STATEMENTS OF FINANCIAL POSITION

		AS OF SEPTEMBER 30, 2021 un-audited		AS OF DECEMBER 31, 2020 Audited		CHANGES INCREASED (DECREASED)
ASSETS						
Current Assets						
Cash and cash equivalents	Р	1,205,729.66	Р	6,117,808.44	Р	(4,912,078.78)
Trade and other receivables	•	169,913,283.60		164,873,877.16	•	5,039,406.44
Real Estate Inventories		901,322,068.61		902,583,063.65		(1,260,995.04)
Input Value-added Tax (VAT) - net		65,231,027.36		67,205,184.21		(1,974,156.85)
Prepayments		6,256,238.69		5,339,273.77		916,964.92
	Р	1,143,928,347.92	Р	1,146,119,207.23	Р	(2,190,859.31)
Non-current Assets						
Trade and other receivables	Р	170,121,857.99	Р	170,121,857.99	Р	-
Property, plant and equipment	•	4,299,231.43	·	4,853,489.90	•	(554,258.47)
Investment Property		674,056,173.00		674,056,173.00		(00.1/2001.1.)
Available-for-sale (AFS) Investments		5,681,897.57		5,681,897.57		-
	Р	854,159,159.99	Р	854,713,418.46	Р	(554,258.47)
TOTAL ASSETS	Р	1,998,087,507.91	Р	2,000,832,625.69	Р	(2,745,117.78)
Advances from related parties Income Tax Payable Non-current Liabilities Accrued retirement benefit obligation Liability for purchase of land Deferred Income Tax Liabilities	P	40,799,084.32 1,225,453.55 78,348,886.41 29,389,827.06 115,305,607.50 37,451,959.81	P P	40,560,342.30 535,059.96 71,974,816.33 27,364,680.80 115,305,607.50 37,451,959.81	P P	238,742.02 690,393.59 6,374,070.08 2,025,146.26 -
	Р	182,147,394.37	Р	180,122,248.11	Р	2,025,146.26
Charlib aldonal Funits		260,496,280.78		252,097,064.44		8,399,216.34
Stockholders' Equity Capital Stock: Issued and Paid (Authorized - 5 Billion shares at P1.00 par value)		1,951,387,570.00		1,951,387,570.00		-
Capital Surplus		201,228,674.12		201,228,674.12		-
Unrealized valuation of gain AFS investments		2,726,897.57		2,726,897.57		-
Actuareal Gain (Losses) on Retirement Benefits		(1,388,662.60)		(1,388,662.60)		-
, ,		(416,363,251.96)		(405,218,917.84)		(11,144,334.12)
Deficit		(,500,=0,0)				
Deficit Total		1,737,591,227.13		1,748,735,561.25		(11,144,334.12)
Deficit Total TOTAL LIABILITIES and STOCKHOLDERS' EQUITY	Р	1,737,591,227.13 1,998,087,507.91	Р	1,748,735,561.25 2,000,832,625.69	Р	(11,144,334.12) (2,745,117.78)

STATEMENT OF COMPREHENSIVE INCOME

(11,144,334.12) P

(14,547,844.72) P

Р

NET INCOME

	FOR THE NINE (9) MONTHS ENDED			_	FOR QUARTER ENDED			
	SEPTEMBER 30, 2021	SEPTEMBER 30, 2020	SEPTEMBER 30, 2019		SEPTEMBER 30, 2021	SEPTEMBER 30, 2020	SEPTEMBER 30, 2019	
REVENUES Income from JV company-Net Cost of sales	P 23,743,869.89 P 4,403,348.30	18,042,750.00 F 2,752,919.01	27,592,071.27 6,898,017.82	P	5,224,999.99 P 1,449,581.67	- [P 16,811,046.94 3,702,761.74	
	19,340,521.59	15,289,830.99	20,694,053.45	_	3,775,418.32	-	13,108,285.20	
EXPENSES								
Salaries & wages	17,211,239.16	16,772,171.14	18,482,556.74		5,041,884.70	6,036,026.57	6,046,238.11	
Overtime pay	125,629.20	67,694.58	150,070.37		39,060.33	14,715.47	37,919.80	
SSS, philhealth, EC & pag-ibig	476,207.61	411,814.85	410,455.56		138,932.13	145,817.57	141,188.96	
13th month pay	1,525,205.52	1,533,955.52	2,143,652.85		508,401.84	517,151.84	714,550.95	
Security costs	5,016,888.40	5,667,311.51	9,529,394.90		1,652,004.60	1,536,833.38	4,326,229.46	
Light, water and utilities	53,522.46	191,932.95	200,977.75		12,628.90	134,847.55	104,390.36	
Repairs & maintenance	138,020.09	159,680.60	5,371,325.14		57,238.43	57,944.10	36,622.45	
Medical, dental & hospitalization	230,106.30	101,226.93	354,688.85		74,105.63	50,760.80	115,146.96	
Professional fees	296,000.00	602,915.76	1,470,465.31		126,000.00	123,500.00	147,470.58	
Representation	81,940.00	773,942.62	615,800.00		25,940.00	722,942.62	27,000.00	
Rental expenses	73,732.16	94,500.00	90,000.00		10,000.00	31,500.00	6,400.00	
Taxes & licenses	2,798,627.52	4,366,458.66	6,571,413.51		1,087,616.20	2,505,137.20	1,351,553.82	
Depreciation expense	1,766,356.69	1,810,859.45	1,994,387.36		580,526.57	598,286.70	645,219.86	
Building dues & other charges	1,142,996.40	931,288.75	958,576.71		377,172.54	380,124.15	71,387.50	
Gasoline, oil and lubes	221,260.65	171,320.16	287,103.68		76,908.64	58,757.07	386,177.72	
Meals	33,411.08	54,737.71	197,066.16		12,842.57	12,221.34	112,368.06	
Postage & telecommunication	420,654.16	394,476.35	450,111.51		136,515.10	104,729.28	40,023.62	
Printing and office supplies	201,180.96	180,532.83	513,997.90		73,916.01	78,365.73	156,788.71	
Transporation & travelling	230,856.17	193,741.48	260,751.02		83,774.38	81,147.85	100,311.09	
Contractual costs	357,139,58	334.965.10	117,000.00		116,129.86	116,129,86	85,150.00	
Insurance expense	9,519.91	17,993.65	18,280.83		2,323.50	3,549.81	42,000.00	
Retirement benefits	2,397,505.91	2,293,096.62	895,375.40		1,250,757.57	557,780.25	9,839.10	
Miscellaneous	109,722.75	899,488.46	1,350,235.23		35,690.07	867,779.36	211,187.70	
	34,917,722.68	38,026,105.68	52,433,686.78	_	11,520,369.57	14,736,048.50	14,915,164.81	
NET LOSS BEFORE OTHER INCOME	(15,577,201.09)	(22,736,274.69)	(31,739,633.33)		(7,744,951.25)	(14,736,048.50)	(1,806,879.61)	
OTHER INCOME & EXPENSES								
Accretion Interest & misc. income	4,696,394.07	8,710,247.86	8,056,942.15		2,015,682.40	2,379,437.95	3,761,967.85	
Gain (loss) on FX	-	(2,760.45)	-		-	(2,760.45)	-	
Interest Income	426,866.49	16,002.52	(1,677,729.25)	_	384,913.62	1,997.08	(1,667,729.25)	
	5,123,260.56	8,723,489.93	6,379,212.90		2,400,596.02	2,378,674.58	2,094,238.60	
NET LOSS BEFORE INCOME TAX PROVISION FOR INCOME TAX	(10,453,940.53)	(14,012,784.76)	(25,360,420.43)	_	(5,344,355.23)	(12,357,373.92)	287,358.99	
Current	690,393.59	535,059.96	712,980.27		75,508.37	-	386,833.93	
	690,393.59	535,059.96	712,980.27	_	75,508.37	-	386,833.93	

(26,073,400.70)

(5,419,863.60) P

(12,357,373.92) P

(99,474.94)

COMPARATIVE CASH FLOWS

	FOR 1	THE NINE (9) MONTHS ENDER	D	FC	OR THE QUARTER ENDED	
(In Ph Pesos)	SEPTEMBER 30, 2021	SEPTEMBER 30, 2020	SEPTEMBER 30, 2019	SEPTEMBER 30, 2021	SEPTEMBER 30, 2020	SEPTEMBER 30, 2019
CASH FLOWS FROM OPERATING ACTIVITIES						
Net Income (Loss)	(11,144,334.12)	(14,547,845)	(26,063,401)	(12,788,910.36)	(10,199,343.64)	(11,821,023.68)
Add: Back Non-cash items						
Interest Income (net)	426,866.49	16,003	180,904	423,345.69	1,997.08	13,027.96
Depreciation	1,766,356.69	1,810,859	1,994,387	1,171,386.07	598,286.70	645,219.86
Retirement benefits	2,397,505.91	2,293,097	895,375	1,824,231.74	557,780.25	211,187.70
Interest expenses	-	-	-	-	-	-
Accretion Interest Income & other Income	4,696,394.07	6,344,815	7,127,693	3,144,975.10	-	-
Provision for doubtful accounts and other losses	-	-	-	-	-	-
Changes in operating assets and liabilities:		-	-	-	-	-
Decrease (Increase) in Receivables	(5,039,406.44)	(1,271,949)	(4,150,844)	(1,989,912.48)	-	1,048,663.38
Decrease (Increase) in Input VAT	1,974,156.85	2,417,842	2,033,351	1,247,707.23	-	520,752.31
Decrease (Increase) in Prepayments	(916,964.92)	(776,324)	(800,488)	1,780,710.64	-	975,851.86
Decrease (Increase) in Real Estate Inventories	1,260,995.04	928,644	6,243,507	786,531.36	-	371,170.57
Increase (Decreased) in Accounts Payable & Accruals	(18,178,804.59)	11,185,617	4,592,078	(9,872,504.04)	4,973,837.90	3,567,766.85
Net cash provided by (used in) operating activities	(22,757,235.02)	8,400,758.54	(7,947,437.41)	(14,272,439.05)	(4,067,441.71)	(4,467,383.19)
Miscellaneous revenue received	138,372.68	(14,005)	(7,294,974)	177,655.37	-	-
Income Taxes paid	690,393.59	2,693,090	712,980	690,393.59	-	386,833.93
Net cash provided by (used in) investing activities	(21,928,468.75)	11,079,843.34	(14,529,431.47)	(13,404,390.09)	(4,067,441.71)	(4,080,549.26)
CASH FLOW FROM INVESTING & OPERATING ACTIVITIES						
Decrease (Increase) in Property, Plant & Equipment	554,258.47	1,212,573	(150,630)	(40,712.15)	-	(1,470,601.49)
Decrease (Increase) in Real Estate for Sale & Devt	966,118.08	(19,326,380)	(19,799,187)	491,654.40	-	-
Decrease (Increase) in liabiliires from purchase of land	-	-	-	,		
Decrease (Increase) in other assets	_	-	-	-	-	-
Net cash provided by (used in) investing activities	1,520,376.55	(18,113,807.38)	(19,949,817.23)	450,942.25	-	(1,470,601.49)
CASH FLOW FROM FINANCING ACTIVITIES	· · ·	,		·		,
Advances related parties	15,496,013.42	5,497,930	13,706,779	9,998,083.56	-	-
Net cash provided by (used in) financing activities	15,496,013.42	5,497,929.86	13,706,779.35	9,998,083.56	-	-
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	(4,912,078.78)	(1,536,034.18)	(20,772,469.35)	(2,955,364.28)	(4,067,441.71)	(5,551,150.75)
CASH & CASH EQUIVALENT, BEGINNING OF QUARTER	6,117,808.44	4,074,862.09	27,080,674.02	4,161,093.94	6,606,269.62	11,859,355.42
CASH & CASH EQUIVALENT AT QUARTER END	1,205,729.66	2,538,827.91	6,308,204.67	1,205,729.66	2,538,827.91	6,308,204.67

CASH AND CASH EQUIVALENT

AS AT END OF

	•	SEPTEMBER 30, 2021	DECEMBER 31, 2020
Cash on Hand			
Petty Cash fund		10,437.95	10,437.95
Revolving Fund (Bulacan field office)		21,842.52	21,842.52
	Total	32,280.47	32,280.47
Cash in Banks			
Cash in Bank - China Bank		253,805.54	302,669.74
Cash in Bank - CBC SFCDA		157,590.00	157,075.45
Cash in Bank - Banco de Oro		762,053.65	5,625,782.78
	Total	1,173,449.19	6,085,527.97
TOTAL		1,205,729.66	6,117,808.44

Receivables

	AS AT END OF		
	SEPTEMBER 30, 2021	DECEMBER 31, 2020	
Accounts Receivable Trade	336,789,568.90	331,844,008.69	
Advances to suppliers, officers, employees & others			
Impaired	-	-	
Unimpaired	3,245,572.69	3,151,726.46	
	3,245,572.69	3,151,726.46	
	340,035,141.59	334,995,735.15	
Less: provision for doubtful account	-	-	
	340,035,141.59	334,995,735.15	
Less: noncurrent portion of trade receivable	170,121,857.99	170,121,857.99	
Net	169,913,283.60	164,873,877.16	

SCHEDULE OF RECEIVABLE AS OF SEPTEMBER 30, 2021

PARTICULARS			COLLECTION	/ LIQUIDATION		
	AMOUNT	1 Months	15 Days	Overdue	Others	REMARKS
Receivable from Joint Venture-SLRDI	167,649,930.88	2,377,620.65	2,187,411.00		163,084,899.23	Installment sales/Monthly amortization
Receivable from Joint Venture-Sland	33,165,707.71	2,551,472.23	2,500,442.79		28,113,792.69	Installment sales/Monthly amortization
Receivable from sale of reserved lot	135,973,930.31	1,136,802.36	1,034,490.14		133,802,637.81	Installment sales/Monthly amortization
Advances for liquidation	549,453.10	473,889.58			75,563.52	For liquidation
Salary loan of various employees	196,075.37	31,971.37	12,985.69		151,118.31	Payroll deduction
Others	2,500,044.22				2,500,044.22	Advances against retirements benefits
TOTAL	340,035,141.59	6,571,756.19	5,735,329.61	-	327,728,055.79	
LESS: Non-Current receivalbe	(170,121,857.99)				(170,121,857.99)	
NET CURRENT RECEIVABLE	169,913,283.60	6,571,756.19	5,735,329.61	-	157,606,197.80	

Schedule of Prepayments FOR THE YEAR 2021

		Date	AS AT END OF	AS AT END OF
	Particulars	Issued	SEPTEMBER 30, 2021	DECEMBER 31, 2020
Taxe	s and Licenses			
1	Business Permit-Makati City & SJDMB	01.21.19	281,398.66	5,581.92
2	Real Property Tax-Manticao	01.04.19	113,424.37	-
3	Real Property Tax-SJDB	04.30.19	326,598.03	-
4	Real Property Tax-Laoag	03.18.19	119,627.60	-
5	Philippine Stock Exchange	01.14.19	76,533.52	-
6	Pre-paid Income Taxes	12.31.16	5,311,863.39	5,311,863.39
			6,229,445.57	5,317,445.31
Prep	aid Insurance			
•	Prepaid Insurance	02.12.19	2,323.53	1,774.87
Othe	r prepayment			
7	Creba	09.30.19	2,244.59	3,571.44
8	BDO-Parkings deposits	09.30.19	22,225.00	16,482.16
			24,469.59	20,053.60
			6,256,238.69	5,339,273.77

Real Estate Inventories

	AS OF	AS OF
	SEPTEMBER 30, 2021	DECEMBER 31, 2020
Real Estate Inventories		
Saleable house and lot Inventory	6,221,669.87	6,221,669.87
Inventory with Joint Venture	402,549,204.08	402,549,204.08
Land for Sale & Land Development	492,551,194.66	493,812,189.70
Saleable house and lot Inventory	901,322,068.61	902,583,063.65

Land Held for future development

Undevelope land	82,522,392.00	82,522,392.00
Investments in Land (Acquired from GASDF Property)	6,618,779.27	6,618,779.27
Investments in Land (Acquired from Universal Rightfield)	78,201,917.21	78,201,917.21
Investments in Land (acquired from BDOSHI)	261,672,633.06	261,672,633.06
Investments in Land (acquired from Marga)	104,671,995.50	104,671,995.50
Investments in Land (acquired from Bonoan 57,211 sq.m.)	31,180,002.50	31,180,002.50
Investments in Land (Almazan's Contract #1)	29,600,000.00	29,600,000.00
Investments in Land (Almazan's Contract #2)	50,959,106.81	50,959,106.81
Paramount Finance Corp (10,000 sq.m.)	3,520,000.00	3,520,000.00
Rodolfo Cuenca (50,094 sq.m.)	12,523,500.00	12,523,500.00
Hugo Nat D. Juan (13,186 sq.m.)	4,615,100.00	4,615,100.00
Investments in Land (Almazan's Contract #3)	2,254,350.00	2,254,350.00
Investments in Land (Filome Tamoyo)	272,320.00	272,320.00
Manticao Property	5,444,076.65	5,444,076.65
Total	674,056,173.00	674,056,173.00

