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## **Company Information**

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## **Document Information**

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### REPUBLIC OF THE PHILIPPINES) CITY OF (S.S. ) S.S.

#### CERTIFICATION

I, **RICHARD L. RICARDO**, of legal age, Filipino, with Philippine residence address at 35<sup>th</sup> Floor One Corporate Centre, Ortigas Center, Pasig City, after having been sworn in accordance with law, hereby depose and say:

1. That I am the treasurer of **PHILIPPINE ESTATES CORPORATION AND SUBSIDIARY** (hereinafter referred to as "the Group"), the corporations duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal office address at 35<sup>th</sup> Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Avenue, Ortigas Center, Pasig City;

2. All matters set forth in the Special Form for Financial Statements (SFFS) composed of nine (9) pages are true and correct to the best of my knowledge and that this Group has complied with all the reportorial requirements provided under the Corporation Code of the Philippines.

3. The SFFS compact disc has all the basic and material data in the Audited Consolidated Financial Statements.

**JUN 0 9 2022** IN TRUTH WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_\_ at <u>MANDALL</u>, KONG CITY

RICHARD L. KICARDO

Affiant

#### JUN 0 9 2022

SUBSCRIBED AND SWORN to me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 in the City \_\_\_\_\_ of \_\_\_\_\_, Philippines, Affiant exhibited to me his TIN 140-857-860-000.

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ATTY. JANES J. ABUGAN Notary Jublic Appt. No. 0442-21 Until Dec. 31, 2022 IBP No. 175123 01/06/2022 Rizal Chapter Roll No. 26890 Lifetime MCLE No. VI-0012875 Until 4/14/2022 TIN No. 116-239-956 PTR No. 4871351 / 01-06-2022 Tel. No. 02-85452321 Mandaluyong City

