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Company Information

SEC Registration No.: 0000152249
Company Name: ARANETA PROPERTIES INC.
Industry Classification: K70120
Company Type: Stock Corporation

Document Information

Document ID: OST108142026811783448
Document Type: QUARTERLY_REPORT
Document Code: SEC_Form_17-Q
Period Covered: June 30, 2026
Submission Type: Original Filing
Remarks: None

Acceptance of this document is subject to review of forms and contents

SEC Number**152249**
File Number

ARANETA PROPERTIES INCORPORATED
Company's Full Name

21st Floor BDO Towers Valero, Paseo de Roxas, Makati City
Company's Address

(632) 848-1501
Telephone Number

December 31
Fiscal Year Ending
(Month &Day)

17-Q 2nd Quarter
Form Type

____
Amended Designation (If Applicable)

June 30, 2026
Period Ended Date

Registered and Listed
Secondary License Type and File Number

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

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

2. SEC Identification No. **152249** 3. BIR Tax Identification No. **050-000-840-355**

4. Exact name of issuer as specified in its charter: **ARANETA PROPERTIES, INC.**

5. ____________________
Province, country or other jurisdiction of incorporation or organization

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

7. **21st Floor, BDO Towers Valero, Paseo de Roxas, Makati City**
Address of issuer's principal office Postal Code

8. (632) 848-1501
Registrant's telephone number, including area code

9.
Former name, former address, and former fiscal year, if changed since last report

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

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	1,951,387,570

11. Are any or all of these securities listed on the Philippine Stock Exchange?
Yes [X] No [ ]

12. Indicate by check mark whether the registrant:

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

Yes [**X**] No [ ]

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

Yes [**X**] No [ ]

PART I - FINANCIAL INFORMATION

Item 1. Financial Statements

The financial statements of Araneta Properties Incorporated (ARA) are filed as part of this Form 17-Q.

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

Plan of Operation

During the Second Quarter of 2026

The Company's financial position showed substantial improvement and recovery from the deficits incurred in prior years, primarily attributable to the promotional campaigns and re-launch initiatives undertaken during the first quarter of 2024. This marketing strategy stimulated stronger market demand and significantly expanded the Company's market reach. As a result, the Company's remaining inventory became increasingly limited by the beginning of 2026. The available lots for sale predominantly ranged from 500 to 3,000 square meters per cut, while smaller-sized lot areas were almost entirely depleted.

In consideration of the Company's limited remaining inventory, together with the prevailing economic environment, Management resolved to maintain the existing pricing structure in accordance with the memorandum issued on October 29, 2024. The details are as follows:

Particulars	Regular Lot	Corner Lot
300 sqm and below lot cut	14,000.00	14,500.00
301 to 500 sqm	13,500.00	14,000.00
501 to 700 sqm	13,000.00	13,500.00
701 sqm and above	12,500.00	13,000.00

The performance of the Company in terms of revenue for the six (6) months period ended June 30, 2026 decreased by 46.77%, Total revenue during the period is P81.909 million as compared to P153.887 million in the same period of Year 2025, This performance is directly attributed to *Sales re-launching coupled with Sales Promo* implement by the Company to be able to redeemed from economic uncertainties brought about by the CoVid-19 pandemic

The sales promo started January 29, 2024 and ends April 15, 2024

The "*Re-Launching and Sales Promo*" mentioned above, the Company booked two hundred seventy-three (273) buyers with a total lot area of 58,248 square meters of subdivided lot with average "Promo selling price of ranging from P13,440.00 to P13,500.00 per square meter (inclusive of 12% VAT), the strategy has created a good marketing scenario

Project Percentage of Completion (PPOC), the residential area of Phase 1, Phase 2 & Phase 3 are 100%, 100% &100% respectively complete, while the Country Club is 98.00% complete as of June 30, 2026. The Company uses the project percentage of completion (**PPOC for brevity)** in determining sales during the period.

Table I – The comparative figures of the results of operations for the three (3) months period ending June 30, 2026 with comparative figures of year 2025 and 2024 for the same period

	For three (3) months Period Ended June 30			% Change	**% Change**
In millions (Php)	Year 2024	Year 2025	**Year 2026**	2024 vs 2025	**2025 vs 2026**
Revenue	61.229	76.386	**15.104**	24.755%	**(80.227%)**
Less: Expenses	28.346	29.137	**27.472**	2.793%	**5.714%**
Net before other income	32.883	47.249	**(12.368)**	43.687%	**(26.176%)**
Add :Other Income	1.195	5.027	**3.057**	320.656%	**(39.188%)**
Net Income (Loss)	34.078	52.276	**(9.311)**	53.399%	**(82.189%)**

Table II – The comparative figures of the results of operations for the six (6) months period ending June 30, 2026 with comparative figures of year 2025 and 2024 for the same period

	For six (6) months Period Ended June 30			% Change	**% Change**
In millions (Php)	Year 2024	Year 2025	**Year 2026**	2024 vs 2025	**2025 vs 2026**
Revenue	295.114	146.739	**75.058**	(50.277%)	**(48.849%)**
Less: Expenses	92.012	64.664	**52.472**	(29.723%)	**18.854%**
Net before other income	203.102	82.075	**22.586**	(20.554%)	**(72.481%)**
Add : Other Income	1.097	7.148	**6.851**	(551.438%)	**(4.152%)**
Net Income	204.199	89.223	**29.437**	530.884%	**(67.007%)**

Table III – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the quarters ending June 30, 2026 with comparative figures of year 2025 for the same period

	For the quarter ending June 30		% Change
In Millions (Php)	Year 2025	**Year 2026**	**2025 vs 2026**
Income from Real Estate Business	76.386	**15.104**	**(80.227%)**
Accretion of Interest from Installment Sales	5.027	**3.057**	**(39.188%)**
Total Revenue	81.412	**18.161**	**(77.69%)**

Table IV – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the six (6) months ending June 30, 2026 with comparative figures of year 2025 for the same period

	For the six (6) months ending June 30		% Change
In Millions (Php)	Year 2025	**Year 2026**	**2025 vs 2026**
Income from Real Estate Business	146.739	**75.058**	**(48.849%)**
Accretion of Interest from Installment Sales	7.148	**6.851**	**(4.152%)**
Total Revenue	153.887	**81.909**	**(46.773%)**

During the Second Quarter of 2025

The performance of the Company in terms of revenue for the six (6) months period ended June 30, 2025 decreased by 50.277%, Total revenue during the period is P153.886 million as compared to P296.212 million in the same period of Year 2024, This performance is directly attributed to *Sales re-launching coupled with Sales Promo* implement by the Company to be able to redeemed from economic uncertainties brought about by the CoVid-19 pandemic

The sales promo started January 29, 2024 and ends April 15, 2024

The "*Re-Launching and Sales Promo*" mentioned above, the Company booked two hundred seventy-three (273) buyers with a total lot area of 58,248 square meters of subdivided lot with average "Promo selling price of ranging from P13,440.00 to P13,500.00 per square meter (inclusive of 12% VAT), the strategy has created a good marketing scenario

Project Percentage of Completion (PPOC), the residential area of Phase 1, Phase 2 & Phase 3 are 100%, 100% &100% respectively complete, while the Country Club is 98.00% complete as of June 30, 2024. The Company uses the project percentage of completion (**PPOC for brevity)** in determining sales during the period.

Table I – The comparative figures of the results of operations for the three (3) months period ending June 30, 2025 with comparative figures of year 2024 and 2023 for the same period

	For three (3) months Period Ended June 30			% Change	% Change
In millions (Php)	**Year 2023**	**Year 2024**	**Year 2025**	**2023 vs 2024**	**2024 vs 2025**
Revenue	24.437	61.229	76.386	150.552%	24.755%
Less: Expenses	17.149	28.346	29.137	65.283%	2.793%
Net before other income	7.288	32.883	47.249	82.269%	43.687%
Add :Other Income	1.109	1.195	5.027	(38.846%)	320.656%
Net Income	8.397	34.078	52.276	46.423%	53.399%

Table II – The comparative figures of the results of operations for the six (6) months period ending June 30, 2025 with comparative figures of year 2024 and 2023 for the same period

	For six (6) months Period Ended June 30			% Change	% Change
In millions (Php)	**Year 2023**	**Year 2024**	**Year 2025**	**2023 vs 2024**	**2024 vs 2025**
Revenue	27.451	295.114	146.739	975.063%	(50.277%)
Less: Expenses	31.335	92.012	64.664	193.637%	(29.723%)
Net before other income	(3.885)	203.102	82.075	781.426%	(20.554%)
Add : Other Income	2.640	1.097	7.148	(58.445%)	551.438%
Net Income	(1.244)	204.199	89.223	722.981%	530.884%

Table III – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the quarters ending June 30, 2025 with comparative figures of year 2024 for the same period

	For the quarter ending June 30		% Change
In Millions (Php)	**Year 2024**	**Year 2025**	**2024 vs 2025**
Income from Real Estate Business	61.229	76.386	24.755%
Accretion of Interest from Installment Sales	1.195	5.027	320.656%
Total Revenue	62.424	81.412	30.418%

Table IV – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the six (6) months ending June 30, 2025 with comparative figures of year 2024 for the same period

	For the six (6) months ending June 30		% Change
In Millions (Php)	**Year 2024**	**Year 2025**	**2024 vs 2025**
Income from Real Estate Business	295.114	146.739	(50.277%)
Accretion of Interest from Installment Sales	1.097	7.148	551.438%
Total Revenue	296.212	153.887	(48.048%)

During the Second Quarter of 2024

The performance of the Company in terms of revenue for the six (6) months period ended June 30, 2024 increased by 916.618%, Total revenue during the period is P296.212 million as compared to P30.091 million in the same period of Year 2023, This performance is directly attributed to the Sales Promo implement by the Company to be able to redeemed from economic uncertainties brought about by the CoVid-19 pandemic

The Sales Promo started January 29, 2024 and ends April 15, 2024

The "Sales Promo" mentioned above, the Company booked some two hundred seventy-three (273) buyers with a total lot area of 58,248 square meters of subdivided lot with average "Promo selling price of ranging from P13,440.00 to P13,500.00 per square meter (inclusive of 12% VAT).

Project Percentage of Completion (PPOC), the residential area of Phase 1, Phase 2 & Phase 3 are 100%, 100% &100% respectively complete, while the Country Club is 98.00% complete as of June 30, 2024. The Company uses the project percentage of completion (**PPOC for brevity)** in determining sales during the period.

Table I – The comparative figures of the results of operations for the three (3) months period ending June 30, 2024 with comparative figures of year 2023 and 2022 for the same period

	For three (3) months Period Ended June 30			**% Change**	**% Change**
In millions (Php)	**Year 2022**	**Year 2023**	**Year 2024**	**2022 vs 2023**	**2023 vs 2024**
Revenue	31.002	24.437	61.229	(21.175%)	150.552%
Less: Expenses	19.769	17.149	28.345	(13.250%)	65.283%
Net before other income	11.234	7.288	32.883	(7.926%)	85.269%
Add :Other Income	1.009	1.109	678	9.876%	(38.846%)

Net Income	12.243	8.397	33.561	1.950%	46.423%

Table II – The comparative figures of the results of operations for the six (6) months period ending June 30, 2024 with comparative figures of year 2023 and 2022 for the same period

	For six (6) months Period Ended June 30			**% Change**	**% Change**
In millions (Php)	**Year 2022**	**Year 2023**	**Year 2024**	**2022 vs 2023**	**2023 vs 2024**
Revenue	42.544	27.451	295.114	(35.476%)	975.063%
Less: Expenses	34.659	31.335	92.012	(9.590%)	193.637%
Net before other income	7.885	(3.885)	203.102	(25.886%)	781.426%
Add : Other Income	2.839	2.640	1.097	(6.978%)	(58.445%)
Net Income	10.723	(1.244)	204.199	(32.865%)	722.981%

Table III – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the quarters ending June 30, 2024 with comparative figures of year 2023 for the same period

	For the quarter ending June 30		% Change
In Millions (Php)	**Year 2023**	**Year 2024**	**2022 vs 2023**
Income from Real Estate Business	24.437	61.229	150.552%
Accretion of Interest from Installment Sales	1.109	668	65.283%
Total Revenue	25.546	61.897	85.269%

Table IV – The comparative figures of revenues consist of: (1) Sales from real estate business and (2) Interest Income from installments sales for the six (6) months ending June 30, 2024 with comparative figures of year 2024 for the same period

	For the six (6) months ending June 30		% Change
In Millions (Php)	**Year 2023**	**Year 2024**	**2022 vs 2023**
Income from Real Estate Business	27.451	294.114	975.063%
Accretion of Interest from Installment Sales	2.640	1.097	(58.445%)
Total Revenue	30.091	296.212	916.618%

Management's Discussion and Analysis /Plant of Operation

Results of Operation

(April 01 – June 30, 2025 vs April 01–June 30, 2026)

The year 2026 presents another significant challenge to the Company's operations, primarily driven by weaker market demand resulting from the limited availability of more affordable inventory. With smaller and lower-priced lots already substantially sold out in prior periods, the remaining inventory largely consists of larger lot cuts, which cater to a narrower market segment and require greater purchasing capacity from prospective buyers. This situation has consequently reduced sales velocity and limited the Company's ability to attract a broader range of clients.

Moreover, the continuing global conflicts and geopolitical tensions contributed to heightened economic uncertainty, and the current political unrest has likewise contributed economic turmoil had adversely affecting consumer confidence and investment decisions. The resulting volatility in fuel prices, inflationary pressures, and increased costs of goods and services have further constrained the purchasing power of potential buyers. As the Philippine economy remains highly sensitive to external economic developments, these conditions continue to pose considerable challenges to the real estate industry and to the Company's overall operations and market performance.

The percentage of revenues for the quarter ending June 30, 2026 with comparative figures for 2025 and 2024

Particulars	Year 2024	Year 2025	**Year 2026**
Sale from Real Estate	61,22,607	76,386,054	**15,103,571**
Cost of Land	11,675,358	11,068,846	**2,677,933**
Percentage to Revenue	19.068%	14.491%	**17.730%**

The percentage of revenues during the six (6) months period ending June 30, 2026 with comparative figures for 2025 and 2024

Particulars	Year 2024	Year 2025	**Year 2026**
Sale from Real Estate	295,114,303	146,738,571	**75,058,071**
Cost of Land	58,262,392	25,596,020	**12,654,729**
Percentage to Revenue	19.742%	17.443%	**16.86%**

The Income (deficit) stands at P128.159 Million, P68.421 million and (P263.842) million as of June 30, 2026, 2025 and 2024, respectively.

The Company has posted a net Income (loss) before tax of P29.437 Million at end of second quarter of 2026 as compared with the P89.223 million in 2025, and P204.199 million in 2024 of that same period.

For the six (6) months period Ended

Particulars	Year 2024	Year 2025	**Year 2026**
Revenue	295.114	146.739	**75.058**
Less: direct costs	58.262	25.596	**12.655**
Gross Profit Margin	236.852	121.143	**62.403**
Less: operating expenses	33.750	39.068	**39.817**
Net Income (before other Income)	203.102	82.075	**22.586**
Add: other income	1.097	7.148	**6.851**
Net income before tax	204.199	89.223	**29.437**

For the Quarter Ended

Particulars	Year 2024	Year 2025	**Year 2026**
Revenue	61.229	76.386	**15.104**
Less: direct costs	11.676	11.069	**2.678**
Gross Profit Margin	49.553	65.317	**12.426**
Less: operating expenses	16.670	18.068	**24.794**
Net Income (before other Income)	32.883	47.249	**(12.368)**
Add: other income	1.195	5.027	**3.057**
Net income before tax	34.078	52.276	**(9.311)**

Revenue generated during the second quarter of 2026 sales from Company's reserved subdivided lot and as will as shares from accretion of interest from installment sales from the Joint Venture Project with SLRDI and Sta. Lucia Land, Inc.

Other Income represents interest income from savings account with banks.

Liquidity and Capital Resources

As at end of June 30,

Particulars	Year 2024 (in millions)	Year 2024 (In millions)	**Year 2026 (in millions)**
Total assets as at end of	P2,157.704	P2,493.041	**P2,532.123**
Total liabilities as at end of	267.873	273.327	**247.743**
Ratio of assets to liabilities	12.415%	10.963%	**9.784%**
Financial Condition			
Cash and cash equivalent	158.098	122.256	**407.462**
Receivable	454.571	856.058	**638.063**
Prepaid Taxes	4.390	14.514	**3.459**
Real estate Inventories	865.091	814.077	**798.789**
Property and equipment	0.639	7.730	**5.894**
Investment property	674.056	674.056	**674.056**
Recoverable Tax	26.558	-0-	-0-
Other assets	4.300	4.300	**4.400**

Current liabilities	224.575	228.678	**190.495**
Noncurrent liabilities	42.298	44.650	**57.248**
Stockholders' equity	P1,889.830	P2,219.713	**2,284.380**

The movement in cash and cash equivalent is attributable to the net cash flows used by the Company in its regular operating activities.

Movement in receivable is attributable to the recognition of current and non-current receivable from sales with joint venture project and other receivables.

The decrease in the real estate Inventories is attributable to the accounting of cost of land sold during the accounting period. The company is using the Percentage of Project Completion (PPOC).

Movement of VAT payable is attributable to accounting of output vat from sale of inventory and as well as collection of accretion of interest income from installment sales net of Input VAT for the period.

The movement in investments property is the result of reclassification of cost of more or less 58 hectares parcel of land that has been classified under Real estate inventory account in accordance with PAS 16.

The Company started land banking in year 2012 with total land acquisitions as of June 30, 2026 details of which are as follows:

Acquired from	Lot area (in Sq.m.)	Value of Land	Payment Made	Balance Payable
All in San Jose Del Monte Bulacan				
GASDF Property	47.976	6,618,779.27	7,196,400.00	Fully paid
Don Manuel Corporation	410,377	78,201,917.21	78,201,917.21	Fully paid
BDO Strategic Holdings, Inc.	926,550	261,672,633.06	261,672,633.06	Fully paid
Marga Capital Holdings, Inc.	360,000	104,671,995.50	104,671,995.50	Fully paid
Insular Life Insurance Co.,	580,154	403,678,405.13	403,678,405.13	Fully paid
Paramount Finance Corp.	10,000	3,520,000.00	3,520,000.00	Fully paid
Rodolfo M. Cuenca	50,094	12,523,500.00	12,523,500.00	Fully paid
Subtotal	***2,385,151***	***870,887,230.17***	***870,887,230.17***	***-0-***
Pagrel Corporation	344,500	103,350,000.00	Under negotiation	103,350,000.00
Apena Foods Product, Inc.	377,200	126,322,000.00	Under negotiation	126,322,000.00
Subtotal	***721,700***	***229,672,000.00***	***-0-***	***229,672,000.00***
Total (San Jose Del Monte)	**3,106,851**	**1,100,559,230.17**	**870,887,230.17**	**229,672,000.00**
Add: Northern Luzon Area				
Manuel Bonoan	57,211	31,180,003.00	31,180,003.00	-0-
Almazan et. Al	286,480	80,559,106.61	73,925,936.61	6,633,170.00
Emma Almazan	11,862	2,526,670.00	1,254,456.00	1,272,214.00
Hugo Nat d. Juan	13,186	4,615,100.00	4,615,100.00	Fully paid
	368,739	***118,880,879.61***	***110,9745,495.61***	***7,905,384.00***
Total Land Banking	**3,475,590**	**1,219,440,109.78**	**981,862,725.78**	**237,577,384.00**

The movement in property and equipment is brought about by the accounting for the estimated depreciation during the period using straight line method.

The movement in accounts payable and accruals is attributed to regular accruals, deferred payments and liability from installment purchase of land.

Advances to officers and employees are deductible from their salaries and are due within one year.

No movement in available for sale investments account during the period

Movement in payables is result of accounting and payment of accounts including land banking activity.

The movement in Stockholder's Equity is attributed to normal operational income in real estate business.

Capital Expenditure
There was no capital expenditure for the period.

Key Performance Indicators
The company operates in one (1) business segment the real estate. The following key performance indicators were adopted by the corporation in order to measure the profitability and performance of the company and to provide management with a measure on the financial strength, liquidity and ability to maximize the value of its stockholders' investments.

For the quarter ended June 30,

Particulars	Year 2024	Year 2025	**Year 2026**
Current Ratio (1)	5.880 : 1	7.2166 : 1	**8.5703 : 1**
Debt to Equity Ratio (2)	1 : 0.1417	1 : 0.1231	**1 : 0.1085**
Earnings per Share (3)	1 : 0.08691	1 : 0.03939	**1 : 0.01136**
Earnings before Income Taxes (4)	P204.199 million	P89.223 million	**P29.437 million**
Return on Equity	1: 0.08974	1 : 0.03463	**1 : 0.00970**

1) Current Assets / Current Liabilities
2) Total Liabilities / Stockholders' Equity
3) Net Income / Outstanding Shares
4) Net Income plus Interest Expenses and Provision for Income Tax
5) Net Income / Average Stockholder's Equity

Stockholders' Equity
- Total Stockholders' Equity in 2026 is P2,284,379,751 (Issued and paid of 1,951,387,570 shares with P1.00 par value

- Total Stockholders' Equity in 2025 is P2,219,713,910 (Issued and paid of 1,951,387,570 shares with P1.00 par value

-Total Stockholders' Equity in 2024 is P1,889,830,654 (Issued and paid of 1,951,387,570 shares with P1.00 par value)

(April 01 – June 30, 2024 vs April 01–June 30, 2025)

The re-launching and sales promo initiated in January 29, 2024 and ends April 15, 2024 resulted positive market response until 2nd quarter of year 2025 in terms of sales production resulting a good profit margin

The percentage of revenues for the quarter ending June 30, 2025 with comparative figures for 2024 and 2023

Particulars	**Year 2023**	**Year 2024**	**Year 2025**
Sale from Real Estate	24,437,489	61,228,607	76.386,054
Cost of Land	3,537,155	11,675,358	11,068,846
Percentage to Revenue	14.474%	19.068%	14.491%

The percentage of revenues during the six (6) months period ending June 30, 2025 with comparative figures for 2024 and 2023

Particulars	Year 2023	Year 2024	Year 2025
Sale from Real Estate	27,450,811	295,114,303	146,738,571
Cost of Land	4,065,046	58,262,392	25,596,020
Percentage to Revenue	14.808%	19.742%	17.443%

The Company has posted a net Income (loss) after tax of P76.861 Million at end of second quarter of 2025 as compared with the P169.596 million in 2024, and (P1.765) million in 2023 of that same period.

The Income (deficit) stands at P68.421 Million, (P263.842) million and (P418.231) million as of June 30, 2025, 2024 and 2023, respectively.

For the Quarter Ended

Particulars	Year 2023	Year 2024	Year 2025
Revenue Less: direct costs	24.437 3.537	61.229 11.676	76.386 11.069
Gross Profit Margin Less: operating expenses	20.900 13.612	49.553 16.670	65.317 18.068
Net Income (before other Income) Add: other income	7.288 1.109	32.883 1.195	47.249 5.027
Net income before tax	8.397	34.078	52.276

For the six (6) months period Ended

Particulars	Year 2023	Year 2024	Year 2025
Revenue Less: direct costs	27.451 4.065	295.114 58.262	146.739 25.596
Gross Profit Margin Less: operating expenses	23.386 27.570	236.852 33.750	121.143 39.068
Net Income (before other Income) Add: other income	(3.885) 2.640	203.102 1.097	82.075 7.148
Net income before tax	(1.244)	204.199	89.223

Revenue generated during the second quarter of 2025 sales from Company's reserved subdivided lot and as will as shares from accretion of interest from installment sales from the Joint Venture Project with SLRDI and Sta. Lucia Land, Inc.

Other Income represents interest income from savings account with banks.

Liquidity and Capital Resources

As at end of June 30,

Particulars	Year 2023 (in millions)	Year 2024 (In millions)	Year 2025 (in millions)
Total assets as at end of	P1,997.088	P2,157.704	P2,493.041
Total liabilities as at end of	253.359	267.873	273,327
Ratio of assets to liabilities	12.686%	12.415%	10.963%
Financial Condition			
Cash and cash equivalent	7.716	158.098	122.256
Receivable	353.943	454.571	856.058
Prepaid Taxes	5.925	4.390	14.514
Real estate Inventories	893.304	865.091	814.077
Property and equipment	0.849	0.639	7.730
Investment property	674.056	674.056	674.056
Recoverable Tax	57.322	26.558	-0-
Other assets	4.300	4.300	4.300
Current liabilities	211.760	224.575	228.678
Noncurrent liabilities	55.419	42.298	44.650
Stockholders' equity	P1,729.937	P1,889.830	P2,219.713

The movement in cash and cash equivalent is attributable to the net cash flows used by the Company in its regular operating activities.

Movement in receivable is attributable to the recognition of current and non-current receivable from sales with joint venture project and other receivables.

The decrease in the real estate Inventories is attributable to the accounting of cost of land sold during the accounting period. The company is using the Percentage of Project Completion (PPOC).

Movement of VAT payable is attributable to accounting of output vat from sale of inventory and as well as collection of accretion of interest income from installment sales net of Input VAT for the period.

The movement in investments property is the result of reclassification of cost of more or less 58 hectares parcel of land that has been classified under Real estate inventory account in accordance with PAS 16.