PROPERTY PLANT & EQUIPMENT

	AS OF	AS OF'
	SEPTEMBER 30, 2021	DECEMBER 31, 2020
PPE COSTS DATA	,	,
Building	46,047,003.73	46,047,003.73
Building Improvements	12,143,397.88	12,143,397.88
Building and Plant Structures	-	-
Transporation Equipment	5,964,869.89	4,845,405.60
Heavy Machinery Equipment	-	-
Other Tools & Equipment	123,340.85	123,340.85
Communication Equipment	1,134,556.48	1,134,556.48
Office Furniture & Equipment	5,534,986.18	5,442,352.25
Total	70,948,155.01	69,736,056.79
DEPRECIATION DATA		
Building	43,715,422.44	42,334,012.35
Building Improvements	12,143,397.88	12,143,397.88
Building and Plant Structures	0.00	0.00
Transporation Equipment	4,366,131.35	4,139,108.06
Heavy Machinery Equipment	-	=
Other Tools & Equipment	123,340.85	121,264.50
Communication Equipment	1,098,999.37	1,085,665.42
Office Furniture & Equipment	5,201,631.69	5,059,118.68
Total	66,648,923.58	64,882,566.89
NET BOOK VALUE		
Building	2,331,581.29	3,712,991.38
Building Improvements		-
Building and Plant Structures	(0.00)	(0.00)
Transporation Equipment	1,598,738.54	706,297.54
Heavy Machinery Equipment	-	-
Other Tools & Equipment	0.00	2,076.35
Communication Equipment	35,557.11	48,891.06
Office Furniture & Equipment	333,354.49	383,233.57
Total	4,299,231.43	4,853,489.90
}		

SCHEDULE OF OTHER ASSETS

	AS OF	AS OF
	SEPTEMBER 30, 2021	DSECEMBER 31, 2020
Investments Property	674,056,173.00	674,056,173.00
Equity instrument at fair value through		
other comprehensive income (FVOCI)	5,681,897.57	5,681,897.57

SCHEDULE OF LIABILITIES

	AS OF	AS OF
	SEPTEMBER 30, 2021	DECEMBER 31, 2020
ACCOUNTS PAYABLE & ACCRUALS		
Accounts Payable to Suppliers	27,266,973.03	22,050,763.55
Advances from related parties	40,799,084.32	40,560,342.30
SSS Salary Loan Payable	17,045.48	21,023.00
Pag-ibig Salary Loan Payable	9,878.07	20,422.44
Pag-ibig Fund Calamity Loan Payable	12,038.54	
Pag-ibig Fund Contribution	7,100.00	4,833.36
SSS, Medicare & EC Payable	64,785.00	55,290.00
Philhealth Payable	22,874.23	21,809.44
Withholding Tax Payable	458,425.55	238,712.73
Retentions & Deposits	5,595,932.44	5,595,932.44
Accrued Operating	2,869,296.20	2,870,627.11
Income Tax payable	1,225,453.55	535,059.96
	78,348,886.41	71,974,816.33
LIABILITY FOR PURCHASE OF LAND	115,305,607.50	115,305,607.50
ACCRUED RETIREMENT BENEFITS	29,389,827.06	27,364,680.80
DEFERRED INCOME TAX LIABILITIES	37,451,959.81	37,451,959.81
TOTAL	260,496,280.78	252,097,064.44

STATEMENT OF CHANGES IN EQUITY

AS AT END OF

	SEPTEMBER 30, 2021	SEPTEMBER 30, 2020
Balance at December 31,	1,951,387,570.00	1,951,387,570.00
Add: Capital surplus	201,228,674.12	201,228,674.12
Other components of equity	2,726,897.57	2,726,897.57
Adjustments Actuareal gain (losses) on retirement benefits	(1,388,662.60)	(1,388,662.60)
	,	,
Total	2,153,954,479.09	2,153,954,479.09
Deficit as at December 31,	(405,218,917.84)	(387,121,803.71)
Net Income for the Nine (9) months ended Sept. 30,	(11,144,334.12)	(14,547,844.72)
Balances	1,737,591,227.13	1,752,284,830.66

AS AT END OF

	SEPTEMBER 30, 2021	SEPTEMBER 30, 2020
Balance at December 31, Add: Capital surplus Actuareal gain (losses) on retirement benefits Unrealized valuation of gain on AFS Investments	1,951,387,570.00 201,228,674.12 2,726,897.57 (1,388,662.60)	1,951,387,570.00 201,228,674.12 2,726,897.57 (1,388,662.60)
Total	2,153,954,479.09	2,153,954,479.09
Deficit as at December 31,	(405,218,917.84)	(387,121,803.71)
Net Income for the quarter ended March 31	1,644,576.24	5,334,401.22
Net Income for the quarter ended June 30	(7,369,046.76)	(9,682,902.30)
Net Income for the quarter ended Sept 30	(5,419,863.60)	(10,199,343.64)
Balances	1,737,591,227.13	1,752,284,830.66