ASSETS (A1 + A2 + A3 + A4 + A5 + A6 + A7 + A8 + A9 + A10)         2052A31         16           A1 Current Asset (A11 + A12 + A13 + A1 + A15)         1360.038         12           A11 Cosh and cash equivalents (A11 + A + A12 + A11.3)         385.033         12           A111 Cosh and cash equivalents (A11 + A + A12 + A11.3)         385.033         385.033           A111 Cosh and cash equivalents (A11 + A + A12 + A11.3)         385.033         384.177           A113 Indext Exbend/velocits (A12 + A12.2)         \$81.156         8           A12 Tade and Other Receivables (A12.1 + A12.2)         \$81.156         8           A12.11 installment contract receivables         563.737         5           A12.13 Others: specify (A12.13.1+A12.13.2+A12.13.4+A12.13.4)         24.924         2           A12.13 Others: specify (A12.13.1+A12.13.2+A12.13.4+A12.13.4)         24.924         2           A12.13 Advances to remevores         12.724         2           A12.13.2 Advances to nempoyees         6.237         2           A12.13.3 Other receivables         5.963         2           A12.2.14 Allowance for doubtful accounts (negative entry)         (7.505)         2           A12.2.14 Allowance for doubtful accounts (negative entry)         41.22.1         41.22.1           A1.2.2.15 Advances ore index ore soptice providers         3 <t< th=""><th>FIN</th><th>NANCIAL DATA</th><th>2021 ( in P'000 )</th><th>2020 ( in P'000 )</th></t<>	FIN	NANCIAL DATA	2021 ( in P'000 )	2020 ( in P'000 )
A1 Current Assess (A11.+ A12 + A13.+ A14.+ A15)         1360.878         12           A1.1 Cash and cash equivalents (A1.1.1 + A.1.2 + A.1.3)         385.033         385.033           A1.1.1 On hard	Δςςγτς (Δ 1 + Δ 2 + Δ.3 + Δ.4 + Δ.5 + Δ	<u> </u>	· · · · · · · · · · · · · · · · · · ·	( IN P 000 ) 1,65
A.11 Cash and cash equivalents (A.1.1 + A.1.1.2 + A.1.1.3)       385.033         A.11.1 In domesite bank/sentilies       384,777         A.1.2.1 In domesite bank/sentilies       384,777         A.1.1.3 In foreign bank/sentilies       384,777         A.1.2.1 Tote dam Other Receivables (A.1.2.1 + A.1.2.12)       581,156         B       A.1.2.1.1.4 and Other Receivables (A.1.2.1 + A.1.2.12 + A.1.2.1.3 + A.1.2.1.4)       581,156         A.1.2.1.3 In domesite entities (A.1.2.1.1 + A.1.2.1.2 + A.1.2.1.3 + A.1.2.1.3)       563,737       5         A.1.2.1.3 In domesite on related partiles       22       2       A.1.2.1.3.1 downces to hormoowners       12.724         A.1.2.1.3.1 downces to bormoowners       12.724       7       A.1.2.1.3.3 downces to hormoowners       12.724         A.1.2.1.3.1 downces to bormoowners       12.724       7       A.1.2.1.3.3 downces to molecular (negative entry)       (7.505)         A.1.2.1.4 Allowance for doubtful accounts (negative entry)       (7.505)       4.1.2.2.1       A.1.2.2.1       A.1.2.2.3)         A.1.2.2.1       A.1.2.3.4 A.1.3.4 + A.1.3.6 (A.1.2.2.1 + A.1.2.2.3)       A.1.2.2.3       A.1.2.2.3         A.1.2.2.1       A.1.2.4 A.1.3.4 + A.1.3.4 + A.1.3.6 (A.1.2.2.1 + A.1.2.2.3)       A.1.2.2.3       A.1.2.2.3         A.1.2.2.1       A.1.2.4 A.1.3.4 + A.1.3.4 + A.1.3.6 (A.1.2.2.1 + A.1.2.2.3)       A.1.3.2       A	· · · · · · · · · · · · · · · · · · ·			1,03
A.1.1.1 On hand         256           A.1.1.2 In donesit: barks/entilies         384,777           A.1.2.3 In foreign banks/entilies         384,777           A.1.2.1 Trade and Other Receivables (A.1.2.1 + A.1.2.2)         561,156           A.1.2.1 Due from donesite entities (A.1.2.1 + A.1.2.1.2 + A.1.2.1.3 + A.1.2.1.4)         561,156           A.1.2.1 Installment contract receivables         563,737           A.1.2.1.3 Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.3+A.1.2.1.3.4)         24.924           A.1.2.1.3 Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.3+A.1.2.1.3.4)         24.924           A.1.2.1.3 Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.3+A.1.2.1.3.4)         24.924           A.1.2.1.3 Other receivables         5.963           A.1.2.1.3 Ukbances to engloyees         6.227           A.1.2.1.3 Ukbances to comployees         6.237           A.1.2.1.3 Ukbances to comployees         5.963           A.1.2.2 Det from foreign entities, specify (A.1.2.2.1 + A.1.2.2.2 + A.1.2.2.3)         (7.505)           A.1.2.2 Det from foreign entities, specify (A.1.2.1.3 + A.1.3.5 + A.1.3.6)         387,371           A.1.3 Ukbance for doubtful accounts (negative entry)         A.1.3.7 + A.1.3.2 + A.1.3.3 + A.1.3.6)           A.1.3 Ukbance for doubtful accounts (negative entry)         A.1.3.7 + A.1.3.4 + A.1.3.5 + A.1.3.6)           A.1.3 Ukbance for doubtful accounts (negative entry)				1,23
A.1.12 in domestic banksentities $384,777$ A.1.13 in foreign banksentities $384,777$ A.12 Tode and Other Receivables (A.1.2.1 + A.1.2.2)       S61,156         A.12.1 installment contract receivables $563,737$ S       A.1.2.1.1 installment contract receivables $563,737$ A.12.1.3 Others, specify (A.1.2.1.3 + A.1.2.1.3 + A.1.2.1.3, +A.1.2.1.3.4) $24,924$ A.1.2.1.3 Other receivables $22$ A.1.2.1.3.3 Other receivables $563,737$ A.1.2.1.3.4 Advances to employees $6.237$ A.1.2.1.3 Advance for doubtrul accounts (negative entry)       (7.505)         A.1.2.2.1 $A.1.2.2.3$ A.1.2.2.1 $A.1.2.2.3$ A.1.2.2.1 $A.1.2.2.3$ A.1.2.2.3 $A.1.2.3.4, A.1.3.4 + A.1.3.5 + A.1.3.6)         A.1.3.4 with advances for doubtrul accounts (negative entry)       A.1.3.2, A.1.3.4 + A.1.3.4 + A.1.3.6)         A.1.3.3 linventories (A.1.3.1 + A.1.3.2 + A.1.3.3 + A.1.3.4 + A.1.3.6)       A.1.3.4 + A.1.4.4 + A.1.4.6)         A.1.3.4 writerion as an sup$				
A.1.1.3 In foreign banks/entities       6         A.1.2 Trade and Other Receivables (A.1.2.1 + A.1.2.2)       581,156         A.1.2.1 Due from domestic entities (A.1.2.1.1 + A.1.2.1.2 + A.1.2.1.3 + A.1.2.1.4)       581,156         A.1.2.1.1 installment contract receivables       563,377         A.1.2.1.3 Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.3 + A.1.2.1.3.4)       24,924         A.1.2.1.3 Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.3+A.1.2.1.3.4)       24,924         A.1.2.1.3.1 Advances to be mployees       6.237         A.1.2.1.3.2 Others, specify (A.1.2.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.4)       24,924         A.1.2.1.3.3 Other receivables       5,963         A.1.2.1.3.4 Advances to employees       6.237         A.1.2.1.3.1 Other receivables       5,963         A.1.2.1.3 Uter for doubtul accounts (negative entry)       (7,505)         A.1.2.2 Due from foreign entities, specify (A.1.2.2.1 + A.1.2.2.2 + A.1.2.2.3)       1         A.1.2.2.3 Allowance for doubtul accounts (negative entry)       A.1.2.2.3         A.1.2.2.4 Allowance for doubtul accounts (negative entry)       1         A.1.2.2.3 Linear entropic entities, specify (A.1.3.3 + A.1.3.4 + A.1.3.5 + A.1.3.6)       387,371         A.1.3.4 Finities and supplies       3       387,371         A.1.3.5 Unterline Structures (negative entry)       1       1         A.1.3.6 Unter		ntities		1
A.1.2 Trade and Other Receivables (A.1.2.1 + A.1.2.2)S81,1568A.1.2.1 Due from domestic entities (A.1.2.1.1 + A.1.2.1.3 + A.1.2.1.4)S81,1568A.1.2.1 Installment contract receivables553,37355A.1.2.1.3 Advances to related parties2A.1.2.1.3 Advances to related parties2A.1.2.1.3 Advances to related parties2A.1.2.1.3 Advances to noneowners12,774A.1.2.1.3 Advances to noneowners6,237A.1.2.1.3 Advances to noneowners5,963A.1.2.1.3 Advances to noneowners5,963A.1.2.1.4 Allowance for doubtid accounts (negative entry)(7,505)A.1.2.2.1 Allowance for doubtid accounts (negative entry)(7,505)A.1.2.2.2A.1.2.2.1 + A.1.2.2.1 + A.1.2.2.3)A.1.2.2.3 Allowance for doubtid accounts (negative entry)387,371A.1.2.2.4 Allowance for doubtid accounts (negative entry)387,371A.1.3.2 Goods in process (including unfinished goods, growing crops, unfinished seeds)4.1.3.2 Goods in process (including unfinished goods, growing crops, unfinished seeds)A.1.3.2 Object in process (including unfinished goods, growing crops, unfinished seeds)11A.1.3.6 Unstress (including unfinished goods, growing crops, unfinished seeds)11<				
A12.1 Due from domestic entities (A1.2.1.1 + A1.2.1.2 + A1.2.1.3 + A1.2.1.4)       581.156       8         A1.2.1.2 Installment contract receivables       563.737       5         A1.2.1.2 Advances to clack parties       2         A1.2.1.3 Uthers, specify (A1.2.1.3 + A1.2.1.3.2 + A1.2.1.3.3 + A1.2.1.3.4)       24.924         A1.2.1.3.2 Advances to employees       6.237         A1.2.1.3.3 Other receivables       5.963         A1.2.1.3.3 Other receivables       5.963         A1.2.1.3.3 Other receivables       5.963         A1.2.1.3.4 Maxances to employees       6.237         A1.2.1.3.4 Difference of dubtial accounts (negative entry)       (7.505)         A1.2.2.1       7         A1.2.2.2       A1.2.2.3         A1.2.2.3 Allowance for dubtial accounts (negative entry)       (7.505)         A1.2.2.3 Allowance for dubtial accounts (negative entry)       7         A1.2.2.3 Allowance for dubtial accounts (negative entry)       7         A1.3.2.3 Allowance for dubtial accounts (negative entry)       7         A1.3.2.3 Allowance for dubtial accounts (negative entry)       7         A1.3.2.3 Allowance for dubtial accounts (negative entry)       7         A1.3.2.5 Unbited Services (no.1.3.6.4 + A1.3.5 + A1.3.6)       387.371         A1.3.4 Merchandise/Goods in transit       7         A1.3	9		581,156	81
A.1.2.1.1Instalment contract receivables563,7375A.1.2.1.2Advances to related parties2A.1.2.1.3Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.4)24,924A.1.2.1.3Others, specify (A.1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.4)24,924A.1.2.1.3.2Advances to employees6,237A.1.2.1.3.3Others specify (A.1.2.3.1+A.1.2.1.3.2+A.1.2.1.3.3+A.1.2.1.3.4)24,924A.1.2.1.3.3Other receivables5,963A.1.2.1.3.3Other receivables5,963A.1.2.1.4Allowance for doubtul accounts (negative entry)(7,505)A.1.2.2.0A.1.2.2.1A.1.2.2.2A.1.2.2.2A.1.2.2.2A.1.2.2.3A.1.2.2.3Allowance for doubtul accounts (negative entry)387,371A.1.3.1.8aw materials and supplies387,371A.1.3.1.8aw materials and supplies387,371A.1.3.4A.1.3.5A.1.3.4A.1.3.6.3A.1.3.4A.1.3.4A.1.3.6.3387,371A.1.3.4A.1.3.6.1A.1.3.6.3387,371A.1.3.4A.1.3.6.3A.1.3.6.1A.1.3.6.3A.1.3.5Unbilled Services (in case of service providers)4.1.3.6.2A.1.3.6Dergices (in case of service providers)4.1.3.6.2A.1.3.6Dergices under development121,400A.1.3.6.3House and of6.1.19A.1.4.4Hal.4.5.4.4.1.4.5.4A.1.4.4Hal.4.5.4.4.1.4.5.4A.1.4.4.4Hal.4.4.4.4.4.4.4.4.4.5.5A.1.4.4.4Hal.4.4.4.4.4.4.4.4.4.4.4.5.5<				81
