MEGAWIDE

May 2, 2023

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **Megawide Construction Corporation and its subsidiaries** (the Group) is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2022, 2021 and 2020, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intend to liquidate the Company or to cease operations, or has no realistic alternative to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the financial statements, including the schedules attached therein, and submits the same to the stockholders.

Punongbayan & Araullo (P&A), the independent auditors appointed by the stockholders, has audited the financial statements of the Group in accordance with Philippine Standards on Auditing, and in their report to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit.

ENGR. EDGAR B. SAAVEDRA
President
195-661-064-000

RAMON H. DIAZ
Group Chief Financial Officer
133-692-824-000

MEGAWIDE

SUBSCRIBED AND SWORN TO before me this MAY 0 2 2023 at SAN JUAN CITY affiants exhibiting to me their valid Tax Identification Numbers stated above.

Signed this ____ day of MAY 0 2 2023.

Doc. No. 488;
Page No. 101;
Book No. 2;
Series of 2023.

FRA ANGELICA S. ALEJANDRO
Appointment No. 109 (2023-2024)
Notary Public for and in the Cities of
Pasig and San Juan and in the
Municipality of Pateros
Until 31 December 2024
Santolan Town Plaza, 276 Santolan R
San Juan City
Roll of Attorneys No. 77312
PTR No. 1673663 / 01-06-2023 / San Juan C

P&A Grant Thornton

FOR SEC FILING

Consolidated Financial Statements and Independent Auditors' Report

Megawide Construction Corporation and Subsidiaries

December 31, 2022, 2021 and 2020

P&A Grant Thornton

Shaping a Vibrant Tomorrow
#BoldPerspectives #DivergentThinking #ForgingPaths

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The Enterprise Center
6766 Ayala Avenue
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Philippines

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Report of Independent Auditors

The Board of Directors and Stockholders
Megawide Construction Corporation and Subsidiaries
(A Subsidiary of Citicore Holdings Investment, Inc.)
20 N. Domingo Street
Brgy. Valencia
Quezon City

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Megawide Construction Corporation and Subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2022 and 2021, and the consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2022, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2022 and 2021, and its consolidated financial performance and its consolidated cash flows for each of the three years in the period ended December 31, 2022 in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audits of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

(a) Revenue and Cost Recognition on Construction Contracts

Description of the Matter

The Group's revenue from construction contracts and the related cost of construction amounting to P14,583.3 million and P12,557.6 million, respectively, represent 98% of its total revenues and 97% of total direct costs from continuing operations in 2022. The Group uses the percentage of completion method to determine the appropriate amount of contract revenues to be recognized for the reporting period. It uses the input method (i.e., based on the Group's efforts or inputs to the satisfaction of a performance obligation) in determining the percentage of completion in accordance with PFRS 15, *Revenue from Contracts with Customers.*

In our view, the revenue and cost recognition of construction contracts is significant to our audit due to the materiality of the contract revenues to the total revenues of the Group, the complexity of the application of PFRS 15 in construction contracts, and the application of significant management judgment and high estimation uncertainty in measuring construction revