

COVER SHEET

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S.E.C. Registration Number

[illegible][illegible][illegible][illegible]

(Company's Full Name)

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(Business Address: No. Street City / Town / Province)

Roan Buenaventura-Torregoza
Chief Finance Officer

Contact Person/s

(632) 4789659/5333915/5333917

Company Telephone Number

0	3
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Month

3	1
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Day

SEC Form 17-Q
March 31, 2023

FORM TYPE

0	7
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Month
Annual Meeting

2	8
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Day

Secondary License Type, If Applicable

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Dept. Requiring this Doc.

Amended Articles Number/Section

37

Total No. of Stockholders

33

Domestic

3

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document I.D.

Cashier

STAMPS

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 **March 31, 2022**

2. Commission identification number **CS 2005 11 816**

3. BIR Tax Identification No **239-508-223-000**

4. Exact name of issuer as specified in its charter

8990 HOLDINGS, INC.

5. Province, country or other jurisdiction of incorporation or organization **Metro Manila, Philippines**

6. Industry Classification Code: (SEC Use Only)

7. Address of issuer's principal office Postal Code

11F Liberty Center, 104 HV Dela Costa, Salcedo Village, Makati City, 1200 Philippines

8. Issuer's telephone number, including area code **(632) 4789659/5333915/5333917**

9. Former name, former address and former fiscal year, if changed since last report **N/A**

10. Securities registered pursuant to Sections 8 and 12 of the Code, 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	5,391,399,020
Preferred Shares	37,000,000
Fixed Rate Bonds	0

11. Are any or all of the securities listed on a Stock Exchange?

Yes [☒] No [☐]

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Name of Stock Exchange: **Philippine Stock Exchange**

Class of Securities Listed: **Common Shares**

Name of Stock Exchange: **Philippine Stock Exchange**

Class of Securities Listed: **Preferred Shares**

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 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 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 ☐

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

8990 HOLDINGS, INC AND SUBSIDIARIES

Unaudited Consolidated Statements of Financial Position (in Philippine Peso)

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
ASSETS				
CURRENT ASSETS				
Cash on hand and in banks (note 5)	825,717,925	1,983,550,734	1,482,231,058	1,655,736,073
Current portion of trade and other receivables (note 6)	5,815,734,416	5,040,309,808	5,868,736,522	4,351,320,159
Inventories (note 7)	48,013,614,910	41,864,574,448	46,721,266,042	41,704,768,481
Due from related parties (note 23)	2,472,117,284	1,385,749,711	2,044,601,483	1,329,051,204
Other current assets (note 9)	5,922,730,941	5,200,843,395	5,532,281,150	5,175,213,415
Total Current Assets	63,049,915,476	55,475,028,096	61,649,116,255	54,216,089,332
NON-CURRENT ASSETS				
Trade and other receivables - net of current portion (note 6)	41,617,704,274	33,019,907,580	38,035,151,992	31,922,025,883
Investment securities at fair value through OCI (note 8)	1,352,155,026	1,276,692,847	1,352,155,027	1,276,692,847
Investment in associates	241,381,049	130,241,564	221,164,876	93,214,510
Property and equipment, net (note 10)	798,773,601	738,246,236	806,045,355	732,260,247
Investment properties (note)	319,589,729	339,953,844	321,117,811	341,522,984
Goodwill (note 9)	526,474,833	526,474,833	526,474,833	526,474,833
Other noncurrent assets (note 9)	435,870,418	460,942,648	426,006,786	449,551,009
Total Noncurrent Assets	45,291,948,931	36,492,459,551	41,688,116,681	35,341,742,312
Total Assets	108,341,864,407	91,967,487,647	103,337,232,936	89,557,831,644
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Current portion of trade and other payables (note 12)	11,032,997,285	10,188,323,810	8,786,051,299	9,181,985,640
Current portion of loans payable (note 15)	19,459,430,761	17,690,461,888	20,654,332,925	17,818,386,428
Notes payable (note 13)		500,000,000		500,000,000
Bonds payable (note 14)		375,250,971		375,019,694
Deposits from customers (note 16)	2,139,931,607	1,638,249,981	1,064,929,315	875,858,780
Due to related parties (note 23)	247,613,607	64,540,990	289,460,197	81,857,852
Income tax payable	71,718,450	45,405,018	60,619,149	50,421,831
Total Current Liabilities	32,951,691,710	30,502,232,658	30,855,392,884	28,883,530,224
NON-CURRENT LIABILITIES				
Trade and other payables - net of current portion (note 12)	941,745,642	935,868,518	938,614,270	934,065,292
Loans payable - net of current portion (note 15)	22,368,105,357	11,024,879,508	21,325,019,516	12,050,788,298
Bonds payable (note 14)		217,612,305		217,612,305
Deferred tax liability	1,531,245,452	1,122,578,810	1,560,759,293	1,112,713,723
Total Noncurrent Liabilities	24,841,096,451	13,300,939,140	23,824,393,078	14,315,179,617
Total Liabilities	57,792,788,161	43,803,171,798	54,679,785,962	43,198,709,841
EQUITY				
Capital Stock (note 17)	5,554,990,720	5,604,990,720	5,554,990,720	5,604,990,720
Additional paid-in capital (note 17)	7,956,748,668	12,906,748,668	7,956,748,668	12,906,748,668
Treasury Shares (note 17)	(1,806,540,154)	(1,806,540,154)	(1,806,540,154)	(1,806,540,154)
Revaluation reserve	941,833,897	864,446,096	941,630,048	864,446,096
Retained earnings	37,805,396,751	30,594,670,518	35,920,105,691	28,789,476,472
Total	50,452,429,882	48,164,315,848	48,566,934,973	46,359,121,802
Non-Controlling Interests	96,646,364		90,511,998	
Total Equity	50,549,076,246	48,164,315,848	48,657,446,971	46,359,121,802
	108,341,864,407	91,967,487,646	103,337,232,933	89,557,831,643

(see notes to unaudited consolidated financial statements)

8990 HOLDINGS, INC. AND SUBSIDIARIES
Unaudited Consolidated Statements of Comprehensive Income (in Philippine Peso)

	For three months ended March 31		For the year ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
REVENUES (note 18)				
Real Estate Operations				
Real estate sales	5,270,185,620	5,197,923,655	21,412,882,642	20,332,843,842
Rental income	28,800	773,436	7,782,638	11,095,465
	5,270,214,420	5,198,697,091	21,420,665,280	20,343,939,308
Hotel operations	46,658,302	16,555,433	148,056,099	573,823
Equity share in net profits of associate	20,216,173	37,027,054	67,950,366	13,214,510
	5,337,088,895	5,252,279,578	21,636,671,744	20,357,727,641
COST OF SALES AND SERVICES (note 19)				
Real Estate Operations				
Cost of real estate sales	2,664,416,970	2,736,799,576	10,827,698,098	10,044,058,513
Cost of rental services	-	-	423,269	13,071
	2,664,416,969	2,736,799,575	10,828,121,367	10,044,071,582
Hotel Operations	23,469,952	1,601,596	75,472,950	9,743,084
	2,687,886,920	2,738,401,170	10,903,594,316	10,053,814,666
Gross Income	2,649,201,975	2,513,878,408	10,733,077,428	10,303,912,975
Operating Expenses (note 20)	682,291,041	711,252,463	3,197,250,922	2,690,517,914
Other Operating Income (Expense) (note 22)	808,895,383	718,293,796	2,757,099,200	1,723,589,375
Finance Costs (note 21)	805,136,238	526,267,000	1,912,946,118	1,673,027,902
Operating Income	1,970,670,078	1,994,652,740	8,379,979,586	7,663,956,532
GAIN ON ACQUISITION OF BUSINESS			66,026,947	
Other Income/Expense	-	-	(6,592,275.26)	-
Income Before Income Tax from Continuing Operations	1,970,670,078	1,994,652,740	8,439,414,257	7,663,956,532
Provision for Income Tax	79,244,652	63,209,569	786,070,961	449,024,324
Income from Continuing Operations	1,891,425,426	1,931,443,171	7,653,343,297	7,214,932,208
Income from Discontinuing Operations	-	-		
Net Income	1,891,425,426	1,931,443,171	7,653,343,297	7,214,932,208
Other Comprehensive Income	-	-	77,277,789	70,685,177.00
Total Comprehensive Income	1,891,425,426	1,931,443,171	7,730,621,086	7,285,617,385
NET PROFIT ATTRIBUTABLE TO:				
Equity Holders of 8990 Holdings Inc.	1,885,291,060	1,931,443,171	7,635,444,219	7,214,932,208
Non-controlling Interests	6,134,365		17,899,080	
	1,891,425,426	1,931,443,171	7,653,343,299	7,214,932,208
Basic/Diluted Earnings Per Share	0.35	0.36	1.31	1.34
(see notes to unaudited consolidated financial statements)				

8990 HOLDINGS, INC. AND SUBSIDIARIES
Unaudited Consolidated Statements of Changes in Equity (in Philippine Peso)

For three months ended March 31, 2023

	Capital Stock	Treasury Shares	Additional Paid in Capital	Actuarial Gain on Post-employment Benefit Plan	Fair Value Gain on Investment Securities thorough FVOCI	Subtotal	Retained Earnings	Total	Non-Controlling Interest	Total Equity
Balance at January 1, 2023	5,554,990,720	(1,806,540,154)	7,956,748,668	1,094,965	940,535,083	941,630,048	35,920,105,691	48,566,934,973	90,511,998	48,657,446,971
Cash dividends declared by the Parent Company	-	-	-	-	-	-	-	-	-	-
Issuance of preferred shares	-	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	203,849	-	203,849	-	203,849	-	203,849
Comprehensive income for the year	-	-	-	-	-	-	1,885,291,060	1,885,291,060	6,134,365	1,891,425,426
Balance at March 31, 2023	5,554,990,720	(1,806,540,154)	7,956,748,668	1,298,814	940,535,083	941,833,897	37,805,396,751	50,452,429,882	96,646,364	50,549,076,246

	Capital Stock	Treasury Shares	Additional Paid in Capital	Actuarial Gain on Post-employment Benefit Plan	Fair Value Gain on Investment Securities thorough FVOCI	Subtotal	Retained Earnings	Total	Non-Controlling Interests	Total Equity
Balances at January 1, 2022	5,604,990,720	(1,806,540,154)	12,906,748,668	(626,807)	865,072,903	864,446,096	28,789,476,472	46,359,121,802	-	46,359,121,802
Cash dividends declared by the Parent Company	-	-	-	-	-	-	(504,815,000)	(504,815,000)	-	(504,815,000)
Redemption of Preferred Shares	(50,000,000)	-	(4,950,000,000)	-	-	-	-	(5,000,000,000)	-	(5,000,000,000)
Non-controlling interest	-	-	-	-	-	-	-	-	72,612,918	72,612,918
Treasury Shares	-	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	1,721,772	75,462,180	77,183,952	-	77,183,952	-	77,183,952
Net profit for the year	-	-	-	-	-	-	7,635,444,219	7,635,444,219	17,899,080	7,653,343,299
Balance at December 31, 2022	5,554,990,720	(1,806,540,154)	7,956,748,668	1,094,965	940,535,083	941,630,048	35,920,105,691	48,566,934,973	90,511,998	48,657,446,971

For the year ended December 31, 2021

	Capital Stock	Treasury Shares	Capital	Post-employment	Investment Securities	Equity Reserve	Subtotal	Retained Earnings	Total Equity
	(see Note 19)	(see Note 19)	(see Note 19)	(see Note 25)	(see Note 10)			(see Notes 2 and 19)	
Balances at January 1, 2021	5,567,990,720.00	(1,806,540,154.00)	9,303,641,204.00	(6,798,117.33)	800,559,036.00	-	793,760,918.67	23,182,957,408.90	37,041,810,098
Cash dividends declared by the Parent Company	-	-	-	-	-	-	-	(1,608,413,144)	(1,608,413,144)
Issuance of Preferred Shares	37,000,000.00	-	3,603,107,464.00	-	-	-	-	-	3,640,107,464
Treasury Shares	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	6,171,310.00	64,513,867.00	-	70,685,177.00	-	70,685,177.00
Net profit for the year	-	-	-	-	-	-	-	7,214,932,207	7,214,932,208
Balance at December 31, 2021	5,604,990,720	(1,806,540,154)	12,906,748,668	(626,807)	865,072,903	-	864,446,096	28,789,476,472	46,359,121,802

	For three months ended March 31, 2022								
	Capital Stock	Treasury Shares	Capital	Post-employment	Investment Securities	Equity Reserve	Subtotal	Retained Earnings	Total
Balance at January 1, 2022	5,604,990,720	(1,806,540,154)	12,906,748,668	(626,807)	865,072,903		864,446,096	28,789,476,472	46,359,121,802
Cash dividends declared by the Parent Company							-	(126,249,125)	(126,249,125)
Issuance of preferred shares							-		-
Treasury Shares							-		-
Other Comprehensive Income							-		-
Comprehensive income for the year							-	1,931,443,171	1,931,443,171
Balance at March 31, 2022	5,604,990,720	(1,806,540,154)	12,906,748,668	(626,807)	865,072,903	-	864,446,096	30,594,670,518	48,164,315,848

8990 HOLDINGS, INC. AND SUBSIDIARIES

Unaudited Consolidated Statements of Cash Flows (in Philippine Peso)

	For three months ended March 31		For years ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
CASH FLOWS FROM OPERATING ACTIVITIES				
Income before income tax	1,970,670,078	1,994,652,740	8,439,414,260	7,663,956,531
Adjustments for:				
Interest income	(839,468,293)	(607,752,857)	(1,811,254,938)	(1,296,434,917)
Interest costs	805,013,670	526,262,214	1,909,513,201	1,671,222,849
Losses from assets written-off	-	-		
Provision for credit and impairment losses	-	-	413,300,244	379,690,694
Depreciation and amortization	22,089,848	18,692,665	106,202,854	96,794,315
Gain on acquisition of business			(66,026,947)	
Loss on early redemption of bonds			6,592,275	
Amortization of bond issue costs	-	231,277	658,476	1,156,954
Provision for inventory write-down	-	-		
Loss (gain) on repossession	(53,189,428)	44,214,416	(520,391,151)	(121,459,771)
Gain on sale of AFS				
Gain on sale of property and equipment	-	-		
Equity in net earnings of associate	(20,216,173)	90,923,312	(67,950,366)	(13,214,510)
Unrealized foreign exchange loss	-	-		
Retirement expense	-	-	2,648,376	3,465,015
Loss on sale of a subsidiary	-	-		
Gain on sale of unquoted debt security classified as loans	-	-		
Operating income before changes in working capital	1,884,899,703	2,067,223,767	8,412,706,285	8,385,177,160
Changes in operating assets and liabilities				
Decrease (increase) in:				
Trade and other receivables	(3,529,318,900)	(3,136,521,005)	(7,852,911,968)	(7,701,615,560)
Inventories	(1,239,159,440)	(159,805,967)	(4,481,977,797)	(1,771,341,943)
Other assets	(400,660,197)	(37,021,619)	(127,707,148)	(1,101,649,829)
Increase (decrease) in:				
Trade and other payables	1,942,015,911	1,097,881,697	(222,185,551)	3,780,022,658
Deposits from customers	1,075,002,292	573,320,666	193,420,418	16,954,715
Net cash provided by (used in) operations	(267,220,631)	405,077,539	(4,078,655,762)	1,607,547,202
Interest received	839,468,293	607,752,857	1,747,742,388	1,232,922,366
Income tax paid	(68,145,351)	(78,423,699)	(775,873,643)	(473,101,985)
Net cash from (used in) operating activities	504,102,310	934,406,696	(3,106,787,018)	2,367,367,582
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash advances to related parties			(900,335,484)	
Loans granted to a third party				
Collections of advances to related parties			35,342	129,262,088
Interest received from loans to a third party			59,874,503	59,000,495
Acquisition of a new subsidiary			(88,275,504)	
Cash advances granted to/collected from related parties				(307,115,403)
Loans granted to a third party				
Interest received from loans to a third party				
Acquisitions of:				
Property and equipment	(13,174,517)	(23,340,790)	(159,505,120)	(69,820,197)
Investment in associates			(60,000,000)	(80,000,000)
Investment properties	-	(0)		(16,360)
Net cash used in investing activities	(13,174,515)	52,121,391	(1,148,206,263)	(268,689,376)
CASH FLOWS FROM FINANCING ACTIVITIES				
Payment of cash dividends	-	213,200,403	(504,815,000)	(1,557,538,144)
Availment (retirement) of loans payable	(151,816,323)	(271,636,247)	12,110,177,715	(1,343,730,529)
Interest paid on loans and bonds	(526,262,214)	(526,262,214)	(1,670,883,669)	(1,426,393,988)
Cash advances from related parties			207,726,125	1,554,822
Availment (Repayment) of advances from related parties	(469,362,390)	(74,015,368)	(123,780)	(153,182,981)
Repayment of leasing liabilities			(15,781,559)	(13,094,103)
Issuance of corporate bonds			(599,882,750)	
Issuance of preferred shares	-	-	(5,000,000,000)	3,640,107,464
Payment of notes			(500,000,000)	(800,000,000)
Buyback of shares (treasury stocks)	-	-		
Net cash provided by (used in) financing activities	(1,147,440,927)	(658,713,427)	4,026,417,082	(1,652,277,459)
Effect of changes in foreign exchange rates on hand and in banks	-	-		
Net increase (decrease) in cash on hand and in banks	(656,513,132)	327,814,660	(228,576,199)	446,400,747
Cash and Cash Equivalents of Newly Acquired Subsidiary			55,071,183	
Cash Balance at the beginning of the year	1,482,231,058	1,655,736,074	1,655,736,074	1,209,335,327
Cash Balance at the end of the year	825,717,926	1,983,550,734	1,482,231,058	1,655,736,074
(see notes to unaudited consolidated financial statements)				

8990 HOLDINGS, INC. AND SUBSIDIARIES
Notes to Unaudited Consolidated Financial Statements

1. Summary of Significant Accounting Policies

Basis of Preparation

The accompanying unaudited financial statements have been prepared in accordance with Philippine Accounting Standard (PAS) 34, Interim Financial Reporting. The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's annual financial statements as at December 31, 2022.

The preparation of the financial statements in compliance with Philippine Financial Reporting Standards (PFRS) requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying reports. The estimates and assumptions used on the accompanying unaudited financial statements are based upon management's evaluation of relevant facts and circumstances which are used as indicators affecting the results as of the date of the unaudited financial statements. Actual results could differ from such estimates.

The accompanying unaudited financial statements have been prepared on a historical cost basis. Further, this has been presented in Philippine peso, the functional currency of 8990 Holdings, Inc. All values are rounded to the nearest peso except when otherwise indicated.

2. Basis of Consolidation

The unaudited consolidated financial statements include the financial statements of the Parent Company and the following wholly owned subsidiaries:

- 8990 Housing Development Corporation
- Fog Horn, Inc.
- 8990 Luzon Housing Development Corporation
- 8990 Davao Housing Development Corporation
- 8990 Mindanao Housing Development Corporation
- 8990 Leisure and Resorts Corporation

Also included in the consolidation are the financial statements of the wholly owned subsidiaries of 8990 Housing Development Corporation as follows:

- Euson Realty and Development Corporation
- Tondo Holdings Corporation
- Primex Land, Inc.
- 8990 Coastal Estates, Inc.
- 8990 Monterrazas Corporation (formerly Genvi Development Corporation)

Control is achieved when the Parent Company is exposed, or has the rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Parent Company controls an investee if and only if the Parent Company has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure or rights to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect its returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has the power over an investee, including:

- The contractual arrangement with the other voting shareholders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income, expenses and other comprehensive income (OCI) of a subsidiary are included in the financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of OCI are attributed to the equity holders of the Parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. The consolidated financial statements are prepared for the same reporting period as the Parent Company's financial statements, using consistent accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Parent Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for within equity. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to the owners of the Parent Company.

When a change in ownership interest in a subsidiary occurs which results in a loss of control over the subsidiary, the Parent Company:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary
- Derecognizes the carrying amount of any non-controlling interests
- Recognizes the fair value of the consideration received
- Recognizes the fair value of any investment retained
- Recognizes any surplus or deficit in profit or loss
- Reclassifies the Parent Company's share of components previously recognized in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities

When there are business combinations in which all the combining entities within the Group are ultimately controlled by the same ultimate parent (i.e. controlling shareholders) before and after the business combination and the control is not transitory (business combinations under common control), the Group accounts for such business combinations similar to a pooling of interests. The assets and liabilities of the acquired entities and that of the Group are reflected at their carrying values in the stand-alone financial statements of the investee companies. The difference in the amount recognized and the fair value of the consideration given is accounted for as an equity transaction, i.e., as either a contribution or distribution of equity. Further, when a subsidiary is disposed in a common control transaction without loss of control, the difference in the amount recognized and the fair value consideration received, is also accounted for as an equity transaction.

The Group recorded the above difference as Equity Reserve and is presented as a separate component of equity in the consolidated statement of financial position. Comparatives shall be restated to include balances and transactions as if the entities had been acquired at the beginning of the earliest period presented in the consolidated financial statements, regardless of the actual date of combination.

The Group consolidated the assets, liabilities, income and expenses of the Parent Company starting May 2012, which was the date when the controlling shareholders acquired or gained control over the Parent Company.

3. Segment Information

For management's purposes, the Group's operating segments are organized and managed separately according to the nature of the products provided, with each segment representing a strategic business unit that offers different products and serves different markets. The Group has four reportable operating segments as follows:

Low-cost mas Mass Housing

This segment pertains to the housing market segment of the Group. It caters to the development and sale of residential lots and units.

Medium-rise Condominium Units

This segment pertains to the medium-rise condominium segment of the Group. It caters to the development and sale of condominium units.

High-rise Condominium Units

This segment pertains to the high-rise condominium segment of the Group. It caters to the development and sale of condominium units with more than four (4) storeys.

Hotel Operations

This segment pertains to the activities from hotel operations, which are considered incidental revenues while the Group has not yet sold all of the timeshares of its vacation hotel, Azalea Baguio Residences.

The hotel operation's peak season is during the holiday and summer seasons. For other supplementary businesses, there is no significant seasonality that would materially affect their operations. This information is provided to allow for a proper appreciation of the results of the Company's operations.

The Group has only one geographical business segment as all the assets and liabilities are located in the Philippines. The Group derives all of its revenues from domestic operations. Thus, geographical business segment information is not presented. No operating segments have been aggregated to form the above operating business segments.

Management monitors the operating results of its operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on segment operating income or loss. The presentation and classification of segment revenues and expenses are consistent with the consolidated statements of comprehensive income. This segment information is presented monthly to the Parent Company' BOD who is the Chief Operating Decision Maker. Finance income consists on interest earned from installment contract receivables and deposits in banks.

The amount of segment assets and liabilities are based on the measurement principles that are similar with those used in measuring the assets and liabilities in the statement of financial position which is in accordance with PFRS. Capital expenditures represent acquisitions of 'Property and equipment', and 'Investment properties'. The Group has no significant customer which contributes 10% or more of their segment revenue.

4. Cash on Hand and in Banks

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Cash on hand	57,064,335	34,531,447	51,869,866	33,736,447
Cash in banks	768,581,998	1,918,875,938	1,430,289,598	1,591,856,278
Short-term placements	71,593	30,143,349	71,593	30,143,349
	825,717,925	1,983,550,734	1,482,231,058	1,655,736,073

5. Trade and Other Receivables

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Current:				
Trade Receivables				
Installment contract receivables	1,545,006,387	684,656,820	1,801,284,956	1,006,619,166
Finance lease receivables	167,973,405	215,595,866	187,443,805	216,761,058
Advances to external marketing managers	60,856,698	60,856,698	60,856,698	60,856,698
Retention Receivables	2,248,260,933	1,850,493,557	2,212,824,836	1,684,683,308
Receivables from employees	1,104,324,267	1,519,646,668	924,631,541	1,037,406,161
Contract Assets	74,030,402	102,421,138	74,030,402	102,421,138
Loans Receivables	396,953,439		396,953,440	
Other Receivables	1,048,198,375	1,330,330,049	1,024,949,321	966,263,620
	6,645,603,908	5,764,000,797	6,682,975,000	5,075,011,148
Less: Allowance for impairment losses	829,869,492	723,690,989	814,238,478	723,690,989
	5,815,734,416	5,040,309,808	5,868,736,522	4,351,320,159
Non-current:				
Trade Receivables				
Installment contract receivables	40,922,923,600	31,885,181,168	37,340,371,318	30,783,312,161
Finance lease receivables	694,780,674	737,772,973	694,780,674	741,760,281
Loans Receivables		396,953,440		396,953,440
	41,617,704,275	33,019,907,581	38,035,151,992	31,922,025,882
	47,433,438,690	38,060,217,388	43,903,888,514	36,273,346,041

Eighty eight percent (88%) of total receivables of the Company are on long-term basis. Current portion of installment contract receivables stands at Php1,545.01 million which pertains to portion of receivables from buyers due within one (1) year.

6. Inventories

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Real estate inventories				
Low-cost mass housing	17,159,146,128	14,607,872,467	16,697,285,401	14,552,111,117
Medium-rise condominium units	2,287,888,542	2,020,320,434	2,226,307,048	2,012,608,442
High-rise condominium units	23,311,124,403	20,595,550,221	22,683,675,183	20,516,932,634
Developed subdivision lots	5,255,455,837	4,640,831,326	5,113,998,411	4,623,116,288
	48,013,614,910	40,001,993,795	46,721,266,042	41,704,768,481

7. Investment Securities at FVOCI

The amount is composed of unquoted equity securities in the following investee entities:

	31-Mar	
	2023	2022
	Unaudited	Unaudited
ALRC	1,323,409,527	1,247,947,347
ARVI	28,112,000	28,112,000
Pico de Loro	633,500	633,500
	1,352,155,027	1,276,692,847

Investment securities at FVOCI of the Group represent investments in preferred shares of ALRC and Azalea Resort and Vacation Club, Inc. (ARVI), and shares of stock of Pico de Loro Beach and Country Club (Pico de Loro).

ALRC's primary purpose is to operate, maintain and/or manage a membership club. ALRC's preferred shares represent membership rights to the club including the right to use a specific unit of the building acquired from the Group and other facilities/amenities for one day per calendar year.

8. Other Assets

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Current				
Advances to contractors	3,450,755,632	3,285,873,246	3,415,256,484	3,387,450,908
Advances to brokers	140,785,456	90,377,294	134,566,370	68,831,826
Input tax	1,055,556,357	818,152,272	885,302,486	671,153,435
Advances to landowners	157,974,773	157,974,773	157,974,773	157,974,773
Creditable withholding tax	788,723,364	678,358,234	689,844,241	695,819,231
Prepaid expenses	327,704,457	156,425,225	266,613,339	168,033,183
Others	69,193,911	80,386,960	50,686,464	92,654,667
	5,990,693,950	5,267,548,004	5,600,244,158	5,241,918,024
Less: Allowance for impairment losses	67,963,009	66,704,609	67,963,009	66,704,609
	5,922,730,941	5,200,843,395	5,532,281,150	5,175,213,415
Non-current				
Deposits	209,566,646	194,035,333	204,495,456	189,279,842
Goodwill	526,474,833	526,474,833	526,474,833	526,474,833
Software cost	-	58,250,024	-	58,250,024
Investment in joint operations	192,543,115	178,504,384	190,181,631	175,525,350
Right-of-use assets net	31,047,631	27,439,882	28,616,672	23,782,767
Others	5,225,000	5,225,000	5,225,000	5,225,000
	964,857,225	989,929,455	954,993,593	978,537,816
Less: Allowance for impairment losses	2,511,974	2,511,974	2,511,974	2,511,974
	962,345,251	987,417,481	952,481,619	976,025,842
	6,885,076,193	6,188,260,876	6,484,762,768	6,151,239,257

9. Property and Equipment

This account consists of:

	31-Mar-23 Unaudited										
	Land	Building	Land Improvements	Leasehold Improvements	Furnitures and Fixtures	Machineries and Equipment	Transportation Vehicles	Software and Licenses	Construction in Progress	Low Value Asset	Total
Cost											
Balances at beginning of year	107,405,010	613,941,700	11,230,076	34,696,217	166,025,594	135,357,509	196,823,647	84,801,485	56,491,347	2,826,201	1,409,598,786
Additions	-	-	-	-	2,927,129	98,214	8,772,473	481,862	624,918	269,921	13,174,517
Transfers/Disposals	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	107,405,010	613,941,700	11,230,076	34,696,217	168,952,724	135,455,723	205,596,120	85,283,347	57,116,265	3,096,122	1,422,773,303
Accumulated Depreciation and Amortization											
Balances at beginning of year	-	151,991,968	10,530,647	30,605,422	123,880,254	104,163,489	149,452,553	21,735,498	-	2,223,599	594,583,431
Depreciation and Amortization	-	7,730,040	7,714	659,440	3,740,914	2,194,185	1,843,214	3,583,868	-	686,897	20,446,271
Transfers/Disposals	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	-	159,722,007	10,538,362	31,264,862	127,621,168	106,357,674	151,295,767	25,319,366	-	2,910,495	615,029,702
Accumulated Impairment Losses											
Balances at beginning of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Provision for impairment loss	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Net Book Value	98,435,010	454,219,693	691,714	3,431,355	41,331,556	29,098,049	54,300,353	59,963,981	57,116,265	185,626	798,773,601

	31-Mar-22										
	Unaudited										
	Land	Building	Improvements	Improvements	Fixtures	Equipment	Vehicles	Software and Licenses	Progress	Asset	Total
Cost											
Balances at beginning of year	107,405,010	611,562,076	11,230,076	34,696,217	154,291,657	119,395,009	164,596,505	-	45,644,134	1,272,981	1,250,093,665
Additions	-	-	-	-	1,577,949	12,525,000	8,985,589	-	108,000	144,252	23,340,790
Transfers/Disposals	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	107,405,010	611,562,076	11,230,076	34,696,217	155,869,606	131,920,009	173,582,095	-	45,752,134	1,417,233	1,273,434,456
Accumulated Depreciation and Amortization											
Balances at beginning of year	-	121,520,361	10,458,647	27,106,275	114,111,959	95,830,148	138,774,497	-	-	1,061,530	508,863,418
Depreciation and Amortization	-	7,588,318	48,857	1,089,536	3,721,460	1,631,220	3,004,331	-	-	271,079	17,354,801
Transfers/Disposals	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	-	129,108,678	10,507,505	28,195,811	117,833,419	97,461,368	141,778,828	-	-	1,332,610	526,218,219
Accumulated Impairment Losses											
Balances at beginning of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Provision for impairment loss	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Net Book Value	98,435,010	482,453,398	722,571	6,500,406	38,036,187	34,458,640	31,803,267	-	45,752,134	84,623	738,246,236

	31-Dec-22										
	Audited										
	Land	Building	Land Improvements	Leasehold Improvements	Furnitures and Fixtures	Machineries and Equipment	Transportation Vehicles	Software and Licenses	Construction in Progress	Low Value Assets	Total
Cost											
Balances at beginning of year	107,405,010	611,562,076	11,230,076	34,696,217	154,291,657	119,395,009	164,596,505	-	45,644,134	1,272,981	1,250,093,665
Additions	-	2,379,624	-	-	11,733,937	15,962,500	32,227,141	84,801,485	10,847,213	1,553,221	159,505,120
Transfers/Disposals/Reclass	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	107,405,010	613,941,700	11,230,076	34,696,217	166,025,594	135,357,509	196,823,647	84,801,485	56,491,347	2,826,201	1,409,598,786
Accumulated Depreciation and Amortization											
Balances at beginning of year	-	121,520,361	10,458,647	27,106,275	114,111,959	95,830,148	138,774,497	-	-	1,061,530	508,863,418
Depreciation and Amortization	-	30,471,607	72,000	3,499,147	9,768,295	8,333,341	10,678,056	21,735,498	-	1,162,068	85,720,013
Transfers/Disposals/Reclass	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	-	151,991,968	10,530,647	30,605,422	123,880,254	104,163,489	149,452,553	21,735,498	-	2,223,599	594,583,431
Accumulated Impairment Losses											
Balances at beginning of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Provision for impairment loss	-	-	-	-	-	-	-	-	-	-	-
Balances at end of year	8,970,000	-	-	-	-	-	-	-	-	-	8,970,000
Net Book Value	98,435,010	461,949,732	699,428	4,090,795	42,145,340	31,194,019	47,371,093	63,065,987	56,491,347	602,602	806,045,355

31-Dec-21

Audited

	Land	Building	Land Improvements	Leasehold Improvements	Furnitures and Fixtures	Machineries and Equipment	Transportation Vehicles	Construction in Progress	Low Value Assets	Total
Cost										
Balances at beginning of year	107,405,010	611,552,255	11,230,076	32,759,993	148,876,710	114,944,950	153,049,006	455,470	-	1,180,273,468
Additions	-	9,821	771,429	1,936,224	5,414,947	4,450,059	11,547,500	45,188,664	1,272,981	70,591,626
Transfers/Disposals/Reclass	-	-	-	-	-	-	-	-	-	-
Balances at end of year	107,405,010	611,562,076	11,230,076	34,696,217	154,291,657	119,395,009	164,596,505	45,644,134	1,272,981	1,250,865,094
Accumulated Depreciation and Amortization				0						
Balances at beginning of year	-	88,485,089	10,458,648	22,439,690	101,230,481	84,682,581	124,736,267	-	-	432,032,755
Depreciation and Amortization	-	33,035,272	(0)	4,666,585	12,881,478	11,147,568	14,038,231	-	1,061,530	76,830,663
Transfers/Disposals/Reclass	-	-	-	-	-	-	-	-	-	-
Balances at end of year	-	121,520,361	10,458,647	27,106,275	114,111,959	95,830,148	138,774,497	-	1,061,530	508,863,418
		121,520,361	10,458,647	27,106,275	114,111,959	95,830,148	138,774,497		1,061,530	507,801,888
Accumulated Impairment Losses										
Balances at beginning of year	8,970,000	-	-	-	-	-	-	-	-	8,970,000
Provision for impairment loss	-	-	-	-	-	-	-	-	-	-
Balances at end of year	8,970,000	-	-	-	-	-	-	-	-	8,970,000
Net Book Value	98,435,010	490,041,716	771,428	7,589,942	40,179,698	23,564,860	25,822,008	45,644,134	211,450	732,260,247

10. Investment Properties

This account consists of:

	31-Mar-23 Unaudited			
	Land	Building	Land Improvements	Total
Cost				
Balances at beginning of year	254,184,748	8,832,630	120,220,209	397,366,200
Additions	-	-	-	-
Transfers/Reclassification to REI	-	-	-	-
Balances at end of year	254,184,748	8,832,630	120,220,209	397,366,199
Accumulated Depreciation and Amortization				
Balances at beginning of year	-	5,708,127	56,411,649	62,119,776
Depreciation and Amortization	-	110,408	1,417,673	1,528,081
Balances at end of year	-	5,818,535	57,829,321	63,647,857
Net Book Value	254,184,748	3,014,095	62,390,888	319,589,729

	31-Mar-22 Unaudited			
	Land	Building	Land Improvements	Total
Cost				
Balances at beginning of year	268,313,360	8,832,630	120,220,209	397,349,840
Additions	0	-	0	0
Transfers/Reclassification to REI	-	-	-	-
Balances at end of year	268,313,360	8,832,630	120,220,209	397,349,839
Accumulated Depreciation and Amortization				
Balances at beginning of year	-	5,266,496	50,576,720	55,843,216
Depreciation and Amortization	-	110,408	1,458,731	1,569,139
Balances at end of year	-	5,376,903	52,035,451	57,412,355
Net Book Value	268,313,360	3,455,727	68,184,758	339,953,844

	31-Dec-22 Audited			
	Land	Building	Land Improvements	Total
Cost				
Balances at beginning of year	268,313,360	8,832,630	120,220,209	397,366,200
Additions	-	-	-	-
Transfers/Reclassification to REI	(14,128,613)	-	-	(14,128,613)
Balances at end of year	254,184,748	8,832,630	120,220,209	383,237,586
Accumulated Depreciation and Amortization				
Balances at beginning of year	-	5,266,496	50,576,720	55,843,216
Depreciation and Amortization	-	441,631	5,834,928	6,276,560
Balances at end of year	-	5,708,127	56,411,649	62,119,776
Net Book Value	254,184,748	3,124,503	63,808,561	321,117,810

	31-Dec-21			
	Audited			
	Land	Building	Land Improvements	Total
Cost				
Balances at beginning of year	268,313,360	8,832,630	120,203,849	397,349,840
Additions	-	-	16,360	16,360
Transfers/Reclassification to REI		-		-
Balances at end of year	268,313,360	8,832,630	120,220,209	397,366,200
Accumulated Depreciation and Amortization				
Balances at beginning of year	-	4,824,864	44,563,006	49,387,870
Depreciation and Amortization	-	441,631	6,013,714	6,455,346
Balances at end of year	-	5,266,496	50,576,720	55,843,216
		5,266,496	50,576,720	
Net Book Value	268,313,360	3,566,134	69,643,489	341,522,984

