

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A, AS AMENDED

ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SECTION 141 OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended
Dec 31, 2016
2. SEC Identification Number
0000152249
3. BIR Tax Identification No.
000-845-355
4. Exact name of issuer as specified in its charter
ARANETA PROPERTIES, INC.
5. Province, country or other jurisdiction of incorporation or organization
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
21st Flr. Citibank Tower, Paseo de Roxas, Makati City
Postal Code
-
8. Issuer's telephone number, including area code
(02)848-1501
9. Former name or former address, and former fiscal year, if changed since last report
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

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

11. Are any or all of registrant's securities listed on a Stock Exchange?

Yes No

If yes, state the name of such stock exchange and the classes of securities listed therein:

Common Stock--Philippine Stock Exchange

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 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 No

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

Yes No

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant. The aggregate market value shall be computed by reference to the price at which the stock was sold, or the average bid and asked prices of such stock, as of a specified date within sixty (60) days prior to the date of filing. If a determination as to whether a particular person or entity is an affiliate cannot be made without involving unreasonable effort and expense, the aggregate market value of the common stock held by non-affiliates may be calculated on the basis of assumptions reasonable under the circumstances, provided the assumptions are set forth in this Form

533,716,756

**APPLICABLE ONLY TO ISSUERS INVOLVED IN
INSOLVENCY SUSPENSION OF PAYMENTS PROCEEDINGS
DURING THE PRECEDING FIVE YEARS**

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the Code subsequent to the distribution of securities under a plan confirmed by a court or the Commission.

Yes No

DOCUMENTS INCORPORATED BY REFERENCE

15. If any of the following documents are incorporated by reference, briefly describe them and identify the part of SEC Form 17-A into which the document is incorporated:

(a) Any annual report to security holders

none

(b) Any information statement filed pursuant to SRC Rule 20

none

(c) Any prospectus filed pursuant to SRC Rule 8.1

none

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

Araneta Properties, Inc.

ARA

PSE Disclosure Form 17-1 - Annual Report
References: SRC Rule 17 and
Sections 17.2 and 17.8 of the Revised Disclosure Rules

For the fiscal year ended	Dec 31, 2016
Currency (indicate units, if applicable)	PHP

Balance Sheet

	Year Ending	Previous Year Ending
	Dec 31, 2016	Dec 31, 2015
Current Assets	1,246,369,020	1,409,968,959
Total Assets	2,054,970,626	1,797,261,135
Current Liabilities	101,614,808	29,871,161
Total Liabilities	306,868,961	66,550,377
Retained Earnings/(Deficit)	(400,556,996)	(416,202,914)
Stockholders' Equity	1,748,101,668	1,730,710,757
Stockholders' Equity - Parent	1,748,101,668	1,730,710,757
Book Value per Share	0.89	0.88

Income Statement

	Year Ending	Previous Year Ending
	Dec 31, 2016	Dec 31, 2015
Operating Revenue	134,877,756	93,284,365
Other Revenue	19,657,136	43,028,983
Gross Revenue	154,534,892	136,313,348
Operating Expense	126,642,375	86,212,657
Other Expense	0	1,817,087
Gross Expense	126,642,375	88,029,744
Net Income/(Loss) Before Tax	27,892,517	48,283,604
Income Tax Expense	10,501,609	12,287,539
Net Income/(Loss) After Tax	17,390,908	35,996,065
Net Income/(Loss) Attributable to Parent Equity Holder	17,390,908	35,995,065

Earnings/(Loss) Per Share (Basic)	0	0.01
Earnings/(Loss) Per Share (Diluted)	0	0.02

Financial Ratios

	Formula	Fiscal Year Ended	Previous Fiscal Year
		Dec 31, 2016	Dec 31, 2015
Liquidity Analysis Ratios:			
Current Ratio or Working Capital Ratio	Current Assets / Current Liabilities	18.61	53.58
Quick Ratio	(Current Assets - Inventory - Prepayments) / Current Liabilities	3.58	4.51
Solvency Ratio	Total Assets / Total Liabilities	6.69	27
Financial Leverage Ratios			
Debt Ratio	Total Debt/Total Assets	0.14	0.37
Debt-to-Equity Ratio	Total Debt/Total Stockholders' Equity	0.17	0.38
Interest Coverage	Earnings Before Interest and Taxes (EBIT) / Interest Charges	2.84	0
Asset to Equity Ratio	Total Assets / Total Stockholders' Equity	1.78	1.6
Profitability Ratios			
Gross Profit Margin	Sales - Cost of Goods Sold or Cost of Service / Sales	0.5	1.34
Net Profit Margin	Net Profit / Sales	0.12	0.38
Return on Assets	Net Income / Total Assets	0	0.02
Return on Equity	Net Income / Total Stockholders' Equity	0.01	0.03
Price/Earnings Ratio	Price Per Share / Earnings Per Common Share	125	0.42

Other Relevant Information

Please see attached Annual Report of Araneta Properties Inc, with Audited Financial Statement and ACGR

Filed on behalf by:

Name	Jose Fidel Acuna
Designation	External Counsel