	804,566,616	90,091,804	9,606,734,012	11,754,904,225
Accumulated depreciation	(148,348,064)	(195,931,425)	(15,090,112)	-	(359,369,601)
Carrying amount	**1,105,163,729**	**608,635,191**	**75,001,692**	**9,606,734,012**	**11,395,534,624**
December 31, 2024 (As Restated – see Note 2.1)					
Costs	819,261,641	804,566,616	31,371,804	8,429,015,827	10,084,215,888
Accumulated depreciation	(118,256,905)	(170,900,898)	(12,236,722)	-	(301,394,525)
Carrying amount	701,004,736	633,665,718	19,135,082	8,429,015,827	9,782,821,363
January 1, 2024 (As Restated – see Note 2.1)					
Costs	818,087,172	804,566,616	31,371,804	7,478,056,473	9,132,082,065
Accumulated depreciation	(94,143,690)	(145,870,372)	(10,668,132)	-	(250,682,194)
Carrying amount	723,943,482	658,696,244	20,703,672	7,478,056,473	8,881,399,871

A reconciliation of the carrying amounts of investment properties at the beginning and end of years 2025, 2024 and 2023 is as follows:

(Amounts in PHP)	**Retail Building**	**Condominium Units**	**Parking Units**	**Constructions in Progress**	**Total**
Balance at January 1, 2025, net of accumulated depreciation	701,004,736	633,665,718	19,135,082	8,429,015,827	9,782,821,363
Additions	155,674,286	-	-	2,055,369,147	2,211,043,433
Reclassifications of completed projects	278,575,866	-	58,720,000	(337,295,866)	-
Disposals	-	-	-	(540,355,096)	(540,355,096)
Depreciation during the year	(30,091,159)	(25,030,527)	(2,853,390)	-	(57,975,076)
Balance at December 31, 2025, net of accumulated depreciation	**1,105,163,729**	**608,635,191**	**75,001,692**	**9,606,734,012**	**11,395,534,624**
Balance at January 1, 2024, net of accumulated depreciation	723,943,482	658,696,244	20,703,672	7,478,056,473	8,881,399,871
Additions (As Restated – see Note 2.1)	-	-	-	1,423,347,249	1,423,347,249
Reclassifications of completed projects	1,174,469	-	-	(1,174,469)	-
Reclassifications to other accounts (As Restated – see Note 2.1)	-	-	-	(312,500)	(312,500)
Disposals	-	-	-	(470,900,926)	(470,900,926)
Depreciation during the year	(24,113,215)	(25,030,526)	(1,568,590)	-	(50,712,331)
Balance at December 31, 2024, net of accumulated depreciation (As Restated – see Note 2.1)	701,004,736	633,665,718	19,135,082	8,429,015,827	9,782,821,363

(Amounts in PHP)	Retail Building	Condominium Units	Parking Units	Constructions in Progress	Total
Balance at January 1, 2023, net of accumulated depreciation	705,728,350	683,726,771	22,272,262	7,366,425,167	8,778,152,550
Additions (As Restated – see Note 2.1)	-	-	-	152,622,504	152,622,504
Reclassifications of completed projects	40,991,198	-	-	(40,991,198)	-
Depreciation during the year	(22,776,066)	(25,030,527)	(1,568,590)	-	(49,375,183)
Balance at December 31, 2023, net of accumulated depreciation (As Restated – see Note 2.1)	723,943,482	658,696,244	20,703,672	7,478,056,473	8,881,399,871

In 2025 and 2024, the Company sold certain investment properties with carrying amount of P540,355,096 and P470,900,926, respectively, for a total consideration of P1,073,254,465 and P854,062,500, respectively (see Notes 25.5 and 25.6). The gain on sale amounting to P532,899,369 in 2025 and P383,161,574 in 2024 is presented as Gain on sale of investment properties under Other Operating Income in the statements of profit or loss (see Note 20.1). Cash collections amounting to P37,638,160 in 2025 and P16,395,666 in 2024 were received from these sales, including collections in 2025 relating to investment properties sold in prior years. The outstanding balance from these sales amounted to P1,873,283,139 and P837,666,834 at the end of 2025 and 2024, respectively, and is presented as part of Contract receivables under Receivables in the statements of financial position (see Note 5).

In 2024, the Company reclassified certain investment properties with carrying amount of P312,500 to property and equipment (see Note 10). There were no similar transactions in 2025 and 2023.

Borrowing costs that are capitalized as part of investment property amounted to P874,255,724, P549,434,669 and P255,688,202 in 2025, 2024 and 2023, respectively, which represents the allocated borrowing costs incurred on loans, corporate notes and bonds obtained to fund the construction projects (see Notes 14 and 15).

Income and expenses from investment properties in 2025, 2024 and 2023 are presented below.

(Amounts in PHP)	Notes	2025	2024	2023
Rental income:	17.1			
Retail building		**116,451,374**	87,119,947	66,607,399
Condominium units		**31,215,568**	23,740,241	30,439,823
Parking units		**3,019,484**	2,824,677	823,682
Others		**6,596,236**	141,296	3,642,292
		157,282,662	113,826,161	101,513,196
Cost of rental services:	18			
Depreciation		**57,975,076**	50,712,331	49,375,183
Others		**-**	-	793,674
		57,975,076	50,712,331	50,168,857

The depreciation and other expenses are included as part of Cost of Sales and Services in the statements of profit or loss in 2025, 2024 and 2023 (see Note 18).

Investment properties have a total fair value of P12,424,867,013 and P11,515,966,121 as at December 31, 2025 and 2024, respectively, based on the appraisal done by an independent expert [see Note 30.3(c)]. On the basis primarily of the foregoing valuations, management has assessed that no impairment loss is required to be provided on the Company's investment properties as at December 31, 2025 and 2024 [see also Note 3.2(g)].

Investment properties with a total carrying amount of P6,903,462,038 and P5,393,442,095 as at December 31, 2025 and 2024, respectively, are used as collateral for certain interest-bearing loans and borrowings of the Company (see Note 14.1).

13. OTHER NON-CURRENT ASSETS

This account includes the following:

(Amounts in PHP)	Notes	2025	2024
Deferred commissions	17.3	**888,782,409**	1,155,971,774
Advances to subcontractors		**315,215,329**	521,781,528
Refundable deposits		**161,194,870**	142,915,985
Computer software - net		**13,613,511**	19,553,095
Deposits for purchased properties	25.4	**1,206,040**	1,478,338
Others		**10,354,002**	10,354,002
		1,390,366,161	1,852,054,722

Advances to subcontractors include advance payments for materials, payment of labor and overhead expenses for on-going construction of investment properties. These are applied against the progress billings of subcontractors.

Refundable deposits pertain to recoverable payments, which are expected to be realized at the termination of the contract, to lessors and various payees. These are measured at amortized cost.

The gross carrying amounts and accumulated amortization of Computer software at the beginning and end of 2025 and 2024 are shown below.

(Amounts in PHP)	2025	2024
Cost	**66,448,992**	66,448,992
Accumulated amortization	**(52,835,481)**	(46,895,897)
Carrying amount	**13,613,511**	19,553,095

The total additions to computer software amounted P1,196,947 in 2024. There was no similar transaction in 2025.

The amortization expense on the computer software amounted to P5,939,584, P6,958,844 and P7,962,055 in 2025, 2024 and 2023, respectively, and is presented as part of Depreciation and amortization under Operating Expenses (see Note 19).

14. INTEREST-BEARING LOANS AND BORROWINGS

The outstanding balance of interest-bearing loans and corporate notes are presented in the statements of financial position as follows:

(Amounts in PHP)	Note	2025	2024
Current:			
Bank loans	14.1	**4,853,560,702**	6,005,486,476
Corporate notes	14.2	**962,499,999**	2,537,500,000
		5,816,060,701	8,542,986,476
Non-current:			
Bank loans	14.1	**23,278,441,603**	21,622,336,113
Corporate notes	14.2	**8,463,617,639**	7,237,335,826
		31,742,059,242	28,859,671,939
		37,558,119,943	37,402,658,415

The accrued interest on these loans amounted to P352,521,771 and P165,362,057 as at December 31, 2025 and 2024, respectively, and is presented as part of Accrued expenses under the Trade and Other Payables account in the statements of financial position (see Note 16).

14.1 Bank Loans

An analysis of the movements in the balance of interest-bearing loans is presented below.

(Amounts in PHP)	2025	2024
Balance at beginning of year	**27,627,822,589**	24,715,976,237
Net proceeds from issuance	**22,192,584,225**	13,789,278,958
Repayments	**(21,754,659,015)**	(10,952,516,827)
Amortization of debt issue costs	**66,254,506**	75,084,221
Balance at end of year	**28,132,002,305**	27,627,822,589

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	2025	2024
Balance at beginning of year	**115,336,928**	118,299,741
Debt issue costs from new loans	**22,234,461**	72,121,408
Amortization of debt issue cost	**(66,254,506)**	(75,084,221)
Balance at end of the year	**71,316,883**	115,336,928

The loans bear interest rates per annum ranging from 5.00% to 9.25% in 2025, from 5.25% to 9.50% in 2024, and from 4.75% to 9.25% in 2023. Certain loans are collateralized by the specific projects and developments for which the loans were obtained. The carrying amount of such projects aggregating to P18,902,640,329 and P15,332,297,077 as at December 31, 2025 and 2024, respectively, are included in the Real Estate Inventories, Property and Equipment and Investment Properties accounts in the statements of financial position (see Notes 6, 10 and 12).

Per loan covenants, the Company is required to maintain the specifically defined financial ratios with respect to (a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; (c) minimum debt service coverage ratio (DSCR) of 1:1 and, (d) minimum interest coverage ratio of 3:1. Consistent with the terms of the Company's loan agreements, covenant compliance is measured based on the most recently available audited financial statements within the reporting timelines prescribed in the agreements. As at December 31, 2025 and 2024, the Company is compliant with the applicable covenant requirements.

The total interest incurred from the foregoing loans, including amortization of debt issuance cost, amounted to P2,492,859,051, P2,174,304,128 and P1,991,901,881.00 in 2025, 2024 and 2023, respectively, and of which P1,110,516,918, P764,673,850 and P431,873,778 were capitalized as part of investment properties and property and equipment in 2025, 2024 and 2023, respectively (see Notes 10 and 12). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 21). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 5.50% to 8.75%, from 5.25% to 8.75%, and from 4.75% to 9.25% in 2025, 2024 and 2023, respectively.

14.2 Corporate Notes

The Company and various financial institutions executed a Notes Facility Agreement (NFA) for the issuance of Long-Term Corporate Notes (LTCN) totaling P13,000,000,000 and Sustainability-Linked Notes (SLN) totaling P3,000,000,000.

The NFA is composed of the following tranches:

NFA	Date Executed	Tranche	Tenor	Principal Amounts in PHP
LTCN	07/20/2018	Series A	Seven years	2,500,000,000
		Series B	Ten years	1,000,000,000
		Series C	Ten years with repricing on the interest rate re-setting date	1,500,000,000
	03/05/2020	Series D	Five years	1,300,000,000
		Series E	Seven years	5,700,000,000
		Series F	Ten years	1,000,000,000
SLN	08/06/2025	Series G	Seven years	850,000,000
		Series H	Ten years	2,150,000,000
				16,000,000,000

The Company made the following drawdowns from the NFA.