A1.2.12 Advances to related parties         2           A1.2.13 Other; specify (A.1.2.1.3.+A.1.2.1.3.+A.1.2.1.3.+A.1.2.1.3.4)         24,924           A1.2.1.3 Other; specify (A.1.2.1.3.+A.1.2.1.3.+A.1.2.1.3.4)         24,924           A1.2.1.3.1 Advances to homeowners         12,724           A1.2.1.3.3 Other; receivables         5,963           A1.2.1.3.4         5,963           A1.2.1.3.4         12,13.3 Other; receivables           A1.2.1.3.4         12,13.4           A1.2.2.0         (7,505)           A1.2.2.1         14,12.2.2           A1.2.2.1         14,12.2.2           A1.2.2.2.1         14,12.2.3           A1.2.2.2.1         14,12.3.4           A1.2.2.2         14,12.3           A1.2.3.4         12,3.3 + A.1.3.4 + A.1.3.5 + A.1.3.6           387,371         387,371           31.3.4         13.3 + A.1.3.4 + A.1.3.5 + A.1.3.6           A1.3.5         14,13.4           A1.3.6         12,14.3.1           A1.3.7         13,34 + A.1.3.5 + A.1.3.6           A1.3.8         14,13.4 + A.1.3.5 + A.1.3.6           A1.3.4         14,13.4 + A.1.3.6           A1.3.5         14,13.5           A1.3.6         12,14.00           A1.3.7         14,13.4 + A.1.3.6,1,				510
A1.2.13 Others, specify (A 1.2.1.3.1+A.1.2.1.3.2+A.1.2.1.3.4)24.924A1.2.1.3 Advances to homeowners12.724A.12.1.3.2 Advances to neupoyees $6.237$ A.12.1.3.3 Other receivables $5.963$ A.12.1.3.4 Advances to remployees $5.963$ A.12.1.3.4 Allowance for doubtful accounts (negative entry)(7,505)A.1.2.1.4 Allowance for doubtful accounts (negative entry)(7,505)A.1.2.2 Due from foreign entities, specify (A.1.2.2.1 + A.1.2.2.2 + A.1.2.2.3) $1.2.2.2$ A.1.2.2.1 $1.2.2.2$ A.1.2.2.2 $1.2.2.1$ A.1.2.2.3 Allowance for doubtful accounts (negative entry) $387,371$ A.1.2.2.1 $1.3.2 + A.1.3.3 + A.1.3.5 + A.1.3.6$ A.1.3.1 Raw materials and supplies $387,371$ A.1.3.2 Goods in process (including unfinished goods, growing crops, unfinished seeds) $1.3.4 + A.1.4.5 + A.1.3.6 + A.1.3.6 + A.1.3.6$ A.1.3.4 Metchandise/Goods in transit $201,852$ A.1.3.5 Unbilled Services (in case of service providers) $201,852$ A.1.3.6.1 Raw land inventory $201,852$ A.1.3.6.2 Projects under development $121,400$ A.1.4.1 Financial Assets al Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1 + A.1.4.2 + A.1.4.3 + A.1.4.5 + A.1.4.5)A.1.4.1 Private Financial Institutions $A.1.4.1 + A.1.4.2 + A.1.4.5 + A.1.4.5$ A.1.4.1 Private Financial Institutions $A.1.4.1 + A.1.4.2 + A.1.4.5 + A.1.4.5$ A.1.4.1 Private Financial Institutions $A.1.4.1 + A.1.4.2 + A.1.4.5 + A.1$			,	27
A12.1.31 Advances to homeowners12.724A12.1.32 Advances to employees6.237A12.1.33 Other receivables5.963A12.1.3.4(7.505)A12.1.4 Allowance for doubtful accounts (negative entry)(7.505)A12.2 Due from foreign entities, specify (A1.2.2.1 + A1.2.2.3)(7.505)A1.2.2.1A1.2.2.3A1.2.2.3 Allowance for doubtful accounts (negative entry)(7.505)A1.2.2.1A1.2.2.3A1.2.2.3 Allowance for doubtful accounts (negative entry)(7.505)A1.3.1 PAI.3.2.4 A1.3.3 + A1.3.4 + A1.3.5 + A1.3.6)387,37133A1.3.1 Raw materials and supplies(7.505)A1.3.2 Goods in process (including unfinished goods. growing crops. unfinished seeds)(7.505)A1.3.3 Finished goods(7.507)A1.3.4 Merchandise/Goods in transit(7.508)A1.3.5 Unbilled Services (in case of service providers)(7.508)A1.3.6 Others, specify (A1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)387,371A1.3.6 Others, specify (A1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)387,371A1.3.6 J Raw land inventory(20.852)A1.3.6 J House and lot(4.119)A1.4.1 Financial Assets other than Cash/Neceivables/Equily investments (A1.4.1 + A.1.4.2 + A.1.4.3 + A.1.4.1 + A.1.4.1.4.5.)A1.4.1 Private Financial Institutions(A.1.4.1 + A.1.4.2.4 + A.1.4.3.5.)A1.4.1.1 National Government(A.1.4.2.1 + A.1.4.2.4 + A.1.4.2.5.)A1.4.1.2 Public Financial Institutions(A.1.4.2.4 + A.1.4.2.4 + A.1.4.2.5.)A1.4.2.1 + A.1.4.2.4 + A.1.4.2.4 + A.1.4.2.5.)(A.1.4.2.1 + A.1.4.2.4 + A.1.4.2.4 + A.1.4.2.5.)			24,924	3
A12.1.3.2 Advances to employees         6.237           A1.2.1.3.3 Other receivables         5.963           A1.2.1.3.4         (7,505)           A1.2.1.4 Allowance for doubtful accounts (negative entry)         (7,505)           A1.2.2 Due from foreign entities, specify (A.1.2.2.1 + A.1.2.2.2 + A.1.2.2.3)         (7,505)           A1.2.2.1         A.1.2.2.1           A.1.2.2.3 Ilowance for doubtful accounts (negative entry)         (7,505)           A.1.2.2.3 Ilowance for doubtful accounts (negative entry)         (7,505)           A.1.3.1 Raw materials and supplies         (7,505)           A.1.3.1 Raw materials and supplies         (7,505)           A.1.3.2 Goods in process (including unfinished goods, growing crops, unfinished seeds)         (7,505)           A.1.3.4 Merchandise/Goods in transit         (7,505)           A.1.3.5 Unbilled Services (in case of service providers)         (7,505)           A.1.3.6 Unbiters, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)         (87,371)           3         (7,13.6.1 + A.1.3.6.2 + A.1.3.6.3)         (87,371)           A.1.3.6 Unbiters, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)         (87,371)         (9,13.6.2)           A.1.3.6 Unbiters, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)         (87,371)         (9,13.6.2)           A.1.3.6 Unbiters         (1,1.2.6.2)         (1,1.2.6.2)         (1,1.2.6.2)<			-	
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A1.2.2.3 Allowance for doubtiful accounts (negative entry)         A.1.3 Inventories (A.1.3.1 + A.1.3.2 + A.1.3.3 + A.1.3.4 + A.1.3.5 + A.1.3.6)       387,371       39         A.1.3.1 Raw materials and supplies       387,371       39         A.1.3.2 Goods in process (including unfinished goods, growing crops, unfinished seeds)       41       41         A.1.3.4 Merchandise/Goods in transit       41.3.4 Merchandise/Goods in transit       387,371       39         A.1.3.5 Unbilled Services (in case of service providers)       387,371       31       31       51       52       11         A.1.3.6 Others, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)       387,371       33       31			<del> </del>	
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A.1.3.4 Merchandise/Goods in transitA.1.3.5 Unbilled Services (in case of service providers)A.1.3.5 Unbilled Services (in case of service providers)387,371A.1.3.6 Others, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)387,371A.1.3.6.1 Raw land inventory201,852A.1.3.6.2 Projects under development121,400A.1.3.6.3 House and lot64,119A.1.4.6 Sets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 +A.1.4.4 + A.1.4.5 + A.1.4.6A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1+ A.1.4.1 > + A.1.4.1 > + A.1.4.1 + A.1.4.1.5)A.1.4.1.1 National GovernmentA.1.4.1.2 Public Financial InstitutionsA.1.4.1.4 Private Financial InstitutionsA.1.4.2 Held to Maturity Investments - issued by domestic entities(A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.4 + A.1.4.2.5)A.1.4.2.1 Public Ron-Financial InstitutionsA.1.4.2.2 Public Financial InstitutionsA.1.4.2.3 Public Ron-Financial InstitutionsA.1.4.2.4 Private Non-Financial InstitutionsA.1.4.2.1 Public Financial InstitutionsA.1.4.2.2 Public Financial InstitutionsA.1.4.2.3 Public Ron-Financial InstitutionsA.1.4.2.4 Private Ron-Financial InstitutionsA.1.4.2.5 Private Non-Financial InstitutionsA.1.4.2.1 Public Ron-Financial InstitutionsA.1.4.2.2 Public Financial InstitutionsA.1.4.2.3 Public Ron-Financial InstitutionsA.1.4.2.4 Private Financial InstitutionsA.1.4.2.5 Private Non-Financial InstitutionsA.1.4.2.5 Private Non-Financial Institut	· · · · · · · · · · · · · · · · · · ·	Inding untinished goods, growing crops, uninitished seeds,	<del></del>	
A1.3.5 Unbilled Services (in case of service providers)       387,371         A1.3.6 Others, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3)       387,371         A.1.3.6.1 Raw land inventory       201,852         A.1.3.6.2 Projects under development       121,400         A.1.3.6.3 House and lot       64,119         A.1.4.6.1 Kask and lot       64,119         A.1.4.7 Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 +       A1.4.4.5 + A.1.4.6.)         A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1       + A.1.4.1.4 + A.1.4.1.4 + A.1.4.1.5)         A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1       + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)         A.1.4.1.1 National Government       A.1.4.1.2         A.1.4.1.2 Public Financial Institutions       A.1.4.1.4         A.1.4.1.3 Public Non-Financial Institutions       A.1.4.1.4         A.1.4.1.4 Private Financial Institutions       A.1.4.1.4         A.1.4.1.5 Private Non-Financial Institutions       A.1.4.2.4         A.1.4.2 Held to Maturity Investments - issued by domestic entities       A.1.4.2.1         A.1.4.2 Public Financial Institutions       A.1.4.2.1         A.1.4.2 Public Financial Institutions       A.1.4.2.4         A.1.4.2 Public Financial Institutions       A.1.4.2.4	¥			
A.1.3.6 Others, specify (A.1.3.6.1 + A.1.3.6.2 + A.1.3.6.3) $387,371$ $33$ A.1.3.6.1 Raw land inventory $201,852$ $11$ A.1.3.6.2 Projects under development $121,400$ $11$ A.1.3.6.3 House and lot $64,119$ $64,119$ A.1.4 Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 + A.1.4.4 + A.1.4.5 + A.1.4.6 $64,119$ A.1.4.1 Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 + A.1.4.1.4 + A.1.4.1.4 + A.1.4.1.5) $64,119$ A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1 + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5) $64,119$ A.1.4.1.1 National Government $A1.4.1.1$ $A1.4.1.2$ + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)A.1.4.1.2 Public Financial Institutions $A1.4.1.5$ A.1.4.1.5 Private Non-Financial Institutions $A1.4.1.5$ A.1.4.1.5 Private Non-Financial Institutions $A1.4.1.5$ A.1.4.1.5 Private Non-Financial Institutions $A1.4.2.5$ A.1.4.2 Held to Maturity Investments - issued by domestic entities (A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.5) $A1.4.2.1$ National GovernmentA.1.4.2 Public Financial Institutions $A1.4.2.3$ Public Non-Financial Institutions $A1.4.2.3$ Public Financial InstitutionsA.1.4.2.1 National Government $A1.4.2.2$ Public Financial Institutions $A1.4.2.3$ Public Non-Financial InstitutionsA.1.4.2.2 Public Financial Institutions $A1.4.2.4$ Private Financial Institutions $A1.4.2.4$ Private Financial InstitutionsA.1.4.2.5 Private Non-Financial Institutions $A1.4.2.4$ Private			<del> </del>	
A.1.3.6.1Raw land inventory201,8521A.1.3.6.2Projects under development121,40011A.1.3.6.3House and lot64,119A.1.4.4Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 + A.1.4.4 + A.1.4.5 + A.1.4.0)64,119A.1.4.1Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1 + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)64,119A.1.4.1Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1) + A.1.4.1.2 + A.1.4.1.4 + A.1.4.1.5)64,119A.1.4.1.1National Government64,119A.1.4.1.2Public Financial Institutions64,119A.1.4.1.3Public Financial Institutions64,119A.1.4.1.4Private Financial Institutions64,119A.1.4.1.5Private Financial Institutions64,119A.1.4.1.6Public Financial Institutions64,119A.1.4.1.7Public Financial Institutions64,119A.1.4.1.8Public Non-Financial Institutions64,119A.1.4.1.9Public Non-Financial Institutions64,119A.1.4.1.1Private Financial Institutions64,119A.1.4.1.4Private Financial Institutions64,119A.1.4.2.1National Government64,119A.1.4.2.1National Government64,119A.1.4.2.2Public Financial Institutions64,119A.1.4.2.3Public Ron-Financial Institutions64,119A.1.4.2.4Private Financial Institutions			207 271	20
A.1.3.6.2       Projects under development       121,400       1:         A.1.3.6.3       House and lot       64,119       64,119         A.1.4       Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 + A.1.4.4 + A.1.4.5 + A.1.4.6)       64,119       64,119         A.1.4.1       Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1 + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)       1       1         A.1.4.1.1       National Government       1       1       1         A.1.4.1.2       Public Financial Institutions       1       1       1         A.1.4.1.4       Private Financial Institutions       1       1       1         A.1.4.1.5       Private Non-Financial Institutions       1       1       1         A.1.4.2       Held to Maturity Investments - issued by domestic entities       1       <				39
A.1.3.6.3       House and lot       64,119         A.1.4 Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 +       A.1.4.4 + A.1.4.5 + A.1.4.6)         A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1       + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)         A.1.4.1.1       National Government       -         A.1.4.1.2       Public Financial Institutions       -         A.1.4.1.3       Public Non-Financial Institutions       -         A.1.4.1.4       Private Financial Institutions       -         A.1.4.1.5       Private Financial Institutions       -         A.1.4.1.5       Private Non-Financial Institutions       -         A.1.4.1.5       Private Non-Financial Institutions       -         A.1.4.2.1       National Government       -       -         A.1.4.2.1       Public Non-Financial Institutions       -       -         A.1.4.1.5       Private Non-Financial Institutions       -       -         A.1.4.2.1       National Government       -       -       -         A.1.4.2.1       National Government       -       -       -       -         A.1.4.2.2       Public Financial Institutions       -       -       -       -		5		17
A.1.4 Financial Assets other than Cash/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 +       A.1.4.4 + A.1.4.5 + A.1.4.6)         A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1       + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)         A.1.4.1.1 National Government       A.1.4.1.2         A.1.4.1.2 Public Financial Institutions       A.1.4.1.3         A.1.4.1.3 Public Non-Financial Institutions       A.1.4.1.4         A.1.4.1.4 Private Financial Institutions       A.1.4.1.5         A.1.4.1.5 Private Non-Financial Institutions       A.1.4.1.6         A.1.4.1.6 Private Non-Financial Institutions       A.1.4.1.6         A.1.4.1.7 Private Non-Financial Institutions       A.1.4.1.7         A.1.4.1.5 Private Non-Financial Institutions       A.1.4.1.6         A.1.4.2 Held to Maturity Investments - issued by domestic entities       (A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.4 + A.1.4.2.5)         A.1.4.2.1 National Government       A.1.4.2.1         A.1.4.2.2 Public Financial Institutions       A.1.4.2.3         A.1.4.2.3 Public Non-Financial Institutions       A.1.4.2.4 + A.1.4.2.4 + A.1.4.2.5)         A.1.4.2.4 Private Financial Institutions       A.1.4.2.4 Private Financial Institutions         A.1.4.2.5 Private Non-Financial Institutions       A.1.4.2.5 Private Non-Financial Institutions				13
A.1.4.4 + A.1.4.5 + A.1.4.6)       A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1         + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)       A.1.4.1.1 National Government         A.1.4.1.1 National Government       A.1.4.1.2 Public Financial Institutions         A.1.4.1.2 Public Financial Institutions       A.1.4.1.3 Public Non-Financial Institutions         A.1.4.1.3 Public Non-Financial Institutions       A.1.4.1.4 Private Financial Institutions         A.1.4.1.4 Private Financial Institutions       A.1.4.1.5 Private Non-Financial Institutions         A.1.4.1.5 Private Non-Financial Institutions       A.1.4.1.6 Private Financial Institutions         A.1.4.2 Held to Maturity Investments - issued by domestic entities       A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.5)         A.1.4.2.1 National Government       A.1.4.2.2 Public Financial Institutions         A.1.4.2.2 Public Non-Financial Institutions       A.1.4.2.3 Public Non-Financial Institutions         A.1.4.2.3 Public Non-Financial Institutions       A.1.4.2.4 Private Financial Institutions         A.1.4.2.4 Private Financial Institutions       A.1.4.2.5 Private Non-Financial Institutions         A.1.4.2.5 Private Non-Financial Institutions       A.1.4.2.6 Private Non-Financial Institutions			64,119	7
A.1.4.1 Financial Assets at Fair Value through Profit or Loss - issued by domestic entities (A.1.4.1.1         + A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)         A.1.4.1.1 National Government         A.1.4.1.2 Public Financial Institutions         A.1.4.1.3 Public Non-Financial Institutions         A.1.4.1.4 Private Financial Institutions         A.1.4.1.5 Private Non-Financial Institutions         A.1.4.1.5 Private Non-Financial Institutions         A.1.4.2 Held to Maturity Investments - issued by domestic entities         (A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.5)         A.1.4.2.1 National Government         A.1.4.2.2 Public Financial Institutions         A.1.4.2.4 Private Financial Institutions         A.1.4.2.5 Private Non-Financial Institutions         A.1.4.2.1 National Government         A.1.4.2.2 Public Financial Institutions         A.1.4.2.3 Public Non-Financial Institutions         A.1.4.2.4 Private Financial Institutions         A.1.4.2.5 Private Non-Financial Institutions         A.1.4.2.4 Private Financial Institutions         A.1.4.2.5 Private Non-Financial Institutions		h/Receivables/Equity investments (A.1.4.1 + A.1.4.2 + A.1.4.3 +		
+ A.1.4.1.2 + A.1.4.1.3 + A.1.4.1.4 + A.1.4.1.5)A.1.4.1.1 National GovernmentA.1.4.1.2 Public Financial InstitutionsA.1.4.1.3 Public Non-Financial InstitutionsA.1.4.1.4 Private Financial InstitutionsA.1.4.1.5 Private Non-Financial InstitutionsA.1.4.1.5 Private Non-Financial InstitutionsA.1.4.2 Held to Maturity Investments - issued by domestic entities(A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.4 + A.1.4.2.5)A.1.4.2 Public Financial InstitutionsA.1.4.2 Public Financial InstitutionsA.1.4.2 Public Financial InstitutionsA.1.4.2.1 National GovernmentA.1.4.2.3 Public Non-Financial InstitutionsA.1.4.2.4 Private Financial InstitutionsA.1.4.2.5 Private Non-Financial InstitutionsA.1.4.2.6 Private Non-Financial InstitutionsA.1.4.2.7 Public Financial InstitutionsA.1.4.2.8 Public Non-Financial InstitutionsA.1.4.2.9 Public Non-Financial InstitutionsA.1.4.2.1 Private Financial InstitutionsA.1.4.2.5 Private Non-Financial InstitutionsA.1.4.2.5 Private Non-Financial Institutions	A.1.4.4 + A.1.4.5 + A.1.4.6)		<del> </del>	
A.1.4.1.1National GovernmentImage: Constraint of the second		<b>3</b>		
A.1.4.1.2Public Financial InstitutionsImage: Constraint of the system of the sys				
A.1.4.1.3Public Non-Financial InstitutionsImage: Constraint of the second				
A.1.4.1.4Private Financial InstitutionsImage: Constraint of the second se				
A.1.4.1.5Private Non-Financial InstitutionsA.1.4.2Held to Maturity Investments - issued by domestic entities (A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.4 + A.1.4.2.5)A.1.4.2.1National GovernmentA.1.4.2.2Public Financial InstitutionsA.1.4.2.3Public Financial InstitutionsA.1.4.2.4Private Financial InstitutionsA.1.4.2.5Private Financial InstitutionsA.1.4.2.5Private Financial InstitutionsA.1.4.2.5Private Financial InstitutionsA.1.4.2.5Private Non-Financial Institutions	A.1.4.1.4 Private F	Financial Institutions		
(A.1.4.2.1 + A.1.4.2.2 + A.1.4.2.3 + A.1.4.2.4 + A.1.4.2.5)A.1.4.2.1 National GovernmentA.1.4.2.2 Public Financial InstitutionsA.1.4.2.3 Public Non-Financial InstitutionsA.1.4.2.4 Private Financial InstitutionsA.1.4.2.5 Private Non-Financial Institutions				
A.1.4.2.1National GovernmentImage: Constraint of the second	5			
A.1.4.2.2Public Financial InstitutionsA.1.4.2.3Public Non-Financial InstitutionsA.1.4.2.4Private Financial InstitutionsA.1.4.2.5Private Non-Financial Institutions				
A.1.4.2.3Public Non-Financial InstitutionsA.1.4.2.4Private Financial InstitutionsA.1.4.2.5Private Non-Financial Institutions				
A.1.4.2.4       Private Financial Institutions         A.1.4.2.5       Private Non-Financial Institutions			<del></del>	
A.1.4.2.5 Private Non-Financial Institutions			<del> </del>	
гс.	Λ.1.4.2.3 ΕΠναιστ		<del> </del>	
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SPECIAL FORM FOR FINANCIAL STATEMENTS OF PUBLICLY-HELD AND INVESTMENT COMPANIES