11. Trade and Other Payables

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Current				
Trade and accounts payables	2,280,042,268	1,619,528,096	1,199,088,346	682,023,802
Accrued expenses	1,631,642,833	1,470,328,482	2,405,677,805	2,317,792,081
Interest Payable	232,898,624	247,588,485	238,629,532	244,828,861
Retention payables	1,073,924,284	969,405,317	1,018,193,461	923,418,635
Withholding tax payables	32,399,127	20,421,465	17,962,773	87,652,152
Construction bonds	99,129,180	89,937,764	96,630,891	92,504,764
Net out put tax	278,243,330	187,020,392	18,887,249	140,677,113
Lease liabilities	12,031,491	12,776,259	11,951,066	10,624,614
Contract Liabilities	1,553,279	1,553,279		1,553,279
Deposits	145,586,809	145,586,809	145,586,809	145,586,809
Others	5,245,546,060	5,424,177,460	3,633,443,367	4,535,323,530
	11,032,997,285	10,188,323,810	8,786,051,299	9,181,985,640
Non-current				
Pension Liability	15,239,026	14,176,306	15,536,785	14,176,306
Contract Liabilities	906,194,448	906,194,448	906,194,448	906,194,448
Retention payables			-	-
Lease liabilities	20,312,167	15,497,766	16,883,037	13,694,540
	941,745,641	935,868,520	938,614,270	934,065,295
	11,974,742,926	11,124,192,330	9,724,665,569	10,116,050,934

12. Loans Payable

This account consists of:

	31-Mar		31-Dec	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Short-term loans payable	19,459,430,761	17,690,461,888	20,654,332,925	17,818,386,428
Long-term loans payable	22,368,105,357	11,024,879,508	21,325,019,516	12,050,788,298
	41,827,536,118	30,140,810,972	41,979,352,441	29,869,174,726

13. Deposits from Customers

This account represents downpayments made by the real estate buyers for the purchase of residential housing units and timeshares. Once the residential unit is ready for occupancy, delivered and accepted by the buyer, the amount is removed from the liability account and is classified as part of sales.

14. Revenue

This account consists of:

	Three Months Ended March 31		Years Ended December 31	
	2022	2021	2022	2021
	Unaudited	Unaudited	Audited	Audited
Real estate				
Low-cost mass housing	1,920,782,967	2,177,300,471	5,962,515,999	7,673,376,555
Medium-rise condominium units	148,948,683	526,874,198	2,959,242,663	2,477,874,471
High-rise condominium units	2,967,389,657	2,349,604,643	12,040,544,290	9,177,083,514
Developed subdivision lots	233,064,314	144,144,343	450,579,690	1,004,509,303
	5,270,185,620	5,197,923,655	21,412,882,642	20,332,843,842
Rental income	28,800	773,436	7,782,638	573,823
Equity share in net profits of assoc	20,216,173	37,027,054	67,950,366	13,214,510
	5,290,430,593	5,235,724,145	21,488,615,646	20,346,632,175
Hotel Operations	46,658,302	16,555,433	148,056,099	11,095,465
	5,337,088,895	5,252,279,578	21,636,671,744	20,357,727,641

15. Cost of Sales and Services

This account consists of:

	Three Months Ended March 31		Years Ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Real estate				
Low-cost mass housing	850,997,069	908,711,626	2,529,495,159	3,194,306,032
Medium-rise condominium units	95,286,909	403,963,591	1,394,142,737	1,169,556,713
High-rise condominium units	1,639,664,848	1,367,777,084	6,762,145,267	5,255,452,773
Developed subdivision lots	78,468,145	56,347,275	141,914,935	424,742,995
	2,664,416,970	2,736,799,576	10,827,698,098	10,044,058,513
Cost of rental services	-	-	423,269	13,071
	2,664,416,969	2,736,799,575	10,828,121,367	10,044,071,583
Hotel operations				
Cost of hotel operations	23,469,952	1,601,596	75,472,950	9,743,084
	2,687,886,920	2,738,401,170	10,903,594,316	10,053,814,667

16. Operating Expenses

This account consists of:

	Three Months Ended March 31		Years Ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Marketing and selling	208,811,044	246,380,879	790,234,194	770,950,091
Documentation	114,351,809	125,317,332	488,398,203	482,368,575
Taxes and licenses	145,551,017	127,177,534	517,422,853	286,735,397
Salaries and employee benefits	54,849,434	52,878,199	255,002,312	154,591,456
Depreciation and amortization	22,321,125	18,923,942	109,660,981	96,794,315
Security, messengerial and janitorial	16,053,738	22,584,501	88,847,144	82,301,684
Management and professional fees	11,897,292	8,679,846	103,531,858	54,219,681
Communication, light and water	11,427,593	13,387,946	61,347,104	57,721,521
Expected credit and impairment losses			413,300,244	379,690,694
Entertainment, amusement and representation	18,460,608	4,931,446	45,739,903	25,066,558
Repairs and maintenance	18,387,846	13,977,590	63,559,786	53,542,106
Supplies	6,728,669	5,872,591	29,443,101	21,932,512
Rent	4,574,656	5,171,082	15,938,599	2,752,663
Transportation and travel	6,625,400	6,411,550	28,015,908	14,533,355
Insurance	3,566,616	5,664,374	26,041,238	16,078,789
Subscription dues and fees	2,846,425	2,611,603	8,713,517	5,014,822
Miscellaneous	35,837,770	51,282,048	152,053,981	186,223,694
	682,291,040	711,252,462	3,197,250,923	2,690,517,914

17. Finance Costs

This account consists of:

	Three Months Ended March 31		Years Ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Borrowings	805,013,670	508,695,418	1,874,255,207	1,591,229,270
Accretion	28,672	-	658,476	1,156,954
Bonds & Notes		17,566,796	36,859,947	79,993,579
Bank charges	93,896	4,786	464,656	127,018
Net interest expense on pension obligation			707,832	521,081
	805,136,238	526,267,000	1,912,946,118	1,673,027,902

18. Other Operating Income

This account consists of:

	Three Months Ended March 31		Years Ended December 31	
	2023	2022	2022	2021
	Unaudited	Unaudited	Audited	Audited
Interest Income from:				
Installment contract receivables	839,259,411	607,400,007	1,746,159,730	1,230,962,525
Cash in banks and long term investments	208,882	352,850	1,582,658	1,959,842
Loans Receivable	-	-	63,512,550	63,512,550
Reversal of credit loss			-	-
Penalties	12,887,755	3,072,843	16,064,940	29,749,830
Gain on repossession of inventories	(53,189,428)	44,214,416	520,391,151	121,459,771
Miscellaneous Income (Expense)	9,728,763	63,253,680	409,388,171	275,944,857
	808,895,383	718,293,796	2,757,099,200	1,723,589,375

19. Related Party Transactions

31-Mar-23

Unaudited

Related Party	Nature of Transaction	Account	Outstanding Balance/Amount	Terms	Conditons
Entities under common control	Advances	Due from related parties	2,472,117,284	Non-interest bearing, payable on demand	Unsecured, no impairment
Entities under common control	Advances	parties	247,613,607	bearing, payable on	Unsecured

31-Mar-22

Unaudited

Related Party	Nature of Transaction	Account	Outstanding Balance/Amount	Terms	Conditons
Entities under common control	Advances	Due from related parties	1,385,749,711	Non-interest bearing, payable on demand	Unsecured, no impairment
Entities under common control	Advances	parties	64,540,990	bearing, payable on	Unsecured

31-Dec-22

Audited

Related Party	Transaction	Account	Balance/Amount	Terms	Conditons
Entities under common control	Advances	Due from related parties	2,044,601,483	Non-interest bearing, payable on demand	Unsecured, no impairment
Entities under common control	Advances	Due to related parties	289,460,197	Non-interest bearing, payable on demand	Unsecured

31-Dec-21

Audited

Related Party	Transaction	Account	Balance/Amount	Terms	Conditons
Entities under common control	Advances	Due from related parties	1,329,051,204	Non-interest bearing, payable on demand	Unsecured, no impairment
Entities under common control	Advances	Due to related parties	81,857,852	Non-interest bearing, payable on demand	Unsecured

Item 2. Management Discussions and Analysis

Financial Highlights and Key Performance Indicators

Table below shows comparative consolidated balance sheet financial highlights of 8990 Holdings, Inc. for three months ended March 31, 2023 and 2022, both unaudited.