The Company started land banking in year 2012 with total land acquisitions as of June 30, 2025 details of which are as follows:

Acquired from	Lot area (in Sq.m.)	Value of Land	Payment Made	Balance Payable
All in San Jose Del Monte Bulacan				
GASDF Property	47.976	6,618,779.27	7,196,400.00	Fully paid
Don Manuel Corporation	410,377	78,201,917.21	78,201,917.21	Fully paid
BDO Strategic Holdings, Inc.	926,550	261,672,633.06	261,672,633.06	Fully paid

Marga Capital Holdings, Inc.	360,000	104,671,995.50	104,671,995.50	Fully paid
Insular Life Insurance Co.,	580,154	403,678,405.13	403,678,405.13	Fully paid
Paramount Finance Corp.	10,000	3,520,000.00	3,520,000.00	Fully paid
Rodolfo M. Cuenca	50,094	12,523,500.00	12,523,500.00	Fully paid
Subtotal	***2,385,151***	***870,887,230.17***	***870,887,230.17***	***-0-***
Pagrel Corporation	344,500	103,350,000.00	Under negotiation	103,350,000.00
Apena Foods Product, Inc.	377,200	126,322,000.00	Under negotiation	126,322,000.00
Subtotal	***721,700***	***229,672,000.00***	***-0-***	***229,672,000.00***
Total (San Jose Del Monte)	**3,106,851**	**1,100,559,230.17**	**870,887,230.17**	**229,672,000.00**
Add: Northern Luzon Area				
Manuel Bonoan	57,211	31,180,003.00	31,180,003.00	-0-
Almazan et. Al	286,480	80,559,106.61	73,925,936.61	6,633,170.00
Emma Almazan	11,862	2,526,670.00	1,254,456.00	1,272,214.00
Hugo Nat d. Juan	13,186	4,615,100.00	4,615,100.00	Fully paid
	368,739	***118,880,879.61***	***110,9745,495.61***	***7,905,384.00***
Total Land Banking	**3,475,590**	**1,219,440,109.78**	**981,862,725.78**	**237,577,384.00**

The movement in property and equipment is brought about by the accounting for the estimated depreciation during the period using straight line method.

The movement in accounts payable and accruals is attributed to regular accruals, deferred payments and liability from installment purchase of land.

Advances to officers and employees are deductible from their salaries and are due within one year.

No movement in available for sale investments account during the period

Movement in payables is result of accounting and payment of accounts including land banking activity.

The movement in Stockholder's Equity is attributed to normal operational income in real estate business.

Capital Expenditure

There was no capital expenditure for the period.

Key Performance Indicators

The company operates in one (1) business segment the real estate. The following key performance indicators were adopted by the corporation in order to measure the profitability and performance of the company and to provide management with a measure on the financial strength, liquidity and ability to maximize the value of its stockholders' investments.

For the quarter ended June 30,

Particulars	Year 2023	Year 2024	Year 2025
Current Ratio (1)	5.469 : 1	5.880 : 1	7.2166 : 1
Debt to Equity Ratio (2)	1 : 0.1544	1 : 0.1417	1 : 0.1231
Earnings per Share (3)	1 : (0.00090)	1 : 0.10464	1 : 0.04572
Earnings before Income Taxes (4)	(1.244) million	P204.199 million	P89.223 million
Return on Equity	1 : (0.00102)	1: 0.08974	1 : 0.03939

1) Current Assets / Current Liabilities
6) Total Liabilities / Stockholders' Equity
7) Net Income / Outstanding Shares
8) Net Income plus Interest Expenses and Provision for Income Tax
9) Net Income / Average Stockholder's Equity

Stockholders' Equity
- Total Stockholders' Equity in 2025 is P2,219,713,910 (Issued and paid of 1,951,387,570 shares with P1.00 par value

-Total Stockholders' Equity in 2024 is P1,889,830,654 (Issued and paid of 1,951,387,570 shares with P1.00 par value)

- Total Stockholders' Equity in 2023 is P1,729,636,524 (Issued and paid of 1,951,387,570 shares with P1.00 par value)

Results of Operation

(April 01 – June 30, 2023 vs April 01–June 30, 2024)

The recently concluded sales promo initiated on January 29, 2024 and ends April 15, 2024 resulted positive market response in terms of sales production resulted a good profit margin,

The percentage of revenues for the quarter ending June 30, 2024 with comparative figures for 2023 and 2022

Particulars	**Year 2022**	**Year 2023**	**Year 2024**
Sale from Real Estate	31,002,393	24,437,489	61,228,607
Cost of Land	5,335,624	3,537,155	11,675,358
Percentage to Revenue	17.210%	14.474%	19.068%

The percentage of revenues during the six (6) months period ending June 30, 2024 with comparative figures for 2023 and 2022

Particulars	Year 2022	Year 2023	Year 2024
Sale from Real Estate	42,543,693	27,450,811	295,114,303
Cost of Land	7,052,838	4,065,046	58,262,392
Percentage to Revenue	16.578%	14.808%	19.742%

The Company has posted a net Income (loss) after tax of P169.596 Million at end of second quarter of 2024 as compared with the (P1.765) million in 2023, and P10.527 million in 2022 of that same period.

The deficit stands at (P263.842) million, (P418.231) million and (P405.590) million as of June 30, 2023, 2023 and 2022, respectively.

For the Quarter Ended

Particulars	Year 2022	Year 2023	Year 2024
Revenue Less: direct costs	31.002 5.336	24.437 3.537	61.229 11.675

Gross Profit Margin Less: operating expenses	25.6667 14.433	20.900 13.612	49.553 16.670
Net Income (before other Income) Add: other income	11.234 1.009	7.288 1.109	32.883 678
Net income before tax	12.243	8.397	33.561

For the six (6) months period Ended

Particulars	Year 2022	Year 2023	Year 2024
Revenue Less: direct costs	42.544 7.053	27.451 4.065	295.114 58.262
Gross Profit Margin Less: operating expenses	35.491 27.606	23.386 27.570	236.852 33.750
Net Income (before other Income) Add: other income	7.885 2.839	3.885 2.640	203.102 1.097
Net income before tax	10.723)	(1.244)	204.199

Revenue generated during the second quarter of 2023 sales from Company's reserved subdivided lot and as will as shares from accretion of interest from installment sales from the Joint Venture Project with SLRDI and Sta. Lucia Land, Inc.

Other Income represents interest income from savings account with banks.

Liquidity and Capital Resources

As at end of June 30,

Particulars	Year 2022 (in millions)	Year 2023 (In millions)	Year 2024 (in millions)
Total assets as at end of	P2,004.751	P1,997.088	P2,157,704
Total liabilities as at end of	261.740	253.359	267.873
Ratio of assets to liabilities	13.056%	12.686%	12.415%
Financial Condition			
Cash and cash equivalent	0.818	7.716	158.098
Receivable	344.923	353.943	454.571
Prepaid Taxes	7.154	5.925	4.390
Real estate Inventories	901.617	893.304	865.091
Property and equipment	4.818	0.849	0.639
Investment property	674.056	674.056	674.056
Recoverable Tax	65.683	57.322	26.558
Other assets	5.682	4.300	4.300
Current liabilities	211.034	211.760	224.575
Noncurrent liabilities	50.706	55.419	42.298
Stockholders' equity	P1,743.011	P1,729.937	P1,889.830

The movement in cash and cash equivalent is attributable to the net cash flows used by the Company in its regular operating activities.

Movement in receivable is attributable to the recognition of current and non-current receivable from sales with joint venture project and other receivables.

The decrease in the real estate Inventories is attributable to the accounting of cost of land sold during the accounting period. The company is using the Percentage of Project Completion (PPOC).

The decrease in recoverable tax (Input VAT) is attributable to accounting of output vat from collection of accretion of interest income from installment sales.

The decrease in investments property is the result of reclassification of cost of more or less 58 hectares parcel of land that has been classified under Real estate inventory account in accordance with PAS 16.