Real estate buying, developing, subdividing, selling

NAME OF CORPORATION: **CURRENT ADDRESS:** 

TEL. NO.:

COMPANY TYPE :

8637-3112

PHILIPPINE ESTATES CORPORATION AND SUBSIDIARY

35th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Avenue, Ortigas Center, Pasig City

FAX NO.: 8636-8847

Control No.: Form Type:

PSIC:

PHFS (rev 2006)

7012

where the center of economic interest or activity is within the Philippines. On the other hand, foreign corporations are those that are incorporated abroad, including branches of Philippine corporations operating abroad.

Financial Institutions are corporations principally engaged in financial intermediation, facilitating financial intermediation, or auxiliary financial services. Non-Financial institutions refer to corporations that are primarily engaged in the production of market goods and non-financial services.

Control No.: Form Type: PHFS (rev 2006)

RRENT ADDRESS: 3	5th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Av	ienue, Ortigas Center,	Pasig City
NO.: 8637-3112	FAX NO.: 8636-8847	<u> </u>	
	buying, developing, subdividing, selling	PSIC: 7	012
ese are based on consolidated f	inancial statements, please so indicate in the caption.		
	Table 1. Consolidated Balance Sheet		
	FINANCIAL DATA	2021	2020
		( in P'000 )	( in P'000 )
	eceivables - issued by domestic entities:		
· · · · · · · · · · · · · · · · · · ·	A.1.4.3.2 + A.1.4.3.3 + A.1.4.3.4 + A.1.4.3.5)		
	lational Government Public Financial Institutions		
	Public Financial Institutions		
	Private Financial Institutions		
	Private Non-Financial Institutions		
	sale financial assets - issued by domestic entities:		
	A.1.4.4.2 + A.1.4.4.3 + A.1.4.4.4 + A.1.4.4.5)		
	lational Government		
A.1.4.4.2 P	Public Financial Institutions		
A.1.4.4.3 P	Public Non-Financial Institutions		
A.1.4.4.4 P	Private Financial Institutions		
A.1.4.4.5 P	Private Non-Financial Institutions		
A.1.4.5 Financial Ass	sets issued by foreign entities: (A.1.4.5.1 + A.1.4.5.2 + A.1.4.5.3 + A.1.4.5.4)		
A.1.4.5.1 F	inancial Assets at fair value through profit or loss		
A.1.4.5.2 H	leld-to-maturity investments		
A.1.4.5.3 L	oans and Receivables		
A.1.4.5.4 A	vailable-for-sale financial assets		
	r decline in market value (negative entry)		
	state separately material items) (A.1.5.1 + A.1.5.2 + A.1.5.3)	7,318	12,
A.1.5.1 Creditable wit	thholding tax	3,749	7,
A.1.5.2 Input tax		2,671	4,
A.1.5.3 Prepaid expe		898	10
A.2 Property, plant, and equipmen A.2.1 Building and improveme	nt (A.2.1 + A.2.2 + A.2.3 + A.2.4 + A.2.5 + A.2.6 + A.2.7 + A.2.8)	<b>37,511</b> 81,075	<b>40,</b> 40,481,0
A.2.2 Machinery, furniture and		42,986	42,8
A.2.3 Transportation equipme		7,385	6,
A.2.4 Right-of-use assets		4,383	4,
A.2.5 Others, specify (A.2.5.1	+ A.2.5.2 + A.2.5.3)		
A.2.5.1 Computer So	ftware	350	
A.2.5.2			
A.2.5.3			
	cify (A.2.6.1 + A.2.6.2 + A.2.6.3)		
A.2.6.1 A.2.6.2			
A.2.6.3			
A.2.7 Accumulated Depreciati	ion (negative entry)	(98,668)	(94,
A.2.8 Impairment Loss or Rev			
	sing the cost method (A.3.1 + A.3.2 + A.3.3 )	50,000	50,
A.3.1 Equity in domestic subs			
A.3.2 Equity in foreign branch			
A.3.3 Others, specify (A.3.3.1			
A.3.3.1 Financial ass	et at FVUCI	50,000	50,
A.3.3.2 A.3.3.3		<del> </del>	
A.4 Investment Property		162	
A.5 Biological Assets		102	
A.6 Intangible Assets (A.6.1 + A.6	5.2)		
A.6.1 Major item/s, specify (A.			
A.6.1.1			
A.6.1.2			
A.6.1.3			
A.6.2 Others, specify (A.6.2.1	+ A.6.2.2 + A.6.2.3)		
A.6.2.1			
A.6.2.2 A.6.2.3		<del></del>	
A.o.2.3 A.7 Assets Classified as Held for			
	Groups Classified as Held for Sale	<del></del>	

Control No.:

Form Type: PHFS (rev 2006)

RRENT ADDRESS: 35th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Mera	lco Avenue, Ortigas Cer	nter, Pasig City
NO.: 8637-3112 FAX NO.: 8636-8847		
MPANY TYPE : Real estate buying, developing, subdividing, selling	PSIC: 70	12
nese are based on consolidated financial statements, please so indicate in the caption.		
Table 1. Consolidated Balance Sheet		
FINANCIAL DATA	2021	2020
	( in P'000 )	(in P'000)
A.9 Long-term receivables (net of current portion) (A.9.1 + A.9.2 + A.9.3)	589,925	309,8
A.9.1. From domestic entities, specify (A.9.1.1 + A.9.1.2 + A.9.1.3)	589,925	309,8
A.9.1.1 Advances to related parties	553,298	269,
A.9.1.2 Installment contract receivables	30,225	33,
A.9.1.3 Receivable from contractors A.9.2 From foreign entities, specify (A.9.2.1 + A.9.2.2 + A.9.2.3)	6,402	7,
A.9.2.1		
A.9.2.2		
A.9.2.3		
A.9.3 Allowance for doubtful accounts, net of current portion (negative entry)		
A.10 Other Assets (A.10.1 + A.10.2 + A.10.3 + A.10.4 + A.10.5)	13,955	13,
A.10.1 Deferred tax assets	4,734	5,
A.10.2 Deferred charges - net of amortization		
A.10.3 Advance/Miscellaneous deposits		
A.10.4 Others, specify (A.10.4.1 + A.10.4.2 + A.10.4.3)	9,221	7,
A.10.4.1 Refundable deposits	8,977	7,
A.10.4.2 Other assets	244	
A.10.4.3		
A.10.5 Allowance for write-down of deferred charges/bad accounts (negative entry) LIABILITIES (B.1 + B.2 + B.3 + B.4 + B.5)	E00.024	E/E
B.1 Current Liabilities (B.1.1 + B.1.2 + B.1.3 + B.1.4 + B.1.5 + B.1.6 + B.1.7)	580,034 359,576	<u> </u>
B.1.1 Trade and Other Payables to Domestic Entities (B.1.1 + B.1.2 + B.1.3 + B.1.4)	107,894	<u> </u>
B.1.1.1 Accounts payable	21,692	18,
B.1.1.2	21,072	
B.1.1.3 Payables to Related Parties, specify (B.1.1.3.1 + B.1.1.3.2 + B.1.1.3.3)		
B.1.1.3.1		
B.1.1.3.2		
B.1.1.3.3		
B.1.1.4 Others, specify (B.1.1.4.1 + B.1.1.4.2 + B.1.1.4.3+B.1.1.4.4)	86,202	70,
B.1.1.4.1 Deferred output VAT and other taxes payable	46,205	38,
B.1.1.4.2 Accrued expenses	5,359	5,
B.1.1.4.3 Other payables	34,638	27,
B.1.1.4.4 B.1.2 Trade and Other Payables to Foreign Entities (specify) (B.1.2.1 + B.1.2.2 + B.1.2.3)		
B.1.2 Trade and Other Payables to Poleigh Entities (specify) (B.1.2.1 + B.1.2.2 + B.1.2.3) B.1.2.1		
B.1.2.1 B.1.2.2		
B.1.2.3		
B.1.3 Current portion of long-term borrowings	90,769	96,
B.1.4 Financial Liabilities (excluding Trade and Other Payables and Provisions)		· · · · · · · · · · · · · · · · · · ·
(B.1.4.1 + B.1.4.2 + B.1.4.3 + B.1.4.4)		
B.1.4.1		
B.1.4.2		
B.1.4.3		
B.1.4.4		
B.1.5 Liabilities for Current Tax B.1.6 Deferred Tax Liabilities		
B.1.7 Others, specify (If material, state separately; indicate if the item is payable to public/private or		
financial/non-financial institutions) (B.1.7.1 + B.1.7.2 + B.1.7.3 + B.1.7.4 + B.1.7.5 + B.1.7.6)	160,913	150,
B.1.7.1 Deferred gross profit	156,074	
B.1.7.1 Defended gross profit	3,747	4,
B.1.7.3 Lease liabilities	1,092	
B.1.7.4	1,072	
B.1.7.5		
B.1.7.6		

Form Type: PHFS (rev 2006)

#### SPECIAL FORM FOR FINANCIAL STATEMENTS OF PUBLICLY-HELD AND INVESTMENT COMPANIES NAME OF CORPORATION:

PHILIPPINE ESTATES CORPORATION AND SUBSIDIARY 35th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Avenue, Ortigas Center, Pasig City CURRENT ADDRESS: TEL. NO.: 8637-3112 FAX NO.: 8636-8847 COMPANY TYPE : Real estate buying, developing, subdividing, selling PSIC: 7012

If these are based on consolidated financial statements, please so indicate in the caption.

Table 1. Consolidated Balance Sheet

FINANCIAL DATA	<b>2021</b> ( in P'000 )	2020 ( in P'000 )
B.2 Long-term Debt - Non-current Interest-bearing Liabilities (B.2.1 + B.2.2 + B.2.3 + B.2.4 + B.2.5)	27,192	21,939
B.2.1 Domestic Public Financial Institutions		
B.2.2 Domestic Public Non-Financial Institutions		
B.2.3 Domestic Private Financial Institutions	27,192	21,939
B.2.4 Domestic Private Non-Financial Institutions		
B.2.5 Foreign Financial Institutions		
B.3 Indebtedness to Affiliates and Related Parties (Non-Current)	104,993	104,024
B.4 Liabilities Included in the Disposal Groups Classified as Held for Sale		
B.5 Other Liabilities (B.5.1 + B.5.2)	88,273	102,794
B.5.1 Deferred Tax Liabilities	52,332	62,210
B.5.2 Others, specify (B.5.2.1 + B.5.2.2 + B.5.2.3+B.5.2.4)	35,941	40,584
B.5.2.1 Retention payable	13,894	16,153
B.5.2.2 Refundable bonds	9,964	9,996
B.5.2.3 Retirement benefits obligation	10,769	12,030
B.5.2.4 Lease liabilities	1,314	2,405
C. EQUITY (C.3 + C.4 + C.5 + C.6 + C.7 + C.8 + C.9 + C.10)	1,472,397	1,085,034
C.1 Authorized Capital Stock (C.1.1+C.1.2+C.1.3)	5,000,000	5,000,000
C.1.1 Common shares (5,000,000,000 common shares at <b>P</b> 1 par value per share)	5,000,000	5,000,000
C.1.2 Preferred Shares	0,000,000	0,000,000
C.1.3 Others		
C.2 Subscribed Capital Stock (C.2.1 + C.2.2 + C.2.3)	1,819,103	1,445,550
C.2.1 Common shares (1,819,102,963 in 2021 and1,445,549,830 in 2020 common shares at ₱1 par value per share	1,819,103	1,445,550
C.2.2 Preferred Shares	1,017,100	1,440,000
C.2.3 Others		
C.3 Paid-up Capital Stock (C.3.1 + C.3.2)	1,819,103	1,445,550
C.3.1 Common shares (1,819,102,963 in 2021 and1,445,549,830 in 2020 common shares at ₱1 par value per share	1,819,103	1,445,550
C.3.2 Preferred Shares	1,017,105	1,443,330
C.4 Additional Paid-in Capital / Capital in excess of par value / Paid-in Surplus		
C.5 Minority Interest		
C.6 Others, specify (C.6.1 + C.6.2 + C.6.3 + C.6.4 + C.6.5)	4,322	2,042
C.6.1 Remeasurement gain on retirement benefits	4,322	2,042
C.6.2	4,322	2,042
C.6.3		
C.6.4		
C.6.5		
C.7 Appraisal Surplus/Revaluation Increment in Property/Revaluation Surplus		
	(351,028)	(262 550)
C.8 Retained Earnings (C.8.1 + C.8.2)	(301,020)	(362,558)
C.8.1 Appropriated C.8.2 Unappropriated	(251 020)	(242 660)
	(351,028)	(362,558)
C.9 Head / Home Office Account (for Foreign Branches only)		
C.10 Cost of Stocks Held in Treasury (negative entry)	0.050.404	1 (50.000
D. TOTAL LIABILITIES AND EQUITY (B + C)	2,052,431	1,650,309

### SPECIAL FORM FOR FINANCIAL STATEMENTS OF PUBLICLY-HELD AND INVESTMENT COMPANIES

NAME OF CORPORATION: PHILIPPINE ESTATES CORPORATION AND SUBSIDIARY

CURRENT AI	DRESS:	35th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Avenue, Ortigas Center, Pasig City			
TEL. NO.:	8637-3112	2 FAX NO.: <u>8636-8847</u>			
COMPANY T	YPE :	Real estate buying, developing, subdividing, selling	PSIC:	7012	

COMPANY TYPE : Real estate buying, developing, subdividing, selling If these are based on consolidated financial statements, please so indicate in the caption.

 Table 2. Consolidated Income Statement

FINANCIAL DATA	2021 ( in P'000 )	2020 ( in P'000 )	<b>2019</b> ( in P'000 )
A. REVENUE / INCOME (A.1 + A.2 + A.3 + A.4)	208,377	179,575	215,275
A.1 Net Sales or Revenue / Receipts from Operations (manufacturing, mining, utilities, trade,	200,377	177,575	213,213
services, etc.) (from Primary Activity)	239,706	217,943	212,598
A.2 Share in the Profit or Loss of Associates and Joint Ventures accounted for using the	207,100	217,710	212,070
A.3 Other Revenue (A.3.1 + A.3.2 + A.3.3 + A.3.4 + A.3.5)	(51,849)	(53,201)	(8,393)
A.3.1 Rental Income from Land and Buildings	(01,017)	(00,201)	(0,070)
A.3.2 Receipts from Sale of Merchandise (trading) (from Secondary Activity)			
A.3.3 Sale of Real Estate or other Property and Equipment			
A.3.4 Royalties, Franchise Fees, Copyrights (books, films, records, etc.)			
A.3.5 Others, specify (A.3.5.1 + A.3.5.2 + A.3.5.3)	(51,849)	(53,201)	(8,393)
A.3.5.1 Realized gross profit from previous years' sales	35,219	36,845	59,635
A.3.5.2 Deferred gross profit	(87,068)	(90,046)	(68,028)
A.3.5.3			
A.4 Other Income (non-operating) (A.4.1 + A.4.2 + A.4.3 + A.4.4)	20,520	14,833	11,070
A.4.1 Interest income	14,555	13,166	7,693
A.4.2 Miscellaneous income	5,965	1,667	3,377
A.4.3 Gain / (Loss) from selling of Assets, specify			
(A.4.3.1 + A.4.3.2)			
A.4.3.1			
A.4.3.2			
A.4.4 Others, specify (A.4.4.1 + A.4.4.2 + A.4.4.3)			
A.4.4.1 Recovery of allowance for ECL	-	-	-
A.4.4.2			
A.4.4.3			
B. COST OF GOODS SOLD (B.1 + B.2 + B.3)			
B.1 Cost of Goods Manufactured (B.1.1 + B.1.2 + B.1.3 + B.1.4 + B.1.5)			
B.1.1 Direct Material Used			
B.1.2 Direct Labor			
B.1.3 Other Manufacturing Cost / Overhead			
B.1.4 Goods in Process, Beginning			
B.1.5 Goods in Process, End (negative entry)			
B.2 Finished Goods, Beginning			
B.3 Finished Goods, End (negative entry)			
C. COST OF SALES (C.1 + C.2 + C.3)	108,518	90,084	96,062
C.1 Purchases	105,154	82,604	(158,038)
C.2 Merchandise Inventory, Beginning	390,735	398,215	652,315
C.3 Merchandise Inventory, End (negative entry)	(387,371)	(390,735)	(398,215)
D. COST OF SERVICES, SPECIFY (D.1 + D.2 + D.3 + D.4 + D.5 + D.6 + D.7)			
D.1			
D.2			
D.3			
D.4			
D.5			
D.6			
D.7			

Control No.:

Form Type: PHFS (rev 2006)

		Control No.:	
		Form Type:	PHFS (rev 2006)
SPECIAL FORM FOR FINANCIAL STATEMENTS OF PUBLICLY-HELD AND IN	IVESTMENT COMPANIE	S	
NAME OF CORPORATION: PHILIPPINE ESTATES CORPORATION AND SUBSI			
CURRENT ADDRESS: 35th Floor, One Corporate Center, Doña Julia Varga		venue Ortigas Center Pa	asia City
TEL. NO.: 8637-3112 FAX NO.: 8636-8		venue, ortigus oenter, re	usig ony
	0047	DCIO	7010
COMPANY TYPE : Real estate buying, developing, subdividing, selling		PSIC:	7012
If these are based on consolidated financial statements, please so indicate in the ca	otion.		
Table 2. Consolidated Inc.	ome Statement		
FINANCIAL DATA	2021 ( in P'000 )	2020 ( in P'000 )	<b>2019</b> ( in P'000 )
E. OTHER DIRECT COSTS, SPECIFY (E.1 + E.2 + E.3 + E.4 + E.5 + E.6)			· · ·
E.1			
E.2			
E.3			
E.4			
E.5			
E.6			
F. GROSS PROFIT (A - B - C - D - E)	99,859	89,491	119,213
G. OPERATING EXPENSES (G.1 + G.2 + G.3 + G.4)	76,008	66,477	94,471
G.1 Selling or Marketing Expenses	(0.47)	(1.700	
G.2 Administrative Expenses	68,154	61,793	90,986
G.3 General Expenses	7.054	4 / 0 4	2.405
G.4 Other Expenses, specify (G.4.1 + G.4.2 + G.4.3 + G.4.4 + G.4.5 + G.4.6) G.4.1 Provision for ECL	7,854 4,430	4,684	3,485 3,485
G.4.2 Stock rights offering expenses	3,424	4,004	3,400
G.4.2 Stock rights offering expenses G.4.3	3,424		
G.4.4			
G.4.5			
G.4.6			
H. FINANCE COSTS	16,063	16,097	14,468
I. NET INCOME BEFORE TAX ( F - G - H)	7,788	6,917	10,274
J. INCOME TAX EXPENSE (negative entry)	3,742	(6,371)	(11,241)
K. INCOME AFTER TAX	11,530	546	(967)
L. Amount of (i) Post-Tax Profit or Loss of Discontinued Operations; and (ii) Post-			
Tax Gain or Loss Recognized on theMeasurement of Fair Value less Cost to			
Sell or on the Disposal of the Assets or Disposal Group(s) constituting the			
Discontinued Operation (if any) (L.1+ L.2)			
L.1			
L.2			
M. Profit or Loss Attributable to Minority Interest			
N. Profit or Loss Attributable to Equity Holders of the Parent			
O. EARNINGS (LOSS) PER SHARE	0.007	0.000	(0.004)
0.1 Basic	0.006	0.000	(0.001)
O.2 Diluted			

			Control No.:	
			Form Type:	PHFS (rev 20
PECIAL FORM FOR FINANC	IAL STATEMENTS OF PUBLICLY-HELD AND INVESTME	NT COMPANIES		
AME OF CORPORATION:	PHILIPPINE ESTATES CORPORATION AND SUBSIDIAR	ſ		
URRENT ADDRESS:	35th Floor, One Corporate Center, Doña Julia Vargas Av		Ortigas Center, Pasig Ci	ity
EL. NO.: <u>8637-3112</u>	FAX NO.: 8636-8847			
	ying, developing, subdividing, selling	_	PSIC:	7012
these are based on consolidat	ed financial statements, please so indicate in the caption. Table 3. Consolidated Cash Flow	Statomonte		
		2021	2020	2019
	FINANCIAL DATA	(in P'000)	( in P'000 )	(in P'000)
ASH FLOWS FROM OPERATIN				
Net Income Before Tax and E		7,788	6,917	10,2
	et Income to Net Cash Provided by Operating Activities	4.14/	4 077	
Depreciation Amortization, specify:		4,146	4,277	4,
Others, specify:	Loss on cancelled contracts	6,543	4,956	17,
	Finance costs	16,063	16,097	14,
	Retirement benefits expense	2,285	2,179	1,
	Provision for ECL	4,430	4,684	3,
	Interest income	(14,555)	(13,166)	(7,
		+		
Write-down of Property, P				
Changes in Assets and Lia Decrease (Increase)				
Trade and othe		(43,644)	(37,151)	18,
Real estate inv		3,364	7,481	(24)
	nd other current assets	5,335	4,551	(24)
Others, specify		0,550	4,001	0,
Others, speeny	·			
Increase (Decrease)	in:			
Deferred gross	profit	11,076	6,424	(3,
Accounts paya	ble and other liabilities	18,215	2,227	14,
Retention paya	ble and guarantee bonds	(2,291)	2,490	(
Customers' der		(1,082)	1,927	(2,
Others, specify	: 			
Cash generated from (us		17,673	13,893	53,
Contributions to retiremen	l luna	(700)	-	(1,
Interest received		3,358	2,300	2,
Income tax paid		(5,935)	(4,219)	(18,
	ed in) Operating Activities (sum of above rows)	14,396	11,974	35,
SH FLOWS FROM INVESTING		(1.25.4)	(211)	,
Additions to property and equip		(1,254)	(311)	(
Acquisition of investment in AF		00.4	27.075	
Others, specify Collection of ac		884	37,875	
Advances to re	lated parties dditions to) other noncurrent assets	(2,002)	(22,252) (1,149)	(
	inancial asset at FVOCI	-	(37,500)	
	ed in) Investing Activities (sum of above rows)	(3,669)	(23,337)	(
ASH FLOWS FROM FINANCING		()))	( ) / · · · /	
Proceeds from:				
Borrowings	Advances from related partice	102,716	91,770	81,
Others, specify:	Advances from related parties	2,503	-	16,
Payments of:				
Borrowings		(102,721)	(59,536)	(109,
Advances from related pa	rties	- (1/ 0/ 2)	- (15.077)	(15,
Interest paid Payment of lease liabilities	S	(16,063) (984)	(15,867) (1,172)	(14, (1,
Others, specify ( <u>negative</u>		(707)	(1,172)	(17
· · · · · · · · · · · · · · · · · · ·	Settlement of advances from related parties	(1,534)	-	
	Issuance of capital stock	373,553		
5 -	ed in) Financing Activities (sum of above rows)	357,470	15,195	(41,
FECT OF EXCHANGE RATE O		-	-	-
ET INCREASE IN CASH (A + B	+ C)	368,197	3,832	(5,
Cash		16,836	13,004	18,
Beginning of year		10.030	131114	10

## SPECIAL FORM FOR FINANCIAL STATEMENTS OF PUBLICLY-HELD AND INVESTMENT COMPANIES

NAME OF CORPORATI	ON:	PHILIPPINE ESTATES CORPORATION AND SUBSIDIA	RY			
CURRENT ADDRESS:		35th Floor, One Corporate Center, Doña Julia Vargas A	35th Floor, One Corporate Center, Doña Julia Vargas Ave. corner Meralco Avenue, Ortigas Center, Pasig City			
TEL. NO.:	8637-3112		FAX NO.: 8636-8847			
COMPANY TYPE :		Real estate buying, developing, subdividing, selling		PSIC:	7012	
If these are based on c	If these are based on consolidated financial statements, please so indicate in the caption.					

# Table 4. Consolidated Statement of Changes in Equity

	Table 4. Consolidated Statement of Changes in Equity (Amount in P'000)					
		1	Remeasurement		1	
FINANCIAL DATA	Capital Stock	Additional Paid-in Capital	Gain (Loss) on retirement benefits(net)	Appropriated Retained Earnings	Unappropriated Retained Earnings (Deficit)	TOTAL
A. Balance, 2018	1,445,550	-	3,369	-	(361,227)	1,087,692
A.1 Correction of Error(s)	, ,					1 1
A.2 Changes in Accounting Policy						
A.3 Effect of adoption of revised standard						
A.4 Prior period adjustment	_	-	-	-	(910)	(910)
B. Restated Balance, 2018	1,445,550	-	3,369	-	(362,137)	1,086,782
C. Surplus	1/110/000		0,007		(002/10/)	1,000,102
C.1 Surplus (Deficit) on Revaluation of						
C.2 Surplus (Deficit) on Revaluation of						
C.3 Currency Translation Differences						
C.4 Other Surplus (specify)						
Remeasurement gain on						
C.4.1 retirement benefits			(1,450)			(1,450)
C.4.2	-	-	(1,430)	-	-	(1,430)
C.4.2						
C.4.3						
C.4.4 C.4.5						
D. Net Income (Loss) for the Period					(967)	(967)
	-	-	-	-	(907)	(907)
E. Dividends (negative entry)						
F. Appropriation for (specify)						
G. Issuance of Capital Stock	1 445 550		1 010		(2/ 2 10 4)	1 004 2/5
H. Balance, 2019	1,445,550	-	1,919	-	(363,104)	1,084,365
I. Surplus						
I.1 Surplus ( <u>Deficit</u> ) on Revaluation of						
I.2 Surplus (Deficit) on Revaluation of						
I.3 Currency Translation Differences						
I.4 Other Surplus (specify)						
Remeasurement gain on			100			100
I.4.1 retirement benefits	-	-	123	-	-	123
1.4.2						
l.4.3						
1.4.4						
J. Net Income (Loss) for the Period	-	-	-	-	546	546
K. Dividends (negative entry)						
L. Appropriation for (specify)						
M. Issuance of Capital Stock					(	
N. Balance, 2020	1,445,550	-	2,042	-	(362,558)	1,085,034
O. Surplus						
0.1 Surplus (Deficit) on Revaluation of						
0.2 Surplus (Deficit) on Revaluation of						
0.3 Currency Translation Differences						
O.4 Other Surplus (specify)						
Remeasurement gain on						
O.4.1 retirement benefits	-	-	2,134	-	-	2,134
O.4.2 Effect of change in income			146			146
0.4.3						
0.4.4						
P. Net Income (Loss) for the Period	-	-	-	-	11,530	11,530
Q. Dividends (negative entry)						
R. Appropriation for (specify)						
S. Issuance of Capital Stock						
S.1 Common Stock	373,553	-	-	-	-	373,553
S.2 Preferred Stock						
S.3 Others						
T. Balance, 2021	1,819,103	-	4,322	-	(351,028)	1,472,397
		Page 8	}			

				Control No.:	
				Form Type:	PHFS (rev 2006)
		AL STATEMENTS OF PUBLICLY-HELD AND INVESTMENT			
NAME OF CORPORA		PHILIPPINE ESTATES CORPORATION AND SUBSIDIARY	I COMPANIES		
CURRENT ADDRESS		35th Floor, One Corporate Center, Doña Julia Vargas Ave. cor	ner Meralco Avenue, (	Ortigas Center, Pasig	Citv
TEL. NO.:	8637-3112		: 8636-8847		
COMPANY TYPE :		Real estate buying, developing, subdividing, selling		PSIC:	7012
If these are based on	n consolidate	ed financial statements, please so indicate in the caption.	-	-	
		Table 5. Consolidated Details of Income and Ex		9	
		(applicable to corporations transacting with foreign co			0010
		FINANCIAL DATA	2021	2020	2019
		2)	( in P'000 )	( in P'000 )	(in P'000)
A. REVENUE / INCO			N/A	N/A	N/A
		ary Activity) (A.1.1 + A.1.2)			
	Domestic				
	Foreign				
A.2 Other Reven		A.2.2)			
	Domestic				
A.2.2		ecify (A.2.2.1 + A.2.2.2 + A.2.2.3 + A.2.2.4 + A.2.2.5 + A.2.2.6 +			
		2.2.8 + A.2.2.9 + A.2.2.10)			
	A.2.2.				
	A.2.2.				
	A.2.2.				
	A.2.2. A.2.2.				
	A.2.2. A.2.2.				
	A.2.2. A.2.2.				
	A.2.2.				
	A.2.2.				
	A.2.2.1				
B. EXPENSES (B.1 +	+ B.2)		N/A	N/A	N/A
B.1 Domestic					
B.2 Foreign, spe	ecify (B.2.1+B	.2.2 + B.2.3 + B.2.4 + B.2.5 + B.2.6 + B.2.7 + B.2.8 + B.2.9 + B.2.10)			
B.2.1					
B.2.2					
B.2.3					
B.2.4					
B.2.5					
B.2.6					
B.2.7					
B.2.8 B.2.9					
В.2.9					