

**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, 2020
2. SEC Identification Number  
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  
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office  
21st Floor, Citibank Tower, Paseo de Roxas, Makati City  
Postal Code  
1228
8. Issuer's telephone number, including area code  
(632) 88443819
9. Former name or former address, and former fiscal year, if changed since last report  
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## 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:

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

7,269,402.47

**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**

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

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For the fiscal year ended	Dec 31, 2020
Currency	PHILIPPINE PESO

**Balance Sheet**

	Year Ending	Previous Year Ending
	Dec 31, 2020	Dec 31, 2019
<b>Current Assets</b>	1,153,884,871	1,147,282,775
<b>Total Assets</b>	1,997,432,480	2,004,359,808
<b>Current Liabilities</b>	186,144,038	174,383,834
<b>Total Liabilities</b>	247,390,416	237,527,133
<b>Retained Earnings/(Deficit)</b>	-401,873,394	-387,121,803
<b>Stockholders' Equity</b>	1,750,042,064	1,766,832,675
<b>Stockholders' Equity - Parent</b>	1,750,042,064	1,766,832,675
<b>Book Value Per Share</b>	0.89	0.9

**Income Statement**

	Year Ending	Previous Year Ending
	Dec 31, 2020	Dec 31, 2019
<b>Gross Revenue</b>	20,482,436	32,896,604
<b>Gross Expense</b>	-48,728,797	-63,093,920
<b>Non-Operating Income</b>	6,108,997	28,724,570
<b>Non-Operating Expense</b>	0	-3,596,759
<b>Income/(Loss) Before Tax</b>	-22,137,364	-5,006,272
<b>Income Tax Expense</b>	5,346,753	-2,358,769
<b>Net Income/(Loss) After Tax</b>	-16,790,611	-7,428,274
<b>Net Income/(Loss) Attributable to Parent Equity Holder</b>	16,790,611	-7,428,274
<b>Earnings/(Loss) Per Share (Basic)</b>	-0	-0
<b>Earnings/(Loss) Per Share (Diluted)</b>	-0	-0

**Financial Ratios**

	Formula	Fiscal Year Ended	Previous Fiscal Year
		Dec 31, 2020	Dec 31, 2019
<b>Liquidity Analysis Ratios:</b>			
<b>Current Ratio or Working Capital Ratio</b>	<b>Current Assets / Current Liabilities</b>	6.19	6.57

<b>Quick Ratio</b>	<b>(Current Assets - Inventory - Prepayments) / Current Liabilities</b>	5.81	6.13
<b>Solvency Ratio</b>	<b>Total Assets / Total Liabilities</b>	8.07	8.43
<b>Financial Leverage Ratios</b>			
<b>Debt Ratio</b>	<b>Total Debt/Total Assets</b>	0.12	0.11
<b>Debt-to-Equity Ratio</b>	<b>Total Debt/Total Stockholders' Equity</b>	0.14	0.13
<b>Interest Coverage</b>	<b>Earnings Before Interest and Taxes (EBIT) / Interest Charges</b>	-	0.76
<b>Asset to Equity Ratio</b>	<b>Total Assets / Total Stockholders' Equity</b>	1.14	1.13
<b>Profitability Ratios</b>			
<b>Gross Profit Margin</b>	<b>Sales - Cost of Goods Sold or Cost of Service / Sales</b>	0.16	0.11
<b>Net Profit Margin</b>	<b>Net Profit / Sales</b>	-0.82	-0.23
<b>Return on Assets</b>	<b>Net Income / Total Assets</b>	-0.01	-0
<b>Return on Equity</b>	<b>Net Income / Total Stockholders' Equity</b>	-0.01	-0
<b>Price/Earnings Ratio</b>	<b>Price Per Share / Earnings Per Common Share</b>	1.1	1.48

**Other Relevant Information**

please see attached

**Filed on behalf by:**

<b>Name</b>	Christine Base
<b>Designation</b>	Corporate Secretary