The Company started land banking in year 2012 with total land acquisitions as of June 30, 2024 details of which are as follows:

Acquired from	Lot area (in Sq.m.)	Value of Land	Payment made	Balance Payable
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BDO Strategic Holdings, Inc.	926,550	261,672,633.06	261,672,633.06	Fully paid
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Insular Life Insurance Co.,	580,154	403,678,405.13	403,678,405.13	Fully paid
Paramount Finance Corp.	10,000	3,520,000.00	3,520,000.00	Fully paid
Rodolfo M. Cuenca	50,094	12,523,500.00	12,523,500.00	Fully paid
Subtotal	***2,385,151***	***870,887,230.17***	***870,887,230.17***	***-0-***
Pagrel Corporation	344,500	103,350,000.00	Under negotiation	103,350,000.00
Apena Foods Product, Inc.	377,200	126,322,000.00	Under negotiation	126,322,000.00
Subtotal	***721,700***	***229,672,000.00***	***-0-***	***229,672,000.00***
Total (San Jose Del Monte)	**3,106,851**	**1,100,559,230.17**	**870,887,230.17**	**229,672,000.00**
Add: Northern Luzon Area				
Manuel Bonoan	57,211	31,180,003.00	31,180,003.00	-0-
Almazan et. Al	286,480	80,559,106.61	73,925,936.61	6,633,170.00
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	368,739	***118,880,879.61***	***110,9745,495.61***	***7,905,384.00***
Total Land Banking	**3,475,590**	**1,219,440,109.78**	**981,862,725.78**	**237,577,384.00**

The decrease in property and equipment is brought about by the accounting for the estimated depreciation during the period using straight line method.

The movement in accounts payable and accruals is attributed to regular accruals, deferred payments and liability from installment purchase of land.

Advances to officers and employees are deductible from their salaries and are due within one year.

No movement in available for sale investments account during the period

Increased in payables is result of accounting and payment of accounts including land banking activity.

The decrease in Stockholder’s Equity is attributed to normal operational income in real estate business.

<u>Capital Expenditure</u>

There was no capital expenditure for the period.

Key Performance Indicators

The company operates in one (1) business segment the real estate. The following key performance indicators were adopted by the corporation in order to measure the profitability and performance of the company and to provide management with a measure on the financial strength, liquidity and ability to maximize the value of its stockholders' investments.

For the quarter ended June 30,

Particulars	Year 2022	Year 2023	Year 2024
Current Ratio (1)	5.907 : 1	5.469 : 1	5.880 : 1
Debt to Equity Ratio (2)	1 : 0.1453	1 : 0.1544	1 : 0.1417
Earnings per Share (3)	1 : 0.00539	1 : (0.00090)	1 : 0.10464
Earnings before Income Taxes (4)	P10.723 million	(P1.244) million	P204.199 million
Return on Equity	1 : 0.00604	1: (0.00102)	1 : 0.08974

1) Current Assets / Current Liabilities
10) Total Liabilities / Stockholders' Equity
11) Net Income / Outstanding Shares
12) Net Income plus Interest Expenses and Provision for Income Tax
13) Net Income / Average Stockholder's Equity

Stockholders' Equity
- Total Stockholders' Equity in 2024 is P1,889,830,654 (Issued and paid of 1,951,387,570 shares with P1.00 par value

-Total Stockholders' Equity in 2023 is P1,729,936,524 (Issued and paid of 1,951,387,570 shares with P1.00 par value)

- Total Stockholders' Equity in 2022 is P1,743,728,433 (Issued and paid of 1,951,387,570 shares with P1.00 par value)

Other Matters

The interim financial report has been prepared in conformity with the generally accepted accounting principles in the Philippines.

No disclosures nor discussions were made for the following since these did not affect the past and present operations of the Company:

a) The effect of global crises brought about by the CoVid-19 pandemic has totally sent all businesses into economic uncertainties with significant impact from sales and income due to economic uncertainties

The company has formed a crisis management committee that will focus on the impact of the crises and related effect of the pandemic from operations, to formulate assessment tools and other resilient measures based on world health standard to be able to operate under the "new normal" condition

b) Significant elements of income or loss that did not arise from the Company's continuing operations was the supposed "*ground-breaking project made by the National Government for the launching of the construction of MRT 7 rail road project connection from Quezon City to Norzagaray, Bulacan",* which gives positive signal for a much better trend in the real estate business in the Northern portion of Metro Manila. But with the effect of worldwide crises created by the CoVid-19 pandemic, it has totally changed the trend, and the road to economic recovery depends on what adjustment and strategies the business sector and the National Government will make to restart the economy.

c) All accounting policies and methods of computation and estimates are followed in the interim financial statement as compared with the most recent annual financial statement report.

d) There were no seasonality or cyclicality aspects that have material effect on the financial statement and the financial condition or results of operations during the period.

e) There were no material commitments affecting assets, liabilities, equity, net income, or cash flows that are unusual during the interim financial report.

f) There were no nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years that has material effect in the current interim period except for the expected sales and receivables that have not been materialized due to community quarantine.

g) There were no issuances, repurchases and repayments of debt and equity securities, except for the payment of non-interest bearing payable obtained for the acquisition of two (2) parcels of land classified under "real estate for sale and development account"

h) There were no dividends paid during the interim financial period.

i) The company is reporting with only one (1) accounting segment.

j) There were no material events that occurred during the subsequent to interim reporting period that have not been reflected in the financial statements, such as default or acceleration of an obligation or off-balance sheet transactions, arrangements, obligations, and other relationships of the company with unconsolidated entities or other persons created during the reporting period.

k) There were no changes in the composition of the issuer during the interim period, No business combinations, acquisitions or disposal if subsidiaries and long-term investments, restructurings, and discontinuing operation during the interim period.

l) There were no changes in contingent liabilities or contingent asset was made during the interim period as compared with the most recent annual balance sheet date.

m) No disclosures in compliance with SEC MC No. 14, Series of 2004 specifically Certain Relationship and Related Transaction or Arrangements, as there were no such transactions during the period and or any subsequent event occurring after the close of accounting period with respect to a certain relationship or related transaction being required by SFAS/IAS No. 24.

n) There were no reclassification on Financial Instruments in the current reporting period and the previous periods except for the Investments property which was reclassified to real estate inventory account in accordance with PAS 16.

Financial Risk Management Objectives and Policies

The Company's principal financial instruments comprise of cash and bank loans. The main purpose of these financial instruments is to finance the Company's operations. The Company has other financial instruments such as receivables, accounts payable and accrued expenses which arise directly from its operations. The main risks arising from the Company's financial instruments are liquidity risk, credit risk, and interest rate risk. As of June 30, 2026, the Company is not exposed to any significant foreign currency risk because all of its financial instruments are denominated in Philippine Peso. The BOD reviews and approves the policies for the management of each of these risks as summarized below.

Liquidity Risk
The Company seeks to manage its liquid funds through cash planning on a monthly basis. The Company uses historical figures and experiences and forecasts from its collection and disbursement.

As of June 30, 2026

	On demand
Accounts payable & accrued expenses	64,530,976
Liability from purchase of land	115,305,608
VAT payable	3,385,406
Income tax payable	7,273,079
Retirement benefits	29,304,357
Deferred income tax liabilities	27,943,872
Total	**247,743,297**

Credit Risk
Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables.

Concentrations arise when a number of counterparties are engaged in similar business activities or any activities in the same geographic region, or share 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 geographical location.

The Company's principal credit risk is its dependence from one counter-party. The credit risk of the Company is controlled by the approvals, limits and monitoring procedures. It is the Company's policy to enter into transactions with creditworthy parties to mitigate any significant concentration of credit risk. The Company ensures that credit transactions are made to parties with appropriate credit history and has internal mechanism to monitor granting of credit and management of credit exposures. The Company's maximum exposure to credit risk is equal to the carrying amount of its financial assets.

Receivables – that are neither past due nor impaired are due from creditworthy counterparties with good payment history with the Company.

Cash with banks –Are deposits made with reputable banks duly approved by the BOD.

Interest Rate Risk – The Company's exposure to the risk pertains to bank loans. The Company relies on budgeting and forecasting techniques to address this risk.

Capital Management – The primary objective of the Company's capital management is to ensure that it maintains a strong credit standing and stable capital ratios in order to support its business and maximize shareholder value.

The Company manages its capital structure and makes adjustments to it, in light of the changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the quarters ended June 30, 2026 and 2025.

The following table pertains to the account balance the Company considers as its core capital as at end of June 30, 2026

Capital stock	P1,951,387,570
Capital surplus	201,228,674
Total	P2,152,616,244

Fair Value of Financial Instruments **–** The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such values:

Cash and Receivables **–** The carrying amounts of cash and receivables approximate fair values primarily due to the relatively short-term maturity of these financial instruments. In the case of long-term receivables, the fair value is based on the present value of expected future cash flows using the applicable discount rates. The discount rates used range from 6.45% to 5.66% in 2026 and 5.66% to 5.66% in 2025.

PART II - OTHER INFORMATION

As of this date, the Company filed the following reports on SEC Form 17-C,

Date of Report	Item Reported
None	

SIGNATURES

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

ARANETA PROPERTIES, INC.
(Issuer)
By:

GREGORIO MA.ARANETA III
Principal Executive Officer

LUIS M. ARANETA
President

JOSE O. EUSTAQUIO III
Chief Financial Officer

Date signed August 13, 2026

ARANETA PROPERTIES, INC.