Consolidated Balance Sheet	As of March 31, 2023 Unaudited	As of March 31, 2022 Unaudited	Increase Amount	%
Total Assets	108,341,864,407	91,967,487,647	16,374,376,760	17.80%
Current Assets	63,049,915,476	55,475,028,096	7,574,887,380	13.65%
Trade Receivables	47,433,438,689	38,060,217,387	9,373,221,302	24.63%
Total Liabilities	57,792,788,161	43,803,171,798	13,989,616,363	31.94%
Current Liabilities	32,951,691,710	30,502,232,658	2,449,459,052	8.03%
Loans Payable	41,827,536,118	28,715,341,396	13,112,194,722	45.66%
Stockholder's Equity	50,452,429,882	48,164,315,848	2,288,114,034	4.75%

Table below shows comparative consolidated statement of income financial highlights of 8990 Holdings, Inc. for three months ended March 31, 2023 and 2022, both unaudited.

Consolidated Statements of Income	As of March 31, 2023 Unaudited	As of March 31, 2022 Unaudited	Increase Amount	%
Revenue	5,337,088,895	5,252,279,578	84,809,317	1.61%
Gross Income	2,649,201,975	2,513,878,408	135,323,567	5.38%
Operating Expenses	682,291,041	711,252,463	(28,961,422)	-4.07%
Net Operating Income	1,966,910,934	1,802,625,945	164,284,989	9.11%
EBITDA	2,798,127,442	2,539,843,683	258,283,760	10.17%
Net Income Before Tax	1,970,670,078	1,994,652,740	(23,982,662)	-1.20%
Net Income After Tax	1,891,425,426	1,931,443,171	(40,017,746)	-2.07%

Tables below show quarter one 2023 key performance indicators of the Company, with relevant comparative figures.

Key Performance Indicators	As of March 31, 2023 Unaudited	As of March 31, 2022 Unaudited
Current Ratio	1.91	1.82
Book Value Per Share	8.67	7.32
Debt to Equity Ratio	1.15	0.91
Net Debt to Equity Ratio	0.81	0.56
Asset to Equity Ratio	2.15	1.91
Asset to Debt Ratio	1.87	2.10
Interest Coverage Ratio	2.44	3.54

Key Performance Indicators	As of March 31, 2023 Unaudited	As of March 31, 2022 Unaudited
Gross Margin	49.64%	47.86%
EBITDA Margin	52.43%	48.36%
Net Income Margin	35.44%	36.77%
Earnings per share	0.35	0.36

Description of Consolidated Statements of Comprehensive Income Line Items

Revenue

8990 Holdings, Inc.'s (the Company) sales primarily comprise revenues received from its sales of low-cost mass housing units and subdivision lots, medium-rise and high-rise building housing units, as well as revenues derived from its rental and hotel operations.

Cost of Sales and Services

Cost of sales and services comprises of the Company's costs of sales from its low-cost mass housing sales of housing units and subdivision lots, costs of sales from sales of medium-rise condominium units, costs of sales from sales of high-rise condominium units, and costs of sales from rental and hotel operations.

Operating Expenses

Operating expenses generally include selling and administrative costs that are not directly attributable to the services rendered. Operating expenses of the Company comprise expenses related to marketing and selling, documentation, taxes and licenses, salaries and employment benefits, write-off of assets, provisions for impairment losses, management and professional fees, communication, light and water, provisions for probable losses, security, messengerial and janitorial services, depreciation and amortization, transportation and travel, repairs and maintenance, rent, entertainment, amusement and representation, supplies, provisions for write-down, subscription dues and fees and miscellaneous expenses (such as extraordinary documentation expenses, liquidation and donation expenses, as well as other expenses).

Finance Costs

Finance costs comprise costs associated with the Company's borrowings, accretion of interest, bank charges and net interest expense on its pension obligations.

Other Income

Other income comprises the Company's interest income from its installment contract receivables, cash in bank and long-term investments. Other income of the Company also comprises income from water supply, gain on repossession of delinquent units and associated penalties, rent income, collection service fees and other miscellaneous income (such as gain from sales cancellations, retrieval fees, association due and transfer fee). The Company also recorded other gains and losses such as a gain from the sale of unquoted debt security classified as loans, and other expenses such as a loss on the sale of a subsidiary.

Provision for Income Tax

Provision for income tax comprises the Company's provisions for regular and minimum corporate income taxes, final taxes to be paid as well as deferred income tax liabilities recognized.

Results of Operations

Three months ended March 31, 2023 compared to three months ended March 31, 2022

Revenue

For the three months ended March 31, 2023, the Company recorded consolidated revenue of PhP5,337.1 million, an increase of 2% from consolidated revenue of PhP5,252.3 million recorded for the three months ended March 31, 2022. The increase was mainly attributable to the increased sales in NCR, Bulacan and Davao.

Cost of Sales and Services

The Company's consolidated cost of sales and services for the three months ended March 31, 2023 was PhP2,687.9 million, a decrease of 3% from consolidated cost of sales and services of PhP2,738.4 million recorded for the three months ended March 31, 2022. The decrease was mainly attributable to lower level of resale which normally carries higher cost of sales than fresh units.

Gross Income

The Company's consolidated gross income for the three months ended March 31, 2023 was PhP2,649.2 million, an increase from consolidated gross income of PhP2,513.9 million recorded for the three months ended March 31, 2022. The Company's gross income margin for the three months ended March 31, 2023 was 49.6%, compared to a gross income margin of 47.9% recorded for the three months ended March 31, 2022. The Company attributes its strong and maintained gross income margin to its sound internal financial planning policies with respect to land banking activities and project budgeting process.

Operating Expenses

For the three months ended March 31, 2023, the Company recorded consolidated operating expenses of PhP682.3 million, a decrease of 4% from consolidated operating expenses of PhP711.3 million recorded for the three months ended March 31, 2022.

Finance Costs

The Company's consolidated finance costs for the three months ended March 31, 2023 were PhP805.1 million, an increase from consolidated finance costs of PhP526.3 million recorded for the three months ended March 31, 2021. The increase was mainly attributable to increased level of loans as well as increased interest charged compared to same period last year.

Other Operating Income

For the three months ended March 31, 2023, the Company recorded consolidated other income of PhP808.9 million, a significant increase from the consolidated other income of PhP718.3 million recorded for the three months ended March 31, 2022. Interest income on the Company's installment contract receivables under its CTS In-house financing program contributes to the majority of the other income.

Income before Income Tax

The Company's consolidated income before income tax for the three months ended March 31, 2023 was PhP1,970.7 million, a slight decrease from consolidated income before income tax of PhP1,994.7 million recorded for the three months ended March 31, 2022.