Year	Tranche	Interest Rate	Maturity Dates	Amounts in PHP
2025	Series G	6.87% - 6.95%	August - September 2032	850,000,000
	Series H	7.30% - 7.37%	August - September 2035	2,150,000,000
				3,000,000,000
2020	Series D	3.46%	September 2025	1,300,000,000
	Series E	3.54% - 4.66%	April 2027	5,700,000,000
	Series F	4.23% - 5.23%	March 2030	1,000,000,000
				8,000,000,000
2019	Series A	7.25%	January 2026	2,000,000,000
2018	Series A	7.25%	December 2025	500,000,000
	Series B	6.63%	August - September 2028	1,000,000,000
	Series C	6.75%	October - December 2028	1,500,000,000
				3,000,000,000

The SLN series carries a step-up feature wherein the applicable interest rate increases by 0.075% for every occurrence of a Trigger Event. A Trigger Event arises when a Sustainability Performance Target (SPT) is not met on the relevant observation date. The SPT are as follows:

- Short-term SPT: Construct 8,500 new Affordable Housing units by February 2027
- Medium-term SPT: Construct 16,000 new Affordable Housing units by February 2029

An analysis of the movements in the balance of corporate notes is presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**9,774,835,826**	11,241,710,505
Net proceeds from issuance	**2,964,542,666**	-
Repayments	**(3,337,500,000)**	(1,491,666,667)
Amortization of debt issue cost	**24,239,146**	24,791,988
Balance at end of the year	**9,426,117,638**	9,774,835,826

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**52,842,745**	77,634,734
Debt issue costs from new notes	**35,457,334**	-
Amortization of debt issue costs	**(24,239,146)**	(24,791,989)
Balance at end of the year	**64,060,933**	52,842,745

The total interest incurred related to the NFA, including amortization of debt issuance cost, amounted to P596,030,974, P606,939,694 and P667,255,268 in 2025, 2024 and 2023, respectively, of which P392,194,811, P369,697,770 and P236,252,622 was capitalized as part of property and equipment and investment properties in 2025, 2024 and 2023, respectively (see Notes 10 and 12). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 21). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 3.46% to 7.25% in 2025, from 5.00% to 9.50% in 2024, and from 5.00% to 8.00% in 2023.

The Company is required to maintain the specifically defined financial ratios with respect to (a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; and, (c) minimum interest coverage ratio of 3:1. As at December 31, 2025 and 2024, the Company is compliant with the requirements.

15. BONDS PAYABLE

The outstanding balance of bonds payable are presented in the statements of financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**2,763,194,048**	-
Non-current	**11,111,294,563**	4,964,768,926
	13,874,488,611	4,964,768,926

On September 23, 2022, CLI registered with the SEC its debt securities program of P15,000,000,000 fixed-rate bonds, to be offered in one or more tranches within three years. The breakdown of the bonds payable, together with their respective terms and conditions, is presented below.

Tranche / Series	**Type**	**Tenor**	**Issue Date**	**Due Date**	**Coupon Rate**	**Principal Amount**
1st Tranche						
Series A	Fixed-rate	3.5 years	October 7, 2022	April 7, 2026	6.4222%	2,766,260,000
Series B	Fixed-rate	5.5 years	October 7, 2022	April 7, 2028	6.9884%	1,243,670,000
Series C	Fixed-rate	7 years	October 7, 2022	October 7, 2029	7.3649%	990,070,000
						5,000,000,000
2nd Tranche						
Series D	SLB	3 years	March 21, 2025	March 21, 2028	6.6348%	2,852,600,000
Series E	SLB	3.5 years	March 21, 2025	March 21, 2030	6.9157%	2,147,400,000
						5,000,000,000
3rd Tranche						
Series F	SLB	4 years	December 5, 2025	December 5, 2029	6.5408%	2,187,080,000
Series G	SLB	7 years	December 5, 2025	December 5, 2032	6.6807%	602,810,000
Series H	SLB	10 years	December 5, 2025	December 5, 2035	6.9572%	1,215,300,000
						4,005,190,000
						14,005,190,000

All Series Bonds were listed with the Philippine Dealing & Exchange Corp. (PDEx) and have been rated "PRS Aa plus" with a stable outlook by PhilRatings.

The Sustainability-Linked Bonds (SLB) series carries a step-up feature wherein the applicable interest rate increases by 0.075% for every occurrence of a Trigger Event. A Trigger Event arises when a SPT is not met on the relevant observation date. The SPT are as follows:

- Short-term SPT: Construct 8,500 new Affordable Housing units by February 2027
- Medium-term SPT: Construct 16,000 new Affordable Housing units by February 2029

An analysis of the movements in the balance of bonds payable is presented below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**4,964,768,926**	4,947,822,521
Net proceeds from issuance	**8,876,780,500**	-
Amortization of debt issue costs	**32,939,185**	16,946,405
Balance at end of year	**13,874,488,611**	4,964,768,926

A reconciliation of the unamortized debt issue cost at the beginning and end of 2025 and 2024 is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**35,231,074**	52,177,479
Debt issue costs from new bonds	**128,409,500**	-
Amortization of debt issue costs	**(32,939,185)**	(16,946,405)
Balance at end of the year	**130,701,389**	35,231,074

The total interest incurred related to the bonds, including amortization of debt issue costs, amounted to P651,536,118, P352,556,540 and P169,831,589 in 2025, 2024 and 2023, respectively, of which P498,746,856, P221,182,117 and P102,974,721 was capitalized as part of property and equipment and investment properties in 2025, 2024 and 2023, respectively (see Notes 10 and 12). The remaining interest was recognized as part of Finance Costs in 2025, 2024 and 2023 (see Note 21). The capitalization rate used in determining the amount of interest charges qualified for capitalization ranges from 6.42% to 7.36% in 2025, from 6.42% to 7.36% in 2024, and from 6.89% to 7.64% in 2023.

The Company is required to maintain the financial ratios with respect to:(a) maximum debt to equity ratio of 2.5:1; (b) minimum current ratio of 1:1; and, (c) minimum interest coverage ratio of 3:1. As at December 31, 2025 and 2024, the Company is compliant with the requirements.

16. TRADE AND OTHER PAYABLES

The trade and other payables are composed of the following:

(Amounts in PHP)	Notes	**2025**	2024
Current:			
Unbilled construction costs		**7,450,268,674**	5,555,479,989
Trade payables		**3,279,459,551**	3,070,622,920
Sales commissions payable		**3,550,016,404**	2,988,113,625
Retention payable		**821,330,627**	541,165,109
Accrued expenses	14	**497,584,452**	280,625,981
Dividends payable	26.6	**339,406,706**	339,406,706
Government-related obligations		**85,417,563**	42,038,290
Due to related parties	25.2	**72,724,974**	66,018,130
Output VAT		**40,732,669**	15,839,978
Other payables		**12,156,743**	6,086,822
		16,149,098,363	12,905,397,550
Non-current			
Retention payable		**478,402,441**	478,402,441
Advance rental		**47,925,173**	31,695,903
Security deposits from tenants		**40,049,231**	22,699,729
Accrued land cost		**-**	6,304,042
Other payables		**10,904,716**	10,908,824
		577,281,561	550,010,939
		16,726,379,924	13,455,408,489

Unbilled construction costs pertain to estimated obligations to contractors for services already performed but not yet billed to the Company.

Trade payables mainly represent outstanding obligations to owners of parcels of land acquired, subcontractors and suppliers of construction materials.

Retention payable pertains to amount withheld from payments made to contractors to ensure compliance and completion of contracted projects equivalent to 10% of every billing made by the contractor. Portion of the amount retained that is not expected to be paid within 12 months from the end of the reporting period is presented as part of non-current liabilities in the statements of financial position.

Accrued expenses pertain to accruals for interest, contracted services, security services, professional fees and other recurring accruals in the Company's operations.

17. REVENUE FROM CONTRACTS WITH CUSTOMERS AND CONTRACT BALANCES

17.1 Disaggregation of Contract Revenues

The Company derives revenue from the transfer of goods and services over time and at a point in time. Presented below are revenues from its major product lines and geographical areas for the years ended December 31, 2025, 2024 and 2023.

(Amounts in PHP)	**Cebu**	**Visayas**	**Mindanao**	**Luzon**	**Total**
2025					
Sale of real estates					
Over time	3,543,041,626	1,572,064,363	4,047,023,478	1,396,856,284	10,558,985,751
At a point in time	737,022,627	261,445,017	56,809,195	3,390,000	1,058,666,839
	4,280,064,253	1,833,509,380	4,103,832,673	1,400,246,284	11,617,652,590
Lease of properties					
Over time	157,282,662	-	-	-	157,282,662
Rendering of management services					
Over time	87,946,904	17,336,135	67,134,875	-	172,417,914
	4,525,293,819	**1,850,845,515**	**4,170,967,548**	**1,400,246,284**	**11,947,353,166**
2024 [As Restated – see Note 2.1(b)(ii)]					
Sale of real estates					
Over time	3,098,778,856	1,634,519,974	3,939,692,259	855,669,206	9,528,660,295
At a point in time	285,967,977	116,497,812	74,783,832	6,410,000	483,659,621
	3,384,746,833	1,751,017,786	4,014,476,091	862,079,206	10,012,319,916
Lease of properties					
Over time	113,826,161	-	-	-	113,826,161
Rendering of management services					
Over time	70,124,722	31,733,387	44,791,913	-	146,650,022
	3,568,697,716	1,782,751,173	4,059,268,004	862,079,206	10,272,796,099
2023					
Sale of real estates					
Over time	5,851,080,829	3,007,663,343	1,457,391,813	544,680,899	10,860,816,884
At a point in time	17,677,346	139,887,766	49,590,140	22,880,000	230,035,252
	5,868,758,175	3,147,551,109	1,506,981,953	567,560,899	11,090,852,136
Lease of properties					
Over time	101,513,196	-	-	-	101,513,196
Rendering of management services					
Over time	75,098,972	24,874,604	54,403,224	-	154,376,800
	6,045,370,343	3,172,425,713	1,561,385,177	567,560,899	11,346,742,132

Sale of real estates include contracts with significant financing components in accordance with PFRS 15. The related interest income or interest expense is presented as Interest income from real estate sales in the statement of profit or loss.

17.2 Contract Balances

The Company's contract assets as at December 31, 2025 and 2024 are presented in the statements of the financial position as follows:

(Amounts in PHP)	**2025**	2024
Current	**7,702,225,031**	15,436,691,263
Non-current	**28,310,172,083**	18,764,293,954
	36,012,397,114	34,200,985,217

A reconciliation of the opening and closing balance of Contract Assets is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**34,200,985,217**	32,717,768,497
Performance of property development	**9,858,005,145**	9,570,886,121
Collections	**(7,905,947,952)**	(4,993,530,782)
Transfers to contract receivables	**(1,431,974,072)**	(4,216,136,303)
Accretion of interest income	**1,291,328,776**	1,121,997,684
Balance at end of year	**36,012,397,114**	34,200,985,217

The Company recognizes contract assets, due to timing difference of payment and satisfaction of performance obligation, to the extent of satisfied performance obligation on all open contracts as at the end of the reporting period. Its classification and presentation in the statements of financial position is based on the Company's estimate of project completion, hence, any change in estimated completion period affects transfers to contracts receivables.

The Company assesses an ECL when the contract assets are initially recognized and updates the assessment at each reporting date based on the analysis determined by management [see Note 29.2(a)].

A reconciliation of the opening and closing balance of Contract Liabilities is shown below.

(Amounts in PHP)	**2025**	2024
Balance at beginning of year	**120,537,515**	164,891,955
Revenue recognized that was included in contract liability at the beginning of year	**(21,835,838)**	(136,074,559)
Increase due to cash received excluding amount recognized as revenue during the year	**119,071,084**	33,937,961
Accretion of interest expense	**4,353,167**	57,782,158
Balance at end of year	**222,125,928**	120,537,515

Contract liabilities pertain to collections from buyers that are ahead of the stage of completion of the real estate units sold. Changes in the contract assets and contract liabilities are recognized by the Company when a right to receive payment is already established and upon performance of unsatisfied performance obligation, respectively.

Collections from buyers on sale of real estate units where the gating criteria for recognition of sales contract have yet to be met are accounted for and presented as Customers' Deposits in the statements of financial position. The balance of Customers' Deposits amounted to P219,198,874 and P78,940,908 as at December 31, 2025 and 2024, respectively.

17.3 Direct Contract Cost

The Company incurs sales commissions upon execution of contracts to sell real properties to customers. Incremental costs of commission incurred to obtain contracts are capitalized and presented as Deferred commission presented under Prepayments and Other Current Assets, and Other Non-current Assets accounts in the statements of financial position (see Notes 8 and 13). These are amortized over the expected construction period on the same basis as how the Company measures progress towards complete satisfaction of its performance obligation in its contracts. The total amount of amortization for 2025, 2024 and 2023 is presented as Commission under Operating Expenses (see Note 19).

The Company's deferred commissions are presented in the statements of financial position as follows:

(Amounts in PHP)	Notes	**2025**	2024
Current	8	**1,951,195,124**	1,136,472,648
Non-current	13	**888,782,409**	1,155,971,774
		2,839,977,533	2,292,444,422

The movement in balances of deferred commission in 2025 and 2024 is presented below (see Note 8 and 13):

(Amounts in PHP)	Note	**2025**	2024
Balance at beginning of year		**2,292,444,422**	2,143,291,435
Additional capitalized cost		**1,124,236,804**	771,759,655
Amortization for the year	19	**(576,703,693)**	(622,606,668)
Balance at end of year		**2,839,977,533**	2,292,444,422

17.4 Transaction Price Allocated to Unsatisfied Performance Obligations

The aggregate amount of transaction price allocated to partially or wholly unsatisfied contracts as at December 31, 2025 and 2024 is P18,967,447,037 and P15,674,554,732, respectively. As at December 31, 2025 and 2024, the Company expects to recognize revenue from unsatisfied contracts as follows:

(Amounts in PHP)	**2025**	2024
Within a year	**10,848,683,189**	10,922,224,589
More than one year to three years	**8,118,763,848**	4,752,330,143
	18,967,447,037	15,674,554,732

18. COST OF SALES AND SERVICES

Components of costs of sales and services are analyzed below (see Note 19).

(Amounts in PHP)	Notes	**2025**	2024 (As Restated – see Note 2.1)	2023
Cost of real estate sales:				
Contracted services	19	**4,692,506,070**	3,613,585,028	4,089,277,859
Land	19	**669,562,651**	383,558,500	755,964,353
Other costs		**252,726,259**	210,088,029	194,741,748
		5,614,794,980	4,207,231,557	5,039,983,960
Cost of rental services:				
Depreciation		**57,975,076**	50,712,331	49,375,183
Real property taxes		**-**	-	793,674
	12	**57,975,076**	50,712,331	50,168,857
		5,672,770,056	4,257,943,888	5,090,152,817

19. COSTS AND EXPENSES BY NATURE

Details of costs and expenses by nature are shown below.

(Amounts in PHP)	Notes	**2025**	2024 (As Restated – see Note 2.1)	2023
Contracted services	18	**4,692,506,070**	3,613,585,028	4,089,277,859
Salaries and employee benefits	23.1	**833,245,974**	681,556,121	607,390,097
Land	18	**669,562,651**	383,558,500	755,964,353
Commissions	17.3	**576,703,693**	622,606,668	638,005,683
Taxes and licenses		**348,591,027**	286,677,396	135,632,710
Depreciation and amortization	10, 11, 12, 13	**164,351,010**	137,055,472	131,323,468
Security and janitorial services		**136,795,943**	64,148,500	39,950,608
Advertising		**136,025,288**	100,570,592	79,698,874
Utilities		**89,567,377**	53,367,845	33,787,485
Insurance		**55,704,087**	38,835,892	32,814,534
Representation and entertainment		**61,453,063**	61,262,278	53,070,817
Transportation and travel		**48,486,510**	39,679,747	26,138,770
Subscription and membership dues		**40,145,572**	25,393,564	16,922,321
Rent	11.3, 27.2	**34,693,809**	22,322,080	54,044,006
Supplies		**28,069,531**	21,053,026	15,537,631
Repairs and maintenance		**27,490,118**	23,659,150	20,897,167
Professional and legal fees		**20,614,140**	30,441,340	20,567,022
Donations		**15,150,000**	519,749	6,020,619
Fuel and lubricants		**10,034,930**	9,543,359	7,474,661
Penalties		**9,614,816**	85,971,555	22,366,855
Communications		**9,079,410**	8,528,492	6,434,035
Trainings and seminars		**7,210,892**	5,038,038	1,594,705
Others		**412,132,774**	320,458,540	264,212,579
		8,427,228,685	6,635,832,932	7,059,126,859

These costs and expenses are classified in the statements of profit or loss as follows:

(Amounts in PHP)	Note	2025	2024 [As Restated – see Note 2.1 (b)(ii)]	2023
Cost of sales and services	18	**5,672,770,056**	4,257,943,888	5,090,152,817
Operating expenses		**2,754,458,629**	2,377,889,044	1,968,974,042
		8,427,228,685	6,635,832,932	7,059,126,859

20. OTHER OPERATING INCOME AND OTHER LOSSES

20.1 Other Operating Income

This account is composed of the following:

(Amounts in PHP)	Note	2025	2024 (As Restated – see Note 2.1)	2023
Gain on sale of investment properties	12	**532,899,369**	383,161,574	-
Administrative charges		**170,065,794**	109,928,863	125,496,612
Move-in fee income		**68,972,267**	89,155,816	-
Water service fee		**27,472,390**	35,761,259	16,337,568
Documentation fee		**26,150,894**	23,250,000	23,192,879
Utilities charged to tenants		**25,348,530**	12,449,190	10,723,514
Sponsorships		**9,627,232**	10,290,486	14,056,920
Referral incentive		**5,501,999**	2,191,861	1,141,985
Late payment penalties charged to customers		**5,008,702**	5,785,376	9,139,667
Foreign exchange gains		**1,627,551**	2,071,162	1,338,935
Scrap sales		**-**	1,681,223	2,163,848
Reversal of payables		**-**	-	115,283,578
Commitment fee		**-**	39,281,838	39,655,599
Others		**21,797,985**	14,428,834	5,121,734
		894,472,713	729,437,482	363,652,839

Move-in fee income pertains to excess fees charged to real estate buyers upon turn-over of their units over the cost of services to make the buyers' units habitable which include requisition of building insurance and fire extinguisher, processing of related taxes, utility connections and others.

Reversal of payables pertains to outstanding payables related to advances from buyers in excess of the paid transfer charges and move-in fees, which are not refunded to the buyers. It also includes outstanding payables from cancelled contracts with certain building contractors and suppliers, which the Company is no longer required to pay and income from the write-off of long-outstanding unidentified deposits.

Administrative charges include standard fees charged to the buyers and non-refundable portion of the buyers' payment upon withdrawal from sale.

20.2 Other Losses

This account is composed of the following:

(Amounts in PHP)	2025	2024	2023
Foreign exchange losses	**5,487,864**	2,623,145	3,215,606
Loss (gain) on sale of assets – net	**2,837**	(1,368,905)	17,411
Other losses	**22,526,116**	22,558,752	-
	28,016,817	23,812,992	3,233,017

Other losses mainly comprise expenses and charges arising from non-recurring events and transactions, including transaction costs related to equity and debt issuances and losses from calamity related incidents.

21. FINANCE COSTS

This is composed of the following:

(Amounts in PHP)	Notes	2025	2024	2023
Interest expense on:				
Interest-bearing loans and borrowings	14	**1,586,178,296**	1,646,872,202	1,991,030,749
Bonds	15	**152,789,262**	131,374,423	66,856,868
Lease liabilities	11.4	**69,540,853**	68,238,917	65,882,750
Deficiency taxes		**-**	28,417,950	-
Post-employment defined benefit obligation	23.3	**2,466,935**	636,230	428,176
Day one loss, net of amortization	5	**55,094,990**	2,666,907	3,751,674
Bank charges		**9,092,100**	1,901,059	279,094
		1,875,162,436	1,880,107,688	2,128,229,311

Interest expense on loans and bonds are the portion not capitalized as part of property and equipment, and investment properties (see Notes 10 and 12).

22. FINANCE INCOME

This is composed of the following:

(Amounts in PHP)	Notes	2025	2024	2023
Interest income on:				
Banks	4	**28,969,252**	9,831,683	11,618,139
Advances to related parties	25.1	**26,691,949**	22,206,219	32,371,122
		55,661,201	32,037,902	43,989,261

23. EMPLOYEE BENEFITS

23.1 Salaries and Employee Benefits

Expenses recognized for salaries and employee benefits are presented below.

(Amounts in PHP)	Notes	2025	2024	2023
Short-term employee benefits		**821,544,443**	672,777,986	600,634,984
Post-employment defined benefit expense	23.3	**10,323,916**	7,408,472	4,639,127
Share options	23.2, 26.4	**1,377,615**	1,369,663	2,115,986
	19	**833,245,974**	681,556,121	607,390,097

23.2 Employee Share Option

Employee share option expense, included as part of Salaries and employee benefits expense under the Operating Expenses account in the statements of profit or loss, amounted to P1,377,615, P1,369,663 and P2,115,986 in 2025, 2024 and 2023, respectively (see Note 23.1), while the corresponding cumulative credit to Share Options Outstanding account is presented under the Equity section of the statements of financial position (see Note 26.4).

23.3 Post-Employment Benefit Plan

(a) *Characteristics of the Defined Benefit Plan*

The Company maintains a funded and non-contributory post-employment benefit plan that is being administered by a trustee bank that is legally separated from the Company. The trustee bank manages the fund in coordination with the Company's top management who acts in the best interest of the plan assets and is responsible for setting the investment policies. The post-employment plan covers all regular full-time employees.

The normal retirement age is 60 with a minimum of five years of credited service. The plan also provides for an early retirement at age 50 with a minimum of five years of credited service and late retirement after age 60, both subject to the approval of the Company's BOD. Normal retirement benefit is an amount equivalent to 50% of the final monthly covered compensation (average monthly basic salary during the last 12 months of credited service) for every year of credited service.

(b) *Explanation of Amounts Presented in the Financial Statements*

Actuarial valuations are made annually to update the post-employment defined benefit costs and the amount of contributions. All amounts presented in the succeeding pages are based on the actuarial valuation reports obtained from an independent actuary in 2025 and 2024.

The amounts of post-employment defined benefit obligation recognized in the statements of financial position are determined as follows:

(Amounts in PHP)	2025	2024
Present value of the obligation	**100,563,345**	82,925,055
Fair value of plan assets	**(40,953,182)**	(42,615,660)
	59,610,163	40,309,395

The movements in the present value of the post-employment defined benefit obligation recognized in the books are presented below.

(Amounts in PHP)	2025	2024
Balance at beginning of year	**82,925,055**	53,883,058
Current service cost	**10,323,916**	7,408,472
Interest cost	**5,075,013**	3,297,643
Benefits paid	**(9,383,544)**	(2,395,737)
Remeasurements – actuarial losses (gains)arising from:		
Changes in demographic assumptions	**7,642,318**	-
Experience adjustments	**4,587,463**	37,353,269
Changes in financial assumptions	**(606,876)**	(16,621,650)
Balance at end of year	**100,563,345**	82,925,055

The movements in the fair value of plan assets are presented below.

(Amounts in PHP)	2025	2024
Balance at beginning of year	**42,615,660**	43,487,144
Contributions	**5,800,836**	-
Interest income	**2,608,078**	2,661,413
Benefits paid	**(9,383,544)**	(2,395,737)
Loss on plan assets (excluding amounts included in net interest expense)	**(687,848)**	(1,137,160)
Balance at end of year	**40,953,182**	42,615,660

The composition of the fair value of plan assets at the end of the reporting period by category and risk characteristics is shown below.

(Amounts in PHP)	2025	2024
Unitized investment funds	**40,461,536**	33,367,846
Government securities	**9,714,496**	9,059,820
Receivables	**146,205**	131,176
Cash and cash equivalents	**14,489**	56,818
Benefit payments to be reimbursed	**(9,383,544)**	-
	40,953,182	42,615,660

The fair values of the above unitized investment funds and government debt securities are determined based on quoted market prices in active markets (classified as Level 1 of the fair value hierarchy).

Plan assets do not comprise any of the Company's own financial instruments or any of its assets occupied and/or used in its operations. The plan assets recognized gains in 2025, 2024, and 2023 amounting to P1,920,230, P1,524,253 and P1,933,149, respectively.

The components of amounts recognized in profit or loss and other comprehensive income in respect of the defined benefit post-employment plan are as follows:

(Amounts in PHP)	**2025**	2024	2023
Recognized in profit or loss			
Current service cost - net	**10,323,916**	7,408,472	4,639,127
Net interest expense on defined benefit obligation	**2,466,935**	636,230	428,176
	12,790,851	8,044,702	5,067,303
Recognized in other comprehensive income:			
Actuarial losses (gains) arising from changes in:			
Demographic assumptions	**7,642,318**	-	-
Experience adjustments	**4,587,463**	37,353,269	2,676,303
Financial assumptions	**(606,876)**	(16,621,650)	2,343,402
Loss on plan assets (excluding amounts included in net interest expense)	**687,848**	1,137,160	817,259
	12,310,753	21,868,779	5,836,964

The net interest expense is presented as part of Post-employment defined benefit obligation under Finance Costs in the statements of profit or loss (see Note 21).

Amounts recognized in other comprehensive loss were included within items that will not be reclassified subsequently to profit or loss.

In determining the amounts of the defined benefit post-employment obligation, the following significant actuarial assumptions were used:

(Amounts in PHP)	**2025**	2024	2023
Discount rates	**6.22%**	6.12%	6.12%
Salary increase rates	**3%**	3%	7%

Assumptions regarding future mortality experience are based on published statistics and mortality tables. The average remaining working lives of an individual retiring at the age of 60 is 25 years for both males and females. These assumptions were developed by management with the assistance of an independent actuary. Discount factors are determined close to the end of each reporting period by reference to the interest rates of zero-coupon government bonds with terms to maturity approximating the terms of the post-employment obligation. Other assumptions are based on current actuarial benchmarks and management's historical experience.

(c) Risks Associated with the Retirement Plan

The plan exposes the Company to actuarial risks such as investment risk, interest rate risk, longevity risk and salary risk.

(i) Investment and Interest Risks

The present value of the defined benefit obligation is calculated using a discount rate determined by reference to market yields of government bonds. Generally, a decrease in the interest rate of a reference government bonds will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan's investments in debt securities and if the return on plan asset falls below this rate, it will create a deficit in the plan. Due to the long-term nature of the plan obligation, a level of continuing equity investments is an appropriate element of the Company's long-term strategy to manage the plan efficiently.

(ii) Longevity and Salary Risks

The present value of the defined benefit obligation is calculated by reference to the best estimate of the mortality of the plan participants both during and after their employment, and to their future salaries. Consequently, increases in the life expectancy and salary of the plan participants will result in an increase in the plan obligation.

(d) Other Information

The information on the sensitivity analysis for certain significant actuarial assumptions, the Company's asset-liability matching strategy, and the timing and uncertainty of future cash flows related to the retirement plan are as follows:

(i) Sensitivity Analysis

The following table summarizes the effects of changes in the significant actuarial assumptions used in the determination of the post-employment defined benefit obligation:

(Amounts in PHP)	**Impact on Post-employment Defined Benefit Obligation**		
	Changes in Assumption	**Increase in Assumption**	**Decrease in Assumption**
December 31, 2025			
Discount rate	**+/-1.0%**	**(5,625,062)**	**5,270,094**
Salary increase rate	**+/-1.0%**	**5,571,141**	**(6,136,449)**
December 31, 2024			
Discount rate	+/-1.0%	(4,106,498)	3,165,843
Salary increase rate	+/-1.0%	3,450,146	(4,610,035)

In addition, assuming there are no attrition rates, the increase in post-employment defined benefit obligation would be P33,772,458 and P33,056,004 in 2025 and 2024, respectively.

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The foregoing sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. This analysis may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation recognized in the statements of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous years.

(ii) Asset-Liability Matching Strategies

To efficiently manage the retirement plan, the Company, through its Retirement Plan Committee, ensures that the investment positions are managed in accordance with its asset-liability matching strategy to achieve that long-term investments are in line with the obligations under the retirement scheme. This strategy aims to match the plan assets to the post-employment obligations by investing in long-term fixed interest securities (i.e., government or corporate bonds) with maturities that match the benefit payments as they fall due and in the appropriate currency. The Company actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the post-employment obligations.

There has been no change in the Company's strategies to manage its risks from previous periods.

(iii) Funding Arrangements and Expected Contributions

The Company does not expect to make a contribution during the next reporting period.

The maturity profile of undiscounted expected benefit payments from the plan follows:

(Amounts in PHP)	**2025**	2024
Within one year	**33,772,458**	33,056,004
More than one year to five years	**58,401,691**	45,429,141
More than five years to ten years	**435,148,314**	351,181,103
	527,322,463	429,666,248

The weighted average duration of the defined benefit obligation at the end of the reporting period is 3.80 years.

24. CURRENT AND DEFERRED TAXES

The Company is registered with the Board of Investments (BOI) as a developer of various economic and low-cost housing projects. Accordingly, the Company enjoys an income tax holiday on the BOI-registered projects within three to four taxable years from its registration. The Company has one and five registered projects with BOI as at December 31, 2025 and 2024, respectively.

The components of tax expense relating to profit or loss and other comprehensive income or loss are as shown below.

(Amounts in PHP)	**2025**	2024	2023
Reported in profit or loss:			
Current tax expense:			
Regular corporate income tax (RCIT) at 25%	**250,508,378**	208,559,755	138,485,018
Final income tax	**11,800,137**	267,625	2,323,592
	262,308,515	208,827,380	140,808,610
Deferred tax expense arising from origination and reversal of temporary differences	**405,588,963**	419,267,874	839,177,697
	667,897,478	628,095,254	979,986,307
Reported in other comprehensive income			
Deferred tax income arising from origination and reversal of temporary differences	**(3,077,688)**	(5,467,195)	(1,459,241)

A reconciliation of tax on pretax profit computed at the applicable statutory rates to tax expense reported in the statements of profit or loss is presented below.

(Amounts in PHP)	**2025**	2024	2023
Tax on pretax profit at 25%	**950,163,471**	892,593,334	953,357,034
Adjustments for income subject to lower tax rate	**(1,448,463)**	(2,725,546)	(580,943)
Tax effects of:			
Non-taxable income	**(308,393,685)**	(284,705,283)	(305,762,480)
Tax exempt real estate sales	**(5,321,668)**	15,887,569	326,549,783
Non-deductible expenses	**32,897,823**	7,045,180	6,422,913
Tax expense	**667,897,478**	628,095,254	979,986,307

The net deferred tax liabilities relate to the following as at December 31:

(Amounts in PHP)	**2025**	2024
Deferred tax liabilities:		
Difference between tax reporting base and financial reporting base used in sales recognition	**4,480,285,497**	4,112,378,010
Rental income	**69,263,950**	876,714
	4,549,549,447	4,113,254,724
Deferred tax assets:		
Recognition of commission	**(140,934,531)**	(137,350,396)
Net lease liabilities	**(57,991,150)**	(46,022,268)
Post-employment defined benefit obligation	**(15,746,239)**	(4,215,674)
Employee share options	**(1,331,724)**	(987,320)
Others	**(16,779,340)**	(10,423,878)
	(232,782,984)	(198,999,536)
	4,316,766,463	3,914,255,188

The components of deferred tax expense (income) are as follows:

(Amounts in PHP)	**2025**	2024	2023
Reported in profit or loss:			
Deferred tax liabilities:			
Difference between tax reporting base and financial reporting base used in sales recognition	**367,907,487**	469,897,271	875,216,531
Rental income	**68,387,236**	3,572,421	6,508,401
Deferred tax assets:			
Net lease liabilities	**(11,968,882)**	(10,765,674)	(10,299,464)
Post-employment defined benefit obligation	**(8,452,877)**	(488,337)	(900,210)
Recognition of commission	**(3,584,135)**	(24,968,375)	(29,302,980)
Employee share options	**(344,404)**	(342,415)	(644,905)
Others	**(6,355,462)**	(17,637,017)	(1,399,676)
Tax expense	**405,588,963**	419,267,874	839,177,697
Reported in other comprehensive income –			
Post-employment defined benefit obligation	**(3,077,688)**	(5,467,195)	(1,459,241)

In 2025, 2024, and 2023, the Company is subject to minimum corporate income tax (MCIT), which is computed at 1% of gross income before July 1, 2023 and 2% thereafter, net of allowable deductions, as defined under the tax regulations, or to RCIT, whichever is higher. No MCIT was reported in 2025, 2024, and 2023 as RCIT was higher than MCIT in these years.

The Company opted to treat the capitalized borrowing costs as capital expenditure in accordance with Section 34(b) of the National Internal Revenue Code (NIRC); hence, there are no deferred taxes related to the transaction.

The Company opted to claim itemized deductions in computing its income tax due for the years ended December 31, 2025, 2024 and 2023.

25. RELATED PARTY TRANSACTIONS

The Company's related parties include its ultimate parent company, entities under common ownership, subsidiaries, associates, shareholders, the Company's key management personnel, and its retirement fund. A summary of the Company's transactions and outstanding balances with related parties is presented below.

		Amount of Transaction			Outstanding Balance	
(Amounts in PHP)	**Note**	**2025**	2024	2023	**2025**	2024
Ultimate Parent Company						
Sale of investment properties	25.5	**587,907,786**	854,062,500	-	**1,397,637,514**	837,666,834
Sale of condominium units	25.5	**534,932,583**	-	4,363,528	**524,120,797**	-
Dividends paid	25.3	**413,207,837**	411,996,617	411,996,617	**-**	-
Entities under Common Ownership						
Advances (collections)	25.1	**5,534,794**	13,818,286	2,603,003	**59,494,450**	53,959,656
Subsidiaries						
Advances (collections)	25.1	**(157,937,947)**	(45,693,421)	787,326,615	**452,337,732**	610,275,679
Interest income	25.1	**26,691,949**	22,206,219	32,371,122	**-**	-
Advances (payments)	25.2	**6,706,844**	5,183,955	-	**72,724,974**	66,018,130
Purchase of properties	25.4	**(272,298)**	1,309,086	-	**1,206,040**	1,478,338
Dividends received	25.3	**806,000,000**	203,250,000	106,220,000	**-**	-
Associates						
Advances (collections)	25.1	**1,447,906**	(2,389,437)	1,734,807	**1,458,599**	10,693
Key Management Personnel						
Sale of investment properties	25.6	**485,352,679**	-	-	**475,645,625**	-
Sale of condominium units	25.6	**818,605,241**	10,769,427	-	**799,350,563**	-
Dividends paid	25.3	**66,925,892**	66,925,892	66,925,892	**-**	-
Compensation	25.7	**187,685,851**	128,936,641	209,130,536	**-**	-

Based on management's assessment, no impairment loss is required to be provided on the Company's receivables from related parties as at December 31, 2025 and 2024. In respect of contract receivables and contract assets, it is fully secured by the units purchased, expected to be settled in cash and due based on the contract terms.

Details of the foregoing transactions are discussed below and in the succeeding pages.

25.1 Due from Related Parties

The Company grants cash advances to entities under common ownership, subsidiaries and associates. An analysis of such advances in 2025 and 2024 is presented below.

(Amounts in PHP)	**Entities Under Common Ownership**	**Subsidiaries**	**Associates**	**Total**
Balance at January 1, 2025	53,959,657	610,275,679	10,693	664,246,029
Advances	16,317,638	299,176,069	1,447,906	316,941,613
Collections	(10,782,845)	(457,114,016)	-	(467,896,861)
Balance at December 31, 2025	**59,494,450**	**452,337,732**	**1,458,599**	**513,290,781**
Balance at January 1, 2024	40,141,370	655,969,100	2,400,130	698,510,600
Advances	31,612,009	837,032,314	36,009,701	904,654,024
Collections	(17,793,722)	(882,725,735)	(38,399,138)	(938,918,595)
Balance at December 31, 2024	53,959,657	610,275,679	10,693	664,246,029

The outstanding balances from these transactions, which are collectible on demand, unsecured and noninterest-bearing, are presented as Due from Related Parties in the statements of financial position. Certain advances are interest-bearing with an annual rate of 6.50%. The related interest income is recognized as part of Finance Income (see Note 22).

25.2 Due to Related Parties

In 2017, the Company assumed the development of Astra Center Project and acknowledged its obligation to ASF for the development cost it incurred. The outstanding balance from this transaction, which is payable on demand, unsecured and noninterest-bearing, amounted to P59,610,753 as at both December 31, 2025 and 2024, and is presented as part of Due to related parties under of Trade and Other Payables in the statements of financial position (see Note 16).

The Company also enters into transactions with entities under common ownership, subsidiaries and associates, which includes purchases of goods and services on account. The outstanding balances from these transactions, which are payable on demand, unsecured and noninterest-bearing, amounted to P13,114,221 and P6,407,377 as at December 31, 2025 and 2024, respectively, and are presented as part of Due to related parties under of Trade and Other Payables in the statements of financial position (see Note 16).

25.3 Cash Dividends

The amounts of cash dividends paid by the Company to the following related parties are as follows:

(Amounts in PHP)	**2025**	2024	2023
Ultimate Parent Company	**413,207,837**	411,996,617	411,996,617
Key Management Personnel	**66,925,892**	66,925,892	66,925,892
	480,133,729	478,922,509	478,922,509

The were no outstanding balances arising from these cash dividends as at December 31, 2025 and 2024.

The amounts of cash dividends received by the Company from the following subsidiaries are as follows:

(Amounts in PHP)	**2025**	2024	2023
YHEST	**750,000,000**	50,000,000	-
El Camino	**56,000,000**	105,000,000	-
MGRI	**-**	29,250,000	27,720,000
CPM	**-**	19,000,000	-
YES	**-**	-	70,100,000
BL Ventures	**-**	-	8,400,000
	806,000,000	203,250,000	106,220,000

Dividends received are recognized as a reduction to the carrying amount of the Company's investments in subsidiaries in accordance with the equity method of accounting (see Note 9.1)

25.4 Purchase of Condominium Units

In 2024, The Company purchased condominium units that are still under construction from YHEST, GGTT and BL Ventures in 2024. Contract prices of the purchased units from YHEST, GGTT and BL Ventures amounted to P43,709,396, P31,208,933 and P12,776,495, respectively. In 2024, payments to YHEST, GGTT, and BL Ventures for such purchases amounted to P781,429, P255,359, and P272,298, respectively.

In 2025, the deposit paid to BL Ventures amounting to P272,298 was applied as part of the purchase price of the condominium units acquired by the Company, which were utilized as property and equipment.

The outstanding balance of the deposits amounted to P1,206,040 and P1,478,338 as at December 31, 2025 and 2024, respectively, which is presented as Deposits for purchased properties under Other Non-current Assets in the statements of financial position (see Note 13).

25.5 Real Estate Sales to Ultimate Parent Company

In 2025 and 2024, CLI sold to ABS parcels of land under investment properties with carrying amount of P295,992,923 and P470,900,926, respectively, for P587,907,786 and P854,062,500, respectively (see Note 12). The transactions resulted in a gain amounting to P291,908,863 and P383,161,574, respectively, which are presented as part Gain on sale of investment properties under Other Operating Income in the statements of profit or loss (see Note 20.1). As at December 31, 2025 and 2024, the outstanding balance from these transactions amounted to P1,397,637,514 and P837,666,834, respectively, and are noninterest-bearing, collectible in cash similarly to the sale of real estate properties to customers, and presented as part of Contract receivables under the Receivables account in the statements of financial position (see Note 5).

In 2025 and 2023, CLI sold condominium units to ABS amounting to P534,932,583 and P4,363,528, respectively. The outstanding balances related to these transactions are noninterest-bearing, collectible in cash over a period of five years under the terms similar to the sale of real estate properties to customers. As at December 31, 2025, the outstanding balance amounted to P524,120,797, which is presented as part of Contract Assets in the 2025 statement of financial position (Note 17.2). There were no outstanding balances or related sale transactions as at and for the year ended December 31, 2024.

Further in 2023, the Company cancelled the sale of a single floor at Baseline HQ made to ABS in December 2017.

25.6 Real Estate Sales to Key Management Personnel

In 2025, the Company sold to key management personnel a parcel of land classified as investment properties with carrying amount of P244,362,173 for P485,352,679 (see Note 12). The transaction resulted in gain of P240,990,506 which is presented as part of Gain on sale of investment properties under Other operating income in the statements of profit or loss (see Note 20.1).

In 2025 and 2024, CLI sold condominium units to key management personnel amounting to P818,605,241 and P10,769,427, respectively.

As at December 31, 2025, the outstanding balances from the land and condominium sales amounted to P475,645,625 and P421,211,088, respectively. The receivables are noninterest-bearing, collectible in cash over a period of five years, under the terms similar to the sale of real estate properties to customers, and are presented as part of Contract receivables under Receivables in the 2025 statement of financial position (see Note 5). The remaining outstanding balance from condominium sales amounting P378,139,475 are presented under Contract Assets in the 2025 statement of financial position.

25.7 Key Management Personnel Compensation

The composition of key management personnel compensation for the years ended December 31, 2025, 2024 and 2023 is shown below.

(Amounts in PHP)	**2025**	2024	2023
Short-term benefits	**184,450,036**	101,282,775	159,664,014
Post-employment benefits	**1,858,200**	26,284,204	47,350,536
Share options	**1,377,615**	1,369,663	2,115,986
	187,685,851	128,936,642	209,130,536

25.8 Retirement Fund

CLI's retirement fund for its defined post-employment plan is administered and managed by a trustee bank. The fair value of plan assets in 2025 and 2024 consists of the contributions to the plan and interest earned (see Note 23.3). The plan assets do not comprise investment in any of the Company's own financial instruments or any of its assets occupied and/or used in its operations.

26. EQUITY

26.1 Capital Stock

Details of the Company's authorized capital stock as at December 31, 2025 and 2024 are as follows:

	Shares		**Amounts in PHP**	
	2025	2024	**2025**	2024
Preferred shares				
Authorized				
Series A – P1.00 par value	**1,000,000,000**	1,000,000,000	**1,000,000,000**	1,000,000,000
Series B – P0.10 par value	**1,000,000,000**	1,000,000,000	**100,000,000**	100,000,000
Total	**2,000,000,000**	2,000,000,000	**1,100,000,000**	1,100,000,000
Issued and outstanding:				
Issuance during the year:				
Preferred Shares – Series A-1 (CLIA1)	**2,063,360**	2,063,360	**2,063,360**	2,063,360
Preferred Shares – Series A-2 (CLIA2)	**2,216,980**	2,216,980	**2,216,980**	2,216,980
Balance at end of year	**4,280,340**	4,280,340	**4,280,340**	4,280,340
Common shares – P1.00 par value				
Authorized	**9,000,000,000**	9,000,000,000	**9,000,000,000**	9,000,000,000
Issued:				
Balance at beginning and end of year	**3,623,451,997**	3,623,451,997	**3,623,451,997**	3,623,451,997
Treasury shares	**(158,250,530)**	(158,250,530)	**(732,664,604)**	(732,664,604)
Issued and outstanding	**3,465,201,467**	3,465,201,467	**2,890,787,393**	2,890,787, 393

On April 25, 2023, the BOD approved the amendment of the Articles of Incorporation (AOI) of CLI to reallocate the authorized capital stock of P10,100,000,000 to be divided as follows:

(a) 9,000,000,000 common shares with a par value of P1 per share;
(b) 1,000,000,000 Series A preferred shares with a par value of P1 per share; and,
(c) 1,000,000,000 Series B preferred shares with a par value of P0.10 per share.

The amendment to the AOI was later approved by the stockholders on June 1, 2023. On October 18, 2023, the SEC officially accepted CLI's application for the amendment of its AOI, which was later approved on December 29, 2023.

On April 12, 2024, CLI issued and listed perpetual, cumulative, non-voting, non-participating, non-convertible and redeemable Philippine Peso denominated Series "A" Preferred Shares categorized and offered in two subseries (Series A-1 and Series A-2) on the main board of the PSE. Issue price for Series A-1 and A-2 is at P1,000. The additional paid-in capital resulting in the issuance amounted to P4,276,059,660 (see Note 26.2).

The initial dividend rate of the shares shall be as follows: (a) in respect of the Series A-1 Preferred Shares, at fixed rate of 7.59% per annum of the Offer price, and (b) for the Series A-2 Preferred Shares, at the fixed rate of 8.25% per annum of the offer price. The BOD has full discretion over the declaration and payment of dividends, subject to conditions and to the extent allowed by law. Accordingly, the Company classified the preferred shares as equity securities, as such discretion allows the Company to defer principal and dividend payments indefinitely [see Note 3.1(n)]. There were no similar issuances in 2025 and 2023.

The share price of the Company's common stock closed at P2.35 per share on December 26, 2025 and P2.65 per share on December 27, 2024, the last trading day in the PSE for 2025 and 2024 respectively.

The common stock of the Company that is held under nominee accounts totaled 1,284,557,145 shares and 1,289,888,375 shares as at December 31, 2025 and 2024, respectively. This represents 35% of the Company's outstanding shares as at December 31, 2025 and 2024, respectively.

The Company has no other listed equity securities as at December 31, 2025 and 2024.

26.2 Additional Paid-in Capital

On June 2, 2017, the Company made an initial public offering (IPO) of 430,000,000 unissued common shares at an offer price of P5 per share, which is equivalent to P2,150,000,000. Accordingly, the Company recognized additional paid-in capital of P1,608,917,974 in the statements of financial position after deducting the related share issuance costs of P111,082,026.

On April 12, 2024, the Company issued and listed perpetual, cumulative, non-voting, non-participating, non-convertible and redeemable Philippine Peso denominated Series "A" Preferred Shares categorized and offered in two subseries (Series A-1 and Series A-2) on the main board of the PSE. Issue price for Series A-1 and A-2 is at P1,000. The additional paid-in capital resulting in the issuance amounted to P4,247,007,247 in the statements of financial position after deducting the related share issuance costs of P29,052,413.

26.3 Treasury Shares

On February 27, 2018, the BOD of the Company approved a P250,000,000 budget for a share buy-back program and employee share option plan. On March 2022, qualified employees started exercising their share options (see Note 26.4).

On March 27, 2020, the BOD of the Company approved an additional P500,000,000 stock buy-back program over the next two years.

In relation to this program, the Company reacquired its common stock in 2021 and 2020, for P15,320,885 and P485,657,205, respectively, and presented them as Treasury Stock in the statements of financial position. No additional shares were reacquired in 2022.

In 2022, the Company has reissued 3,349,470 shares of treasury shares as a result of exercise of the same number of share options (Note 26.4).

As at December 31, 2025 and 2024, the Company has a total of 158,250,530 treasury shares amounting to P732,664,604.

26.4 Employee Share Option

On October 6, 2021, the BOD of the Company approved the Executive Share Option Plan (ESOP) for its qualified officers. The ESOP grants options to purchase the shares of the Company at a price of P2.25 or current market price with a 15% discount, whichever is higher. Shares bought under the ESOP cannot be sold, assigned, or transferred in any manner for at least six months from the exercise date. Voting and dividend rights vest upon the issuance of the shares to the employees.

Pursuant to this ESOP, on January 5, 2022, the Company granted share options to qualified officers to subscribe to 31,016,200 common shares of the Company, with the following vesting period.

- The 1st 25% of the options granted can be exercised immediately upon the year of grant;
- The 2nd 25% of the options granted can be exercised one year after the options were granted;
- The 3rd 25% of the options granted can be exercised two years after the options were granted; and,
- The last 25% of the options granted can be exercised three years after the options were granted.

In 2022, a total of 3,349,470 share options were exercised at a price of P2.40 per share using the Company treasury shares (see Note 26.3).

The fair value of the option granted was estimated using a variation of the Black-Scholes valuation model that takes into account factors specific to the ESOP. The following principal assumptions were used in the valuation:

Average option life	2.5 years
Average share price at grant date	P2.86
Average exercise price at grant date	P2.43
Average fair value at grant date	P0.15
Average standard deviation of share price returns	20.17%
Average dividend yield	14.95%
Average risk-free investment rate	2.59%

The underlying expected volatility was determined by reference to historical prices of the Company's shares.

Share option benefits expense, which is included as part of Salaries and employee benefits under the Operating Expenses account, amounting to P1,377,615, P1,369,663 and P2,115,986 was recognized in 2025, 2024 and 2023, respectively (see Note 23.1), while the corresponding credit to Share Options Outstanding account is presented as part of Equity in the statements of financial position.

26.5 Revaluation Reserves

The components and reconciliation of items of other comprehensive income (loss) presented in the statement of changes in equity at their aggregate amount under the Revaluation Reserves account are shown below.

(Amounts in PHP)	Notes	**2025**	2024	2023
Balance at beginning of year		**(34,689,808)**	(18,288,224)	(13,910,501)
Other comprehensive loss:				
Gain (loss) on remeasurement of post-employment defined benefit obligation	23.3	**(12,310,753)**	(21,868,779)	(5,836,964)
Tax income (expense)	24	**3,077,688**	5,467,195	1,459,241
		(9,233,065)	(16,401,584)	(4,377,723)
Balance at end of year		**(43,922,873)**	(34,689,808)	(18,288,224)

26.6 Retained Earnings

(a) Cash Dividends

Date of Declaration	**Record Date**	**Payment Date**	**Total Cash Dividends in PHP**	**Dividend Per Share in PHP**
2025				
Common shares:				
March 17, 2025	April 11, 2025	April 16, 2025	519,780,220	0.15
March 17, 2025	April 11, 2025	April 16, 2025	103,956,045	0.03
			623,736,265	
Preferred shares (CLIA1):				
November 10, 2025	January 2, 2026	January 12, 2026	39,126,462	18.96
November 10, 2025	April 6, 2026	April 13, 2026	39,126,462	18.96
November 10, 2025	July 2, 2026	July 13, 2026	39,126,462	18.96
November 10, 2025	October 2, 2026	October 12, 2026	39,126,462	18.96
			156,505,848	
Preferred shares (CLIA2):				
November 10, 2025	January 2, 2026	January 12, 2026	45,725,213	20.63
November 10, 2025	April 6, 2026	April 13, 2026	45,725,213	20.63
November 10, 2025	July 2, 2026	July 13, 2026	45,725,213	20.63
November 10, 2025	October 2, 2026	October 12, 2026	45,725,213	20.63
			182,900,852	
			963,142,965	

Date of Declaration	Record Date	Payment Date	Total Cash Dividends in PHP	Dividend Per Share in PHP
2024				
Common shares:				
March 18, 2024	April 17, 2024	May 3, 2024	519,780,220	0.15
March 18, 2024	April 17, 2024	May 3, 2024	103,956,045	0.03
			623,736,265	
Preferred shares (CLIA1):				
June 14, 2024	July 2, 2024	July 12, 2024	39,126,462	18.96
June 14, 2024	October 2, 2024	October 12, 2024	39,126,462	18.96
November 21, 2024	January 2, 2025	January 12, 2025	39,126,462	18.96
November 21, 2024	April 2, 2025	April 12, 2025	39,126,462	18.96
November 21, 2024	July 2, 2025	July 12, 2025	39,126,462	18.96
November 21, 2024	October 2, 2025	October 12, 2025	39,126,462	18.96
			234,758,772	
Preferred shares (CLIA2):				
June 14, 2024	July 2, 2024	July 12, 2024	45,725,213	20.63
June 14, 2024	October 2, 2024	October 12, 2024	45,725,213	20.63
November 21, 2024	January 2, 2025	January 12, 2025	45,725,213	20.63
November 21, 2024	April 2, 2025	April 12, 2025	45,725,213	20.63
November 21, 2024	July 2, 2025	July 12, 2025	45,725,213	20.63
November 21, 2024	October 2, 2025	October 12, 2025	45,725,213	20.63
			274,351,278	
			1,132,846,315	
2023				
Common shares:				
March 20, 2023	April 18, 2023	April 28, 2023	519,780,220	0.15
March 20, 2023	April 18, 2023	April 28, 2023	103,956,044	0.03
			623,736,264	

The outstanding balance of unpaid dividends are presented as Dividends payable under Trade and Other Payables in the statements of financial position (see Note 16).

(b) *Appropriated Retained Earnings Releases*

On November 10, 2025, the Company's BOD approved the appropriation of P3,236,320,375 from its retained earnings for the construction of various real estate projects and financing costs that the Company expects to incur in 2026.
On November 23, 2023, the Company's BOD approved the appropriation of P6,324,658,043 from its retained earnings for the construction of various real estate projects. The real estate projects are expected to be completed from dates ranging from 2026 until 2030. There were no additional appropriations for 2025 and 2024.

In 2025, 2024 and 2023, the Company reversed certain appropriations made in previous years amounting to P1,693,661,345, P3,691,083,698 and P3,341,330,930, respectively, to unrestricted retained earnings after partial fulfillment of its intended purpose.

A portion of the Company's retained earnings, equivalent of the cost of treasury shares is legally restricted in accordance with Section 40 of the Revised Corporation Code.

27. COMMITMENTS AND CONTINGENCIES

27.1 Operating Lease Commitments – Company as Lessor

The Company is a lessor under several operating leases for certain condominium and parking units and retail building space (see Note 12). To manage its risks over these operating leases, the Company retains its legal title over the underlying assets and requires its lessee to pay security deposits at the start of the lease, which are forfeited in case a lessee pre-terminates without prior notice or before the expiry of the lease term without cause. The leases have terms ranging from one to 15 years, with renewal options, and include annual escalation from 5% to 10%.

The future minimum lease receivables under these agreements are presented below.

(Amounts in PHP)	**2025**	2024	2023
Within one year	**140,720,797**	106,478,509	54,456,693
Within one to two years	**133,725,309**	68,368,953	39,968,650
Within two to three years	**129,028,438**	4,881,740	25,341,618
Within three to four years	**99,373,386**	4,766,426	19,829,151
Within four to five years	**83,353,092**	278,900,304	40,696,055
More than five years	**374,152,263**	214,362,715	78,907,709
	960,353,285	677,758,647	259,199,876

None of the rental income in 2025, 2024 and 2023 are relating to variable lease payments.

27.2 Operating Lease Commitments – Company as Lessee

The Company entered into several short-term cancellable leases for its billboards, warehouse and staff house. Rent expense incurred from the short-term cancellable leases are shown as Rent under Operating Expenses in the statements of profit or loss (see Note 19).

As at December 31, 2025 and 2024, the expected future rentals is expected to be more or less the same with the annual rent expense recognized because of the terms of the leases, which are less than 12 months.

27.3 Completion of Sold Units

The Company is obligated to finish the sold units that are at a certain stage of completion at the time of sale. The Company recognized a contract liability, which amounts to P222,125,928 and P120,537,515 as at December 31, 2025 and 2024, respectively, when it collects more than it is entitled to based on the stage of completion of the project development (see Note 17.2).

27.4 Purchase of Land

In 2025, the Company entered into agreements in principle with multiple sellers for the acquisition of parcels of land with a total acquisition cost of P2,797,363,707. As at December 31, 2025, advance payments totaling P754,165,850 were recognized as Deposits on Land for Future Development, which form part of the acquisition cost and were subsequently reclassified to real estate inventories upon completion of the transfers (see Notes 6 and 7). There were no similar transactions in 2024.

27.5 Capital Commitments for Construction Cost

As at December 31, 2025 and 2024, the Company has capital commitments amounting to P10,596,243,140 and P6,159,277,128, respectively, for the construction of real estate inventories, property and equipment and investment properties.

27.6 Others

As at December 31, 2025 and 2024, the Company has unused long-term credit facilities amounting to P27,527,487,183 and P19,659,534,089, respectively. There are other commitments and contingent liabilities that arise in the normal course of the Company's operations that are not reflected in the financial statements because the possible outflow of economic resource as a result of present obligations is considered improbable or remote or the amount to be provided cannot be measured reliably. As at December 31, 2025 and 2024, management is of the opinion that losses, if any, from these items will not have a material effect on the Company's financial statements.

28. EVENT AFTER THE REPORTING PERIOD

On April 7, 2026, the BOD approved the declaration of regular cash dividends amounting to P0.18 per share with record date on April 22, 2026, which will be paid on May 6, 2026.

29. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company is exposed to certain financial risks in relation to financial instruments. The Company's financial assets and liabilities by category are summarized in Note 30. The main types of risks are market risk, credit risk and liquidity risk. The Company's risk management focuses on actively securing the Company's short-to-medium term cash flows by minimizing the exposure to financial markets. Long-term financial investments are managed to generate lasting returns.

It does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Company is exposed to are described below and in the succeeding pages.

29.1 Market Risk

The Company is exposed to market risk through its use of financial instruments and specifically to foreign currency risk and interest rate risk which result from its operating, investing, and financing activities.

It has no significant foreign currency exposure risks as most of its transactions are carried out in Philippine pesos, its functional currency.

29.2 Credit Risk

Credit risk is the risk of financial loss to the Company if the counterparty to a financial instrument fails to meet its contractual obligation. To manage credit risk, the Company maintains credit policies and monitors its exposure to credit risk on a continuous basis. Receivables balances are being monitored on a regular basis to ensure timely execution of necessary collection intervention efforts. For contract receivables and contract assets, credit risk is mitigated by the Company's ability to repossess and resell the underlying property in accordance with contract terms and applicable laws. Management considers this recovery mechanism, together with historical cancellation and collection experience, in estimating expected credit losses.

(a) *Maximum exposure to credit risk*

The maximum credit risk exposure of financial assets is the carrying amount of the financial assets (including contract assets), as summarized below.

(Amounts in PHP)	Notes	**2025**	2024
Cash and cash equivalents	4	**1,834,002,955**	667,937,940
Receivables*	5	**4,817,961,469**	2,847,593,246
Contract assets	17.2	**36,012,397,114**	34,200,985,217
Due from related parties	25.1	**513,290,781**	664,246,029
Short-term investments	8	**371,788,195**	285,678,275
Refundable deposits	13	**161,194,870**	142,915,985
		43,710,635,384	38,809,356,692

**Receivables excludes advances to officers and employees.*

The estimated fair value of collateral and other security enhancements held against contract receivables and contract assets are presented below.

(Amounts in PHP)	**Gross Maximum Exposure**	**Fair Value of Collaterals**	**Net Exposure**
2025			
Contract receivables	4,124,054,231	6,516,106,039	-
Contract assets	36,012,397,113	63,964,163,535	-
	40,136,451,344	**70,480,269,574**	**-**
2024			
Contract receivables	2,226,018,817	4,734,336,649	-
Contract assets	34,200,985,217	60,875,505,741	-
	36,427,004,034	65,609,842,390	-

(b) Credit risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular industry or geographic location. In order to avoid excessive concentrations of risk, the Company's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

An analysis of concentration of credit risk by location of the Company's contract receivables and contract assets is shown below.

(Amounts in PHP)	**2025**	2024
Cebu	**16,571,857,475**	16,667,768,898
Rest of Visayas	**14,254,214,317**	9,553,733,389
Mindanao	**6,779,463,553**	8,125,719,295
Luzon	**2,530,915,999**	2,079,782,452
	40,136,451,344	36,427,004,034

(c) Credit Quality

The Company classifies cash in banks as high grade as these are deposited with reputable banks.

Other receivables, due from related parties and refundable deposits are considered to be unrated. For trade receivables, standard grade pertains to receivables with no default in payments and are effectively collateralized by the real estate inventories which can be subject to repossession upon non-payment of customers after reasonable collection effort has been exerted by the Company.

The quality of the Company's financial assets as at December 31, 2025 and 2024 is shown below and in the succeeding page.

	Neither past due not impaired			**Past due but not impaired**	**Individually impaired**	**Total**
	High grade	**Standard grade**	**Unrated**			
2025						
Cash and cash equivalents	1,834,002,955	-	-	-	-	1,834,002,955
Receivables:						
Contract	-	4,124,054,231	-	-	-	4,124,054,231
Others	-	-	693,907,238	-	-	693,907,238
Contract assets	-	36,012,397,114	-	-	-	36,012,397,114
Due from related parties	-	-	513,290,781	-	-	513,290,781
Short-term investments	371,788,195	-	-	-	-	371,788,195
Refundable deposits	-	-	161,194,870	-	-	161,194,870
	2,205,791,150	**40,136,451,345**	**1,368,392,889**	**-**	**-**	**43,710,635,384**

	Neither past due not impaired			Past due but not impaired	Individually impaired	Total
	High grade	Standard grade	Unrated			
2024						
Cash and cash equivalents	667,937,940	-	-	-	-	667,937,940
Receivables:						
Contract	-	2,226,018,817	-	-	-	2,226,018,817
Others	-	-	621,574,429	-	-	621,574,429
Contract assets	-	34,200,985,217	-	-	-	34,200,985,217
Due from related parties	-	-	664,246,029	-	-	664,246,029
Short-term investments	285,678,275	-	-	-	-	285,678,275
Refundable deposits	-	-	142,915,985	-	-	142,915,985
	953,616,215	36,427,004,034	1,428,736,443	-	-	38,809,356,692

29.3 Liquidity Risk

The Company manages its liquidity needs by carefully monitoring scheduled debt servicing payments for long-term financial liabilities as well as cash outflows due in a day-to-day business. Liquidity needs are monitored regularly using short-term and rolling cash flow projections. Long-term liquidity needs for a six-month and one-year period are identified monthly. It maintains cash to meet its liquidity requirements. Excess cash are invested in short-term placements.

	Current		**Non-current**	
(Amounts in PHP)	**Within Six Months**	**Six to 12 Months**	**One to Five Years**	**More than Five Years**
December 31, 2025				
Interest-bearing loans and borrowings	3,422,183,864	4,403,928,257	23,683,097,154	10,559,415,553
Bonds payable	3,234,760,250	382,738,827	11,316,034,284	2,426,060,974
Trade and other payables*	11,846,887,975	4,176,060,157	529,356,388	-
	18,503,832,089	**8,962,727,241**	**35,528,487,826**	**12,985,476,527**
December 31, 2024				
Interest-bearing loans and borrowings	8,796,785,453	5,122,434,303	24,576,904,076	4,990,121,122
Bonds payable	168,742,525	168,742,525	5,597,779,622	-
Trade and other payables*	6,678,769,232	6,168,750,044	518,315,036	-
	15,644,297,210	11,459,926,872	30,692,998,734	4,990,121,122

** Trade and other payables excludes output VAT, government-related obligations and advance rental.*

The contractual maturities reflect the gross cash flows, which may differ from the carrying values of the liabilities at the end of the reporting periods.

30. CATEGORIES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES AND FAIR VALUE MEASUREMENTS AND DISCLOSURES

30.1 Carrying Amounts and Fair Values by Category

The carrying amounts and fair values of the categories of financial assets and financial liabilities presented in the statements of financial position are shown below.

(Amounts in PHP)	Notes	**2025** Carrying Amount	**2025** Fair Value	2024 Carrying Amount	2024 Fair Value
Financial Assets					
At amortized cost:					
Cash and cash equivalents	4	**1,834,002,955**	**1,834,002,955**	667,937,940	667,937,940
Receivables - net[1]	5	**4,817,961,469**	**4,817,961,469**	2,847,593,246	2,847,593,246
Due from related parties	25.1	**513,290,781**	**513,290,781**	664,246,029	664,246,029
Short-term investments	8	**371,788,195**	**371,788,195**	285,678,275	285,678,275
Refundable deposits	13	**161,194,870**	**161,194,870**	142,915,985	142,915,985
		7,698,238,270	**7,698,238,270**	4,608,371,475	4,608,371,475
Financial Liabilities					
At amortized cost:					
Interest-bearing loans and borrowings	14	**37,558,119,943**	**38,653,090,053**	37,402,658,415	38,493,096,197
Bonds payable	15	**13,874,488,611**	**14,481,548,887**	4,964,768,926	5,102,082,489
Trade and other payables[2]	16	**16,552,304,520**	**16,552,304,520**	13,365,834,318	13,365,834,318
		67,984,913,074	**69,686,943,460**	55,733,261,659	56,961,013,004

1 Receivables - net excludes advances to officers and employees.
2 Trade and other payables excludes output VAT, government-related obligations and advance rental.

A description of the Company's risk management objectives and policies for financial instruments is provided in Note 29.

30.2 Offsetting of Financial Assets and Financial Liabilities

The following financial assets with net amounts presented in the statements of financial position are subject to offsetting, enforceable master netting arrangements and similar agreements:

(Amounts in PHP)	**Gross amounts recognized in the statements of financial position**		**Net amount presented in the statements of financial position**	**Related amounts not set-off in the statements of financial position**		
	Financial assets	**Financial assets set-off**		**Financial instrument**	**Cash collateral received**	**Net amount**
December 31, 2025						
Cash and cash equivalents	1,834,002,955	-	1,834,002,955	1,828,064,255	-	5,938,700
Short-term investments	371,788,195	-	371,788,195	371,788,195	-	-
Total	**2,205,791,150**	**-**	**2,205,791,150**	**2,199,852,450**	**-**	**5,938,700**
December 31, 2024						
Cash and cash equivalents	667,937,940	-	667,937,940	664,212,350	-	3,725,590
Short-term investments	285,678,275	-	285,678,275	285,678,275	-	-
Total	953,616,215	-	953,616,215	949,890,625	-	3,725,590

The following financial liabilities with net amounts presented in the statements of financial position are subject to offsetting, enforceable master netting arrangements and similar agreements:

(Amounts in PHP)	**Gross amounts recognized in the statements of financial position**		**Net amount presented in the statements of financial position**	**Related amounts set-off in the statements of financial position**		
	Financial liabilities	**Financial liabilities set-off**		**Financial instruments**	**Cash collateral received**	**Net amount**
December 31, 2025						
Interest-bearing loans	**37,558,119,943**	-	**37,558,119,943**	**2,199,852,450**	**-**	**35,358,267,493**
December 31, 2024						
Interest-bearing loans	37,402,658,415	-	37,402,658,415	949,890,625	-	36,452,767,790

For financial assets and financial liabilities subject to enforceable master netting agreements or similar arrangements above, each agreement between the Company and counterparties (i.e., banks) allows for net settlement of the relevant financial assets and liabilities when both elect to settle on a net basis. In the absence of such an election, financial assets and liabilities will be settled on a gross basis, however, each party to the master netting agreement or similar agreement will have the option to settle all such amounts on a net basis in the event of default of the other party.

30.3 Fair Value Measurements and Disclosures

(a) *Fair Value Hierarchy*

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS Accounting Standards, are categorized into three levels based on the significance of inputs used to measure the fair value.

The fair value hierarchy has the following levels:

(a) Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

(b) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

(c) Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Classification within the fair value hierarchy is determined based on the lowest level of input that is significant to the measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market value of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

When the Company uses valuation technique, it maximizes the use of observable market data where it is available and relies as little as possible on entity specific estimates. If all significant inputs required to determine the fair value of an instrument are observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

(b) *Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed*

The table below summarizes the fair value hierarchy of the Company's financial assets and financial liabilities, which are not measured at fair value in the 2025 and 2024 statements of financial position, but for which fair value is disclosed (see Note 30.1).

(Amounts in PHP)	**Level 1**	**Level 2**	**Level 3**	**Total**
2025				
Financial assets:				
Cash and cash equivalents	1,834,002,955	-	-	1,834,002,955
Receivables – net[1]	-	-	4,817,961,469	4,817,961,469
Due from related parties	-	-	513,290,781	513,290,781
Short-term investments	371,788,195	-	-	371,788,195
Refundable deposits	-	-	161,194,870	161,194,870
	2,205,791,150	**-**	**5,492,447,120**	**7,698,238,270**
Financial liabilities:				
Interest-bearing loans	-	-	38,653,090,053	38,653,090,053
Bonds payable	-	-	14,481,548,887	14,481,548,887
Trade and other payables	-	-	16,552,304,520	16,552,304,520
	-	**-**	**69,686,943,460**	**69,686,943,460**
2024				
Financial assets:				
Cash and cash equivalents	667,937,940	-	-	667,937,940
Receivables – net[1]	-	-	2,847,593,246	2,847,593,246
Due from related parties	-	-	664,246,029	664,246,029
Short-term investments	285,678,275	-	-	285,678,275
Refundable deposits	-	-	142,915,985	142,915,985
	953,616,215	-	3,654,755,260	4,608,371,475
Financial liabilities:				
Interest-bearing loans	-	-	38,493,096,197	38,493,096,197
Bonds payable	-	-	5,102,082,489	5,102,082,489
Trade and other payables	-	-	13,365,834,318	13,365,834,318
	-	-	56,961,013,004	56,961,013,004

[1] *Receivables excludes advances to officers and employees.*
[2] *Trade and other payables excludes output VAT, government-related obligations and advance rental.*

Management has determined that the carrying amounts of the Company's financial assets and liabilities measured at amortized cost approximate their fair values due to their short-term nature, except for interest-bearing loans and borrowings and bonds payable, whose fair values were determined using discounted cash flow techniques based on market rates.

(c) *Fair Value Measurement for Non-financial Assets*

The Company has no non-financial assets measured at fair value as at December 31, 2025 and 2024.

The table below shows the Levels within the hierarchy of investment property, which are not carried at fair value but whose fair value are required to be disclosed on a recurring basis (see Note 12).

(Amounts in PHP)	**Level 1**	**Level 2**	**Level 3**	**Total**
December 31, 2025	**-**	**-**	**12,424,867,013**	**12,424,867,013**
December 31, 2024	-	-	11,515,966,121	11,515,966,121

The fair value of the Company's investment properties was determined based on independent appraisals using market-based valuation techniques.

To some extent, the valuation process was conducted by the appraiser in discussion with the Company's management with respect to the determination of the inputs such as the size, age, and condition of the parcels of land and buildings, and the comparable prices in the corresponding property location.

The fair value of these parcels of land, condominium units, parking units, construction-in-progress and retail building were determined based on the following approaches:

(i) *Fair Value Measurement for Land, Condominium Units, Parking units and Retail Buildings*

The Level 3 fair value of the parcels of land, condominium units, retail building and parking slots under Investment Properties account was determined using the market approach, adjusted for differences in key attributes such as properties size, zoning and accessibility.

Under the market approach, when comparable lease offerings of similar properties and sales prices of comparable land properties in close proximity are used in the valuation of the subject property with insignificant adjustment on the price, fair value is included in Level 2. Consequently, if the observable recent prices of the reference properties were adjusted significantly for differences in key attributes such as properties size, zoning and accessibility, the fair value is included in Level 3. The most significant input into this valuation approach is the price per square foot; hence, the higher the price per square foot, the higher the fair value.

(ii) *Fair Value Measurement for Improvements under Retail Buildings*

The Level 3 fair value of building improvements presented as part of retail buildings under Investment Properties account was determined using the cost approach that reflects the cost to a market participant to construct an asset of comparable usage, construction standards, design and layout, adjusted for obsolescence. The more significant inputs used in the valuation include direct and indirect costs of construction such as but not limited to, labor and contractor's profit, materials and equipment, surveying and permit costs, electricity and utility costs, architectural and engineering fees, insurance and legal fees. These inputs were derived from various suppliers and contractor's quotes, price catalogues, and construction price indices. Under this approach, higher estimated costs used in the valuation will result in higher fair value of the properties.

There has been no change on the valuation techniques used by the Company, except as indicated above, during the period for its investment properties. There were no transfers into or out of Level 2 fair value hierarchy for the years ended December 31, 2025 and 2024.

31. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern and to provide an adequate return to shareholders by pricing products and services commensurate with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity as presented in the statements of financial position. Capital for the reporting periods under review is summarized as follows:

(Amounts in PHP)	**2025**	2024
Total interest-bearing loans and borrowings and bonds payable	**51,432,608,554**	42,367,427,341
Total equity	**22,666,633,837**	20,504,875,848
Debt-to-equity ratio	**2.27:1.00**	2.07:1.00

The Company's goal in capital management is to limit a maximum debt-to-equity structure ratio of 75:25 on a monthly basis. The Company is required to maintain certain financial ratios in relation with its borrowings (see Notes 14 and 15). The Company has complied with its covenant obligations for both years ended December 31, 2025 and 2024.

The Company sets the amount of capital in proportion to its overall financing structure, i.e., equity and financial liabilities. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt. The Company also monitors its DSCR at consolidated level in each of the reporting periods. The DSCR measures the ability to meet debt service obligations from operating results. As at December 31, 2025 and 2024, the DSCR at consolidated level is 1.04:1.00 and 1.05:1.00, respectively.

32. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Presented below is the reconciliation of the Company's liabilities arising from financing activities, which includes both cash and non-cash changes.

(Amounts in PHP)	**Bank Loans** (see Note 14)	**Lease Liabilities** (see Note 11.2)	**Bonds Payable** (see Note 15)	**Total**
Balance as at January 1, 2025	37,402,658,415	1,009,720,896	4,964,768,926	43,377,148,237
Cash flows from financing activities:				
Additional borrowings - net	25,157,126,891	-	8,876,780,500	34,033,907,391
Repayments	(25,092,159,015)	(40,298,913)	-	(25,132,457,928)
Non-cash financing activities:				
Amortization of debt issue cost	90,493,652	-	32,939,185	123,432,837
Interest amortization on lease obligation	-	69,540,853	-	69,540,853
Balance as at December 31, 2025	**37,558,119,943**	**1,038,962,836**	**13,874,488,611**	**52,471,571,390**
Balance as at January 1, 2024	35,957,686,742	977,466,017	4,947,822,521	41,882,975,280
Cash flows from financing activities:				
Additional borrowings - net	13,789,278,958	-	-	13,789,278,958
Repayments	(12,444,183,494)	(41,160,078)	-	(12,485,343,572)
Non-cash financing activities:				
Amortization of debt issue cost	99,876,209	-	16,946,405	116,822,614
Interest amortization on lease obligation	-	68,238,917	-	68,238,917
Additional lease liabilities	-	5,176,040	-	5,176,040
Balance as at December 31, 2024	37,402,658,415	1,009,720,896	4,964,768,926	43,377,148,237
Balance as at January 1, 2023	29,453,443,408	948,091,184	4,930,582,631	35,332,117,223
Cash flows from financing activities:				
Additional borrowings - net	11,434,269,173	-	-	11,434,269,173
Repayments	(5,050,319,185)	(36,783,822)	-	(5,087,103,007)
Non-cash financing activities:				
Amortization of debt issue cost	120,293,346	-	17,239,890	137,533,236
Interest amortization on lease obligation	-	65,882,750	-	65,882,750
Amendment of lease contract	-	275,905	-	275,905
Balance as at December 31, 2023	35,957,686,742	977,466,017	4,947,822,521	41,882,975,280

33. SUPPLEMENTARY INFORMATION ON NON-CASH INVESTING AND FINANCING ACTIVITIES

Discussed below and in the succeeding page are the supplementary disclosures of significant non-cash investing and financing activities that are relevant to the statements of cash flows of the Company.

(a) In 2024, the Company recognized additional right-of-use assets and corresponding lease liabilities amounting to P5,176,040 arising from newly executed lease contracts. In 2023, lease liabilities amounting to P275,905 were recognized as a result of amendments to existing lease contracts. There were no similar non-cash lease transactions in 2025 (see Notes 11 and 32).

(b) In 2025, 2024 and 2023, borrowing costs that were capitalized as part of Property and Equipment and Investment Properties totaled to P2,001,458,585, P1,355,553,737 and P771,101,121, respectively (see Notes 10 and 12).

(c) In 2025, 2024 and 2023, the Company recognized unpaid construction costs of P110,004,301, P30,648,280 and P200,850,686, respectively, as additions to Property and Equipment (see Note 10). Also in 2025, unpaid construction costs amounting to P524,214,793 was recognized as additions to Investment Properties. In 2024 and 2023, the Company recognized net reductions in accrued construction costs related to Investment Properties amounting to P424,623,757 and P855,966,242, respectively, as settlement and reversals exceeded the unpaid construction costs during the year (see Note 12).

(d) In 2025 and 2023, the Company reclassified property and equipment with carrying amounts of P1,696,949 and P2,003,261 to real estate inventories (see Notes 6 and 10). In 2024, the Company reclassified real estate inventory and investment property to property and equipment with carrying amounts of P2,200,604 and P312,500, respectively (see Notes 6, 10 and 12).

(e) Unpaid dividends in relation to CLI's Series A-1 and A-2 preferred shares amounted to P339,406,706 as at both December 31, 2025 and 2024, and is presented as Dividends payable under Trade and Other Payables in the statements of financial position.

(f) In 2024, the BOD approved the Company's intent to enter into negotiations with ABS for the sale 30% of its shareholdings with CLI NUD in the amount of P237,832,347, reclassifying portion of the investment in joint venture to NCAHFS.

In 2025, the planned sale was cancelled, and the asset previously classified as NCAHFS was reclassified back to investment in joint venture (see Note 9.3). Further in 2025, the Company obtained control over CLI NUD through a step acquisition. As a result, the Company's investment in CLI NUD was reclassified from investment in joint venture to investment in subsidiaries at the acquisition date (see Note 9.3).

(g) In 2025 and 2024, the Company sold certain investment properties with carrying amounts of P540,355,095 and P470,900,926, respectively, for P1,073,254,465 and P854,062,500, respectively (see Note 12). As at December 31, 2025 and 2024, the total outstanding balance from the transactions amounted to P1,873,283,139 and P837,666,834, respectively, which are presented as part of Contract receivables under Receivables account in the statements of financial position (see Note 5).

34. SUPPLEMENTARY INFORMATION REQUIRED BY THE BUREAU OF INTERNAL REVENUE (BIR)

Presented below and in the succeeding pages is the supplementary information which is required by the BIR under its existing revenue regulations to be disclosed as part of the notes to financial statements. This supplementary information is not a required disclosure under PFRS Accounting Standards.

(a) Output VAT

In 2025, the Company declared output VAT as follows relating to sale of real estate:

(Amounts in PHP)	**Tax Base**	**Output VAT**
Taxable sales	4,877,027,721	585,243,329
Exempt sales	4,222,216,864	-
Zero-rated services	4,790,928,874	-
	13,890,173,459	**585,243,329**

The Company's taxable real estate sales (at 12% and 0%) and VAT-exempt real estate sales were determined pursuant to Section 106, *VAT on Sale of Goods or Properties*, and Section 109, *VAT-Exempt Transactions*, of the 1997 NIRC, as amended.

The tax base for the real estate sales is based on the provisions under the VAT regulations (installment plan or deferred payment basis); hence, may not be the same as the amounts reported in the 2025 profit or loss of the Company for financial reporting purposes.

(b) Input VAT

The movements in input VAT for the year ended December 31, 2025 are summarized below *(Amounts in PHP).*

Balance at beginning of year	438,641,381
Goods for resale/manufacture or further processing	196,124,768
Services lodged under cost of goods sold and other accounts	
Capital goods subject to amortization	1,004,414
Capital goods not subject to amortization	917,524
Services rendered by non-residents	529,595,839
Allocable to exempt sales	(234,106,951)
Applied against output VAT	(671,365,768)
Balance at end of year	**260,811,207**

(c) Taxes on Importation

The Company had one importation transaction during 2025. The details are presented as follows *(Amounts in PHP)*:

Dutiable value	7,545,970
Other charges	100,068
Total landed cost	7,646,038
VAT on importation rate	12%
Balance at end of year	**917,525**

(d) Excise Tax

The Company did not have any transactions in 2025, which are subject to excise tax.

(e) Documentary Stamp Tax (DST)

The details of the DST that was accrued and paid by the Company in 2025 are as follows *(Amounts in PHP)*:

Loans/Bonds/Mortgage	92,558,142
Conveyance of properties	80,997,758
Rentals	972,611
	174,528,511

(f) Taxes and Licenses

Details of taxes and licenses in 2025 are as follows *(Amounts in PHP)*:

DST	174,528,511
City treasurer's office	48,630,356
Bureau of internal revenue	25,582,838
Land registration authority	24,918,790
Registry of deeds	20,014,896
Transfer taxes	13,666,333
Real property tax	13,440,583
Creditable withholding taxes	11,673,078
Business taxes and permits	8,503,775
Securities and exchange commission	3,679,509
Bureau of fire protection	1,674,534
Pag-IBIG processing fee	856,659
Real estate mortgage registration fees	408,160
Others	1,013,005
	348,591,027

(g) Withholding Taxes

Details of total withholding taxes for the year ended December 31, 2025 are as follows *(Amounts in PHP)*:

Expanded	281,419,641
Final	162,729,778
Compensation and employee benefits	81,330,844
	525,480,263

(h) Deficiency Tax Assessments and Tax Cases

In 2025, the Company did not make any payments for deficiency taxes on income tax, VAT, or withholding taxes. Accordingly, no amounts related to deficiency taxes or the corresponding interest were recognized in the 2025 statement of profit or loss.

As at December 31, 2025, the Company does not have any final deficiency tax assessments with the BIR nor tax cases outstanding or pending in courts or bodies outside the BIR in any of the open taxable years, except for the final deficiency tax assessments for taxable year 2022, which were subsequently settled in January 2026.

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