STATEMENTS OF FINANCIAL POSITION

		AS OF JUNE 30, 2026 un-audited		AS OF DECEMBER 31, 2025 Audited		CHANGES INCREASED (DECREASED)
ASSETS						
Current Assets						
Cash and cash equivalents	P	**407,461,623**	P	309,817,773	P	97,643,850
Trade and other receivables		**422,883,604**		484,007,743		(61,124,139)
Real Estate Inventories		**798,789,189**		804,943,914		(6,154,725)
Prepayments		**3,459,022**		4,526,151		(1,067,129)
	P	**1,632,593,438**	P	1,603,295,581	P	29,297,857
Non-current Assets						
Trade and other receivables	P	**215,179,701**	P	215,179,701	P	-
Property, plant and equipment		**5,893,736**		6,772,265		(878,528)
Investment Property		**674,056,173**		674,056,173		-
Available-for-sale (AFS) Investments		**4,400,000**		4,400,000		-
	P	**899,529,610**	P	900,408,138	P	(878,528)
TOTAL ASSETS	P	**2,532,123,048**	P	2,503,703,719	P	28,419,329
LIABILITIES AND STOCKHOLDERS' EQUITY						
Current Liabilities						
Accounts Payable and Accrued Expenses	P	**64,530,976**	P	61,403,571	P	3,127,405
Advances from related parties		**-**		-		-
Vat Payable		**3,385,406**		6,111,161		(2,725,756)
Liability for purchase of land		**115,305,608**		115,305,608		-
Income Tax Payable		**7,273,079**		0		7,273,079
	P	**190,495,068**	P	**182,820,340**	P	7,674,728
Non-current Liabilities						
Accrued retirement benefit obligation	P	**29,304,357**	P	30,723,725	P	(1,419,368)
Deferred Income Tax Liabilities		**27,943,872**		27,943,872		-
	P	**57,248,229**	P	58,667,597	P	(1,419,368)
		247,743,297		241,487,937		6,255,360
Stockholders' Equity						
Capital Stock:						
Issued and Paid						
(Authorized - 5 Billion shares at P1.00 par value)		**1,951,387,570**		1,951,387,570		-
Capital Surplus		**201,228,674**		201,228,674		-
Unrealized valuation of gain AFS investments		**1,322,301**		1,322,301		-
Actuareal Gain (Losses) on Retirement Benefits		**2,282,040**		2,282,040		-
Retained Earnings		**128,159,166**		105,995,197		22,163,969
Total		**2,284,379,751**		2,262,215,782		22,163,969
TOTAL LIABILITIES *and* STOCKHOLDERS' EQUITY	P	**2,532,123,048**	P	2,503,703,719	P	28,419,329
Net Book Value per Share	P	**1.1706**	P	1.1593	P	-

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

STATEMENT OF COMPREHENSIVE INCOME

	FOR THE SIX (6) MONTHS ENDED			FOR THE QUARTER ENDED		
	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2024	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2024
REVENUES						
Income from JV company-Net	P 75,058,071	P 146,738,571	P 295,114,304	P 15,103,571	P 76,386,054	P 61,228,607
	(6,154,725)	(12,643,025)	(23,347,041)	(1,074,195)	(6,486,085)	(5,558,801)
Cost of sales	(6,500,003)	(12,952,995)	(34,915,351)	(1,603,738)	(4,582,762)	(6,116,558)
	62,403,343	121,142,552	236,851,912	12,425,638	65,317,207	49,553,248
EXPENSES						
Salaries & wages	11,851,104	13,439,387	12,864,895	5,700,829	6,710,194	6,695,906
Overtime pay	109,458	154,030	116,315	37,908	77,697	66,012
SSS, philhealth, EC & pag-ibig	496,204	981,676	410,772	250,349	748,995	208,675
13th month pay	1,190,672	1,757,276	1,228,495	583,423	640,790	640,742
Security costs	4,319,767	5,164,490	4,760,770	2,386,018	2,598,717	2,762,866
Light, water and utilities	27,191	37,540	42,937	12,359	14,646	19,137
Repairs & maintenance	145,980	127,650	107,698	58,800	49,623	87,970
Medical, dental & hospitalization	197,392	122,960	111,363	86,373	50,076	68,182
Professional fees	619,558	1,459,500	691,947	506,466	948,750	374,724
Representation	800	86,500	4,053,550	-	25,500	4,028,050
Rental expenses	40,625	58,036	60,000	17,411	23,214	30,000
Taxes & licenses	14,142,617	7,213,274	2,133,838	11,688,002	3,184,167	777,904
Depreciation expense	961,296	958,503	142,242	482,028	479,251	71,189
Building dues & other charges	988,269	883,815	925,911	438,635	405,443	405,443
Gasoline, oil and lubes	181,992	210,259	240,786	105,731	86,484	126,158
Meals	71,225	67,160	97,358	27,566	28,755	70,420
Postage & telecommunication	343,632	307,544	273,641	136,728	140,413	111,665
Printing and office supplies	253,189	229,280	214,074	136,798	98,386	116,634
Transporation & travelling	178,181	160,656	205,742	75,697	89,493	93,531
Contractual costs	2,436,956	2,081,035	1,877,250	1,300,248	979,284	993,000
Insurance expense	-	-	5,927	-	-	5,927
Retirement benefits	879,741	871,834	2,389,922	439,745	435,917	(1,118,664)
Miscellaneous	381,455	2,695,168	794,603	322,688	252,101	34,339
	39,817,305	39,067,573	33,750,033	24,793,801	18,067,895	16,669,810
NET INCOME (LOSS) BEFORE OTHER INCOME	22,586,038	82,074,979	203,101,878	(12,368,163)	47,249,312	32,883,438
OTHER INCOME & EXPENSES						
Accretion Interest & misc. income	4,205,803	5,123,171	787,890	1,710,041	4,642,317	399,727
Miscellaneous Income	1,420,735	947,849	397,211	1,325,412	366,436	377,159
Interest Income	1,224,473	1,076,760	429,146	21,564	17,847	418,058
Interest Expense			(517,015)	-	-	(517,015)
	6,851,010	7,147,780	1,097,231	3,057,017	5,026,599	677,928
NET INCOME (LOSS) BEFORE INCOME TAX	29,437,048	89,222,759	204,199,109	(9,311,145)	52,275,912	33,561,366
PROVISION FOR INCOME TAX						
Current	7,273,079	12,362,228	34,602,988		11,224,476	6,446,956
	7,273,079	12,362,228	34,602,988		11,224,476	6,446,956
NET INCOME (LOSS)	P 22,163,969	76,860,530	169,596,121	(9,311,145)	41,051,436	27,114,410
WEIGHTED AVERAGE NO. OF SHARE	1,951,387,570	1,951,387,570	1,951,387,570	1,951,387,570	1,951,387,570	1,951,387,570
NET GAIN (LOSS) PER SHARE	0.0114	0.03939	0.08691	(0.0048)	0.0210	0.0139

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

COMPARATIVE CASH FLOWS

(In Ph Pesos)	FOR THE SIX (6) MONTHS ENDED JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2024	FOR THE QUARTER ENDED JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2024
CASH FLOWS FROM OPERATING ACTIVITIES						
Net Income (Loss)	**29,437,048.01**	**89,222,758.65**	169,596,121.40	**(9,311,145.47)**	29,437,048.01	27,114,410.38
Add: Back Non-cash items				**-**	-	
Interest Income (net)	**6,851,010.12**	**7,147,780.15**	(309,341.16)	**3,057,017.14**	6,851,010.12	(278,201.25)
Depreciation	**961,296.34**	**958,502.88**	142,242.22	**482,027.62**	961,296.34	71,189.04
Retirement benefits	**879,741.40**	**871,834.40**	2,389,921.62	**439,745.22**	879,741.40	2,001,758.57
Interest expenses	**-**	**-**	517,015.34	**-**	-	517,015.34
Accretion Interest Income & other Income	**(6,851,010.12)**	**(7,147,780.15)**	(1,614,246.18)	**(3,057,017.14)**	(6,851,010.12)	(208,796.82)
Provision for doubtful accounts and other losses	**-**	**-**	-	**-**	-	-
Changes in operating assets and liabilities:	**-**	**-**	-	**-**	-	-
Decrease (Increase) In Receivables	**61,124,139.39**	**(158,432,619.67)**	(89,844,157.97)	**36,830,333.90**	61,124,139.39	34,075,097.11
Decrease (Increase) In Input VAT	**-**	**(0.00)**	31,211,959.82	**-**	-	5,450,364.89
Decrease (Increase) In Prepayments	**1,067,128.67**	**(14,507,283.61)**	1,940,459.37	**10,071,822.27**	1,067,128.67	2,942,502.71
Decrease (Increase) In Real Estate Inventories	**6,154,725.12**	**12,475,632.69**	28,207,309.20	**1,074,194.64**	6,154,725.12	5,588,250.96
(Decrease) Increase In Payables & Accrruals	**(1,897,460.70)**	**23,632,951.03**	(20,243,703.13)	**(4,992,085.40)**	(1,897,460.70)	(60,394,302.72)
Net cash provided by (used in) operating activities	**97,726,618.23**	(45,778,223.63)	121,993,580.53	**34,594,892.78**	16,879,288.21	(2,763,320.76)
Miscellaneous revenue received				**-**		
Income Taxes	**-**	(486,788.89)	34,602,987.61	**-**	(486,788.89)	6,446,955.94
Net cash provided by (used in) operating activities	**97,726,618.23**	(46,265,012.52)	156,596,568.14	**34,594,892.78**	9,816,704.52	23,326,244.15
CASH FLOW FROM INVESTING & OPERATING ACTIVITIES						
Decrease (Increase) in Property, Plant & Equipment	**(82,767.86)**	(39,241.07)	96,039.36	**(82,767.86)**	(39,241.07)	71,189.10
Decrease (Increase) in other assets	**-**	-	-	**-**	-	-
Net cash provided by (used in) investing activities	**(82,767.86)**	(39,241.07)	**96,039.36**	**(82,767.86)**	(39,241.07)	**71,189.10**
CASH FLOW FROM FINANCING ACTIVITIES						
Advances related parties	**-**	(24,311,721.07)	(584,277.68)	**-**		(880,225.16)
Net cash provided by (used in) financing activities	**-**	(24,311,721.07)	**(584,277.68)**	**-**	-	**(880,225.16)**
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	**97,643,850.37**	(70,615,974.66)	**156,108,329.82**	**34,512,125**	9,777,463.45	**22,517,208.09**
CASH BALANCES AT BEGINNING OF THE QUARTER	**309,817,772.95**	192,872,815.85	1,989,707.00	**372,949,498.40**	112,479,377.74	135,580,828.73
CASH BALANCES AT END OF THE QUARTER	**407,461,623.32**	122,256,841.19	**158,098,036.82**	**407,461,623.32**	122,256,841.19	**158,098,036.82**

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

CASH AND CASH EQUIVALENT

		AS AT END OF	
		JUNE 30,2026	DECEMBER 30, 2025
Cash on Hand			
Petty Cash fund		**10,438**	10,438
Revolving Fund (Bulacan field office)		**21,843**	21,843
	Total	***32,280***	*32,280*
Cash in Banks			
Cash in Bank - China Bank		**27,602,489**	25,210,389
Cash in Bank - CBC SFCDA		**193,323**	193,323
Cash in Bank - Banco de Oro		**30,548,188**	16,485,401
Cash in Bank-CBC Checking 9124			
Special Savings		**349,085,342**	267,896,379
	Total	***407,429,343***	*309,785,492*
TOTAL		**407,461,623**	309,817,773

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

Receivables

	AS AT END OF	
	JUNE 30, 2026	DECEMBER 30, 2025
Accounts Receivable Trade	**618,322,568**	682,517,287
Advances to related parties	**12,937,938**	10,489,194
Advances to suppliers, officers, employees & others		
Impaired	**-**	-
Unimpaired	**6,802,798**	6,180,963
	6,802,798	6,180,963
	638,063,305	699,187,444
Less: provision for doubtful account	**-**	-
	638,063,305	699,187,444
Less: noncurrent portion of trade receivable	**215,179,701**	215,179,701
Net	**422,883,604**	484,007,743

07/29/2026 VERSION

ARANETA PROPERTIES, INC.
SCHEDULE OF RECEIVABLE
AS OF JUNE 30, 2026

PARTICULARS	AMOUNT	COLLECTION / LIQUIDATION				REMARKS
		1 Month	15 Days	Overdue	Others	
Receivable from Joint Venture-SLRDI	156,608,187	1,053,977	359,829		155,194,381	Installment sales/Monthly amortization
Receivable from Joint Venture-Sland	31,036,371	3,251,872	-		27,784,499	Installment sales/Monthly amortization
Receivable from sale of reserved lot	430,678,010	78,906,296	12,740,191		339,031,522	Installment sales/Monthly amortization
Advances for liquidation	4,319,745	3,887,770			431,974	For liquidation
Salary loan of various employees	299,837	31,971	12,990		254,875	Payroll deduction
Advances to related parties	12,937,938	10,489,194			2,448,744	
Others	2,183,216				2,183,216	Advances against retirements benefits
TOTAL	**638,063,305**	**97,621,082**	**13,113,010**	**-**	**527,329,213**	
LESS: Non-Current receivable	(215,179,701)				(215,179,701)	
NET CURRENT RECEIVABLE	**422,883,604**	**97,621,082**	**13,113,010**	**-**	**312,149,512**	

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

Schedule of Prepayments

	Particulars	Date Issued	AS AT END OF **June 30, 2026**	AS AT END OF **DECEMBER 30, 2025**
Taxes and Licenses				
1	Real Property Tax-Manticao		**146,907.49**	-
2	Real Property Tax-Laoag			-
3	CITY TREASURER OF SN JOSE DEL MONTE BULACAN		**747,230.95**	-
4	CITY TREASURER OF SN JOSE DEL MONTE BULACAN		-	-
5	City Treasurer of Sn Jose Del Monte, Bul		-	-
6	CITY TREASURER OF MAKAT CITYI		**806,810.73**	-
7	Pre-paid Income Taxes-not recognized(40%)		-	-
8	CITY TREASURER OF MAKAT CITY		-	-
9	Philippine Stock Exchange		-	-
10	Pre-paid Income Taxes		-	-
			1,700,949.17	-
Prepaid Income Tax				
	Beginning Balance		**4,363,452.90**	
1	308-939-568-000 Paul Robert Flores		188,125.00	
2	147-607-580-000 Ma. Reneth Datahan		190,800.00	
3	250-727-736-000 Jonathan Domingo		210,000.00	
4	220-322-946-000 Alvin Robles P1 B54-L7		215,400.00	
5	394-546-278-000 Jocephine M. Culanag P1 B75-L104		166,200.00	
6	236-231-042-000 Joey H. Figuracion P2 B39-L11		211,200.00	
7	251-665-710-000 Karla Jacelyn Boiser P2 B40-L4		144,000.00	
8	684-146-814-000 Jay Ericson Hernandez P3B B1B-L6		54,000.00	
9	308-309-183-000 May Anne & Steven Charles Hurst P3 B20-L20		140,000.00	
10	200-765-553-000 Tito G. Romo P3 B12-L9		54,000.00	
11	154-966-457-000 Jeniffer H. Bonaobra P1 B54 L5		151,674.11	
12	151-008-406-000 Domingo V. Juan P2 B38-L08		289,200.00	
13	602-424-261-000 Adalem, Ray Jonathan I. P3A B1A-L45		55,080.00	
14	289-452-582-000 ADALEM, Ray Christopher P1 B66-L63		101,400.00	
15	602-419-633-000 Ray Anthony I. Adalem P3A B1A-L44		54,000.00	
16	709-376-361-000 Jane Angela C. Adalem P3A B1A-L35		54,000.00	
17	709-376-049-000 Ray Francis C. Adalem P3A B1A-L34		54,000.00	
18	317-194-081-000 Kathleen R. Pasion P1 B75-L103		217,800.00	
19	317-984-821-000 Kenneth Bryan Piamonte P1 B109-L59		185,500.00	
20	Purchase of MC for remittance of EWT for		153,400.00	
21	310-456-625-000 Kimberly Mae Temblor		151,875.00	
22	404-821-363-000 Ryan Cantiller P3 B23-L20		105,000.00	
23	404-821-363-000 Ryan Cantiller P3 B23-L21		105,000.00	
24	410-666-039-000 Jennifer Bermejo P3 B23-L7		110,600.00	
25	125-107-151-000Milagros Moreno P1 B130-L24		498,550.00	
26	697-587-229-000 Loel Inawasan P3 23-L19		105,000.00	
27	327-301-392-000 Floro Crebillo		112,000.00	
28	497-311-153-000 Allen Delon M. Dela Cruz P1 B101-L12		461,500.00	
29	256-511-452-000 Oliver Gabriel Baccay P1 B109-L39		368,550.00	
30	323-818-150-000 Gabriel and Christine Viray P3 B20-L7		147,150.00	
31			**(9,418,457.00)**	
32	163-871-731-000 LIEZEL PEÑAFLOR P3 B21-L44		48,214.29	
33	626-252-516-000 Israel L. Coronel .		54,964.29	
34	132-881-128-000 Cristina Carpintero		330,133.93	
35	215-156-403-000 Ma. Cynthia Agoncillo		140,625.00	
36	288-066-241-000 Jam Lasette Bernardo		245,025.00	
37	911-233-572-000 Mirope A. Maquilado		238,928.57	
38	360-100-519-000 Christle L. Pisco		137,142.86	
39	168-608-048-000 Celso Francisco		206,550.00	
40	335-860-060-000 Jose Alvaro B. Condat		223,425.00	
			1,625,008.95	-
Prepaid Insurance				
Other prepayment				
1	Robert Reyes	05/14/25	-	**6,547.58**
2	Creba	1/8/2025	-	
3	Alphaland Balesin	02/03/25	**8,064.00**	
4	Philippine Stock Exchange	01/16/25	**125,000.02**	
5	Miscellaneous deposits		-	
			133,064.02	**6,547.58**
Total			**3,459,022.14**	**6,547.58**

ARANETA PROPERTIES, INC.

PROPERTY PLANT & EQUIPMENT

	AS OF JUNE 30,2026	AS OF DECEMBER 30, 2025
PPE COSTS DATA		
Building	**46,047,004**	46,047,004
Building Improvements	**12,143,398**	12,143,398
Building and Plant Structures	**-**	-
Transporation Equipment	**14,195,584**	14,195,584
Heavy Machinery Equipment	**-**	-
Other Tools & Equipment	**123,341**	123,341
Communication Equipment	**1,134,556**	1,134,556
Office Furniture & Equipment	**5,717,542**	5,634,774
Total	**79,361,425**	**79,278,657**
DEPRECIATION DATA		
Building	**46,047,004**	46,047,004
Building Improvements	**12,143,398**	12,143,398
Building and Plant Structures	**0**	0
Transporation Equipment	**8,465,485**	7,530,467
Heavy Machinery Equipment	**-**	-
Other Tools & Equipment	**123,341**	123,341
Communication Equipment	**1,134,556**	1,134,556
Office Furniture & Equipment	**5,553,905**	5,527,627
Total	**73,467,689**	**72,506,392**
NET BOOK VALUE		
Building	**-**	-
Building Improvements	**-**	-
Building and Plant Structures	**(0)**	(0)
Transporation Equipment	**5,730,100**	6,665,117
Heavy Machinery Equipment	**-**	-
Other Tools & Equipment	**0**	0
Communication Equipment	**(0)**	(0)
Office Furniture & Equipment	**163,637**	107,147
Total	**5,893,736**	6,772,265

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

Real Estate Inventories

	AS OF JUNE 30,2026	AS OF DECEMBER 30, 2025
Real Estate Inventories		
Inventory with Joint Venture	**402,549,204**	402,549,204
Land for Sale & Land Development	**396,239,985**	402,394,710
Saleable house and lot Inventory	**798,789,189**	804,943,914

Land Held for future development		
Undevelope land	**82,522,392**	82,522,392
Investments in Land (Acquired from GASDF Property)	**6,618,779**	6,618,779
Investments in Land (Acquired from Universal Rightfield)	**78,201,917**	78,201,917
Investments in Land (acquired from BDOSHI)	**261,672,633**	261,672,633
Investments in Land (acquired from Marga)	**104,671,996**	104,671,996
Investments in Land (acquired from Bonoan 57,211 sq.m.)	**31,180,003**	31,180,003
Investments in Land (Almazan's Contract #1)	**29,600,000**	29,600,000
Investments in Land (Almazan's Contract #2)	**50,959,107**	50,959,107
Paramount Finance Corp (10,000 sq.m.)	**3,520,000**	3,520,000
Rodolfo Cuenca (50,094 sq.m.)	**12,523,500**	12,523,500
Hugo Nat D. Juan (13,186 sq.m.)	**4,615,100**	4,615,100
Investments in Land (Almazan's Contract #3)	**2,254,350**	2,254,350
Investments in Land (Filome Tamoyo)	**272,320**	272,320
Manticao Property	**5,444,077**	5,444,077
Total	**674,056,173**	674,056,173

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

SCHEDULE OF OTHER ASSETS

	AS OF JUNE 30,2026	AS OF DECEMBER 30, 2025
Investments Property	**674,056,173**	674,056,173
Equity instrument at fair value through other comprehensive income (FVOCI)	**4,400,000**	4,400,000

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

SCHEDULE OF LIABILITIES

	AS OF JUNE 30, 2026	AS OF DECEMBER 30, 2025
ACCOUNTS PAYABLE & ACCRUALS		
Accounts Payable to Suppliers	**35,151,249**	36,520,945
Withholding Tax Payable	**238,989**	387,607
SSS, Medicare & EC Payable	**100,161**	110,721
Philhealth Payable	**38,334**	43,334
Pag-ibig Fund Contribution	**11,400**	7,100
SSS Salary Loan Payable	**20,183**	18,375
Pag-ibig Salary Loan Payable	**36,931**	25,523
Pag-ibig Fund Calamity Loan Payable	**2,033**	2,033
Other payables	**2,496,366**	197,962
Retentions & Deposits	**25,721,609**	23,665,026
Accrued Operating	**713,720**	424,944
Income Tax payable	**7,273,079**	0
Advances from related parties	**3,385,406**	6,111,161
	75,189,461	67,514,733
LIABILITY FOR PURCHASE OF LAND	**115,305,608**	115,305,608
ACCRUED RETIREMENT BENEFITS	***29,304,357***	30,723,725
DEFERRED INCOME TAX LIABILITIES	***27,943,872***	27,943,872
TOTAL	**247,743,297**	**241,487,937**

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

STATEMENT OF CHANGES IN EQUITY

	AS AT END OF	
	JUNE 30, 2026	DECEMBER 30, 2025
Balance at December 31,	**1,951,387,570**	1,951,387,570
Add: Capital surplus	**201,228,674**	201,228,674
Other components of equity	**1,322,301**	1,322,301
Adjustments Actuareal gain (losses) on retirement benefits	**2,282,040**	2,282,040
Total	**2,156,220,585**	2,156,220,585
Deficit as at December 31,	**105,995,197**	105,995,197
Net Income for the Six (6) months ended June 30	**22,163,969**	
Balances	**2,284,379,751**	2,262,215,782

	AS AT END OF	
	JUNE 30, 2026	DECEMBER 31, 2025
Balance at December 31,	**1,951,387,570**	1,951,387,570
Add: Capital surplus	**201,228,674**	201,228,674
Other components of equity	**1,322,301**	1,322,301
Adjustments Actuareal gain (losses) on retirement benefits	**2,282,040**	2,282,040
Total	**2,156,220,585**	2,156,220,585
Deficit as at December 31,	**105,995,196.93**	105,995,197
Net Income for the quarter ended March 31,	**29,251,873.19**	
Net Income for the quarter ended June 30,	**(7,087,904.32)**	
Balances	**2,284,379,751**	2,262,215,782

07/29/2026 VERSION

ARANETA PROPERTIES, INC.

STATEMENT OF CHANGES IN EQUITY

	AS AT END OF	
	JUNE 30, 2026	JUNE 30, 2025
Balance at December 31,	**1,951,387,570**	1,951,387,570
Add: Capital surplus	**201,228,674**	201,228,674
Other components of equity	**1,322,301**	1,272,301
Adjustments Actuareal gain (losses) on retirement benefits	**2,282,040**	(2,596,059)
Total	**2,156,220,585**	2,151,292,486
Deficit as at December 31,	**105,995,197**	(8,439,107)
Net Income for the Six (6) months ended June 30	**22,163,969**	76,860,530
Balances	**2,284,379,751**	2,219,713,910

	AS AT END OF	
	JUNE 30, 2026	JUNE 30, 2025
Balance at December 31,	**1,951,387,570**	1,951,387,570
Add: Capital surplus	**201,228,674**	201,228,674
Other components of equity	**1,322,301**	1,272,301
Adjustments Actuareal gain (losses) on retirement benefits	**2,282,040**	(2,596,059)
Total	**2,156,220,585**	2,151,292,486
Deficit as at December 31,	**105,995,196.93**	(8,439,107)
Net Income for the quarter ended March 31,	**29,251,873.19**	35,809,095
Net Income for the quarter ended June 30,	**(7,087,904.32)**	41,051,436
Balances	**2,284,379,751**	2,219,713,910

07/29/2026 VERSION