Provision for Income Tax

The Company's consolidated provision for income tax for the three months ended March 31, 2023 was PhP79.2 million, an increase from consolidated provision for income tax of PhP63.2 million recorded for the three months ended March 31, 2022. The increase was mainly attributable to the Company's increased other income which are subject to income tax as well as sales from projects not accredited with Board of Investments for income tax holiday such as but not limited to Urban Deca Homes Manila and Urban Deca Homes Ortigas.

Net Income

As a result of the foregoing, the Company's consolidated net income for the three months ended March 31, 2023 was PhP1,891.4 million, a slight decrease from consolidated net income of PhP1,931.4 million recorded for the three months ended March 31, 2022. The Company's consolidated net income margin for the three months ended March 31, 2023 was 35.4%, compared to a consolidated net income margin of 36.8% for the three months ended March 31, 2022.

Financial Position

As at March 31, 2023 compared to as at March 31, 2022

Assets

Cash on Hand and in Banks

The Company's consolidated cash on hand and in banks were PhP825.7 million as at March 31, 2023, a decrease from consolidated cash on hand and in banks of PhP1,983.6 million as at March 31, 2022. Decrease in cash is due to efficient management of cash levels for the period.

Current portion of trade and other receivables

The Company's consolidated current portion of trade and other receivables were PhP5,815.7 million as at March 31, 2023, an increase from consolidated current portion of trade and other receivables of PhP5,040.3 million as at March 31, 2022.

Inventories

The Company's consolidated inventories were PhP48,013.6 million as at March 31, 2023, an increase from consolidated inventories of PhP41,864.6 million as at March 31, 2022. The increase is due to increased inventory for high rise condominium projects.

Due from related parties

The Company's consolidated due from related parties were PhP2,472.1 million as at March 31, 2023, an increase from consolidated due from related parties of PhP1,385.7 million as at March 31, 2022.

Other current assets

The Company's consolidated other current assets were PhP5,922.7 million as at March 31, 2023, an increase from consolidated other current assets of PhP5,200.8 million as at March 31, 2022, primarily due to increased advances to contractors in relation to construction on the Company's development projects.

Trade and other receivables – net of current portion

The Company's consolidated trade and other receivables-net of current portion were PhP41,617.7 million as at March 31, 2023, an increase from consolidated trade and other receivables - net of current portion of PhP33,019.9 million as at March 31, 2022. The increase was due to additional sales which availed of CTS in-house financing scheme.

Property and equipment

The Company's consolidated property and equipment was PhP798.8 million as at March 31, 2023, an increase from consolidated property and equipment of PhP738.2 million as at March 31, 2022.

Investment properties

The Company's consolidated investment properties were PhP319.6 million as at March 31, 2022, a decrease from consolidated investment properties of PhP340.0 million as at March 31, 2022.

Other noncurrent assets

The Company's other noncurrent assets including goodwill were PhP962.3 million as at March 31, 2023, a decrease from other noncurrent assets of PhP987.4 million as at March 31, 2022.

Liabilities

Current portion of trade and other payables

The Company's consolidated current portion of trade and other payables were PhP11,033.0 million as at March 31, 2023, an increase from consolidated current portion of trade and other payables of PhP10,188.3 million as at March 31, 2022. The increase is mainly due to increased advances to contractors for downpayment of projects as well as increased accrued expenses for the accruals made in relation to recognition of sales.

Current portion of loans payable

The Company's consolidated current portion of loans payable were PhP19,459.4 million as at March 31, 2023, an increase from consolidated current portion of loans payable of PhP17,690.5 million as at March 31, 2022. The increase was due to increased short-term borrowing of the Company.

Deposits from customers

The Company's consolidated deposits from customers were PhP2,139.9 million as at March 31, 2023, an increase from consolidated deposits from customers of PhP1,638.2 million as at March 31, 2022. Increase were due to increased equity collections from Urban Deca Homes Ortigas, Urban Deca Homes Commonwealth, Urban Deca Homes Banilad, Deca Homes Pampanga and Urban Deca Tower Cubao projects.

Due to related parties

The Company's consolidated due to related parties were PhP247.6 million as at March 31, 2023, an increase from consolidated due to related parties of PhP64.5 million as at March 31, 2022.

Income tax payable

The Company's consolidated income tax payable was PhP71.7 million as at March 31, 2023, an increase from consolidated income tax payable of PhP45.4 million as at March 31, 2022.

Trade and other payables - net of current portion

The Company's consolidated trade and other payables - net of current portion were PhP941.7 million as at March 31, 2023, an increase from consolidated trade and other payables - net of current portion of PhP935.9 million as at March 31, 2022. The increase is due to increased lease liabilities for the period.

Loans payable - net of current portion

The Company's consolidated loans payable - net of current portion was PhP22,368.1 million as at March 31, 2023, an increase from consolidated loans payable - net of current portion of PhP11,024.9 million as at March 31, 2022.

Deferred tax liability

The Company's consolidated deferred tax liability was PhP1,3531.2 million as at March 31, 2023, an increase from consolidated deferred tax liability of PhP1,122.6 million as at March 31, 2022. This deferred tax liability was attributable to uncollected revenue as most of the revenue recognition were under CTS in-house financing scheme.

Liquidity and Capital Resources

The Company mainly relies on the following sources of liquidity: [1] cash flow from operations, [2] cash generated from the sale or transfer of receivables to private financial institutions such as banks or to government housing related institutions such as the Home Development Mutual Fund ("PAG-IBIG"), and [3] financing lines provided by banks. The Company knows of no demands, commitments, events, or uncertainties that are reasonably likely to result in a material increase or decrease in liquidity. The Company is current on all of its loan accounts, and has not had any issues with banks to date. The Company does not anticipate having any cash flow or liquidity problems over the next twelve (12) months. The Company is not in breach or default on any loan or other form of indebtedness.

The Company expects to meet its operating assets and liabilities, capital expenditure, dividend payment and investment requirements for the next twelve (12) months primarily from its operating cash flows, borrowings and proceeds of the shares issuance. It may also from time to time seek other sources of funding, which may include debt or equity financings, depending on its financing needs and market conditions.

Cash Flows

Cash flow used in operating activities

The Company's consolidated net cash from operating activities is primarily affected by the revenues generated from its operations, primarily the sale of residential housing units, subdivision lots, medium rise and high-rise condominium units. The Company's consolidated net cash from operating activities were PhP504.1 million for the period ended March 31, 2023 and consolidated net cash from operating activities were PhP934.4 million for the period ended March 31, 2022.

Cash flows used in investing activities

Consolidated net cash flow used in investing activities for the period ended March 31, 2023 were PhP13.2 million, and consolidated net from investing activities for the period ended March 31, 2022 were PhP52.1 million.

For the three months ended March 31, 2023, consolidated net cash flow used in investing activities reflected acquisitions of property, plant and equipment, investment in shares, as well as loans granted to third party.

Cash flow provided by financing activities

Consolidated net cash flow used in financing activities for the period ended March 31, 2023 were PhP1,147.4 million, and consolidated net cash flow used in financing activities for the period ended March 31, 2022 were PhP658.7 million. Amounts used for financing activities are mainly for payment of bank borrowings.

PART II--OTHER INFORMATION

There is no material information to be reported by the Company aside from those reported in SEC 17C.

SIGNATURES

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

Issuer: 8990 Holdings, Inc.

By:

A handwritten signature in black ink, appearing to read "Roan B. Torregoza". The signature is written in a cursive, flowing style.

ROAN BUENAVENTURA-TORREGOZA
Chief Finance Officer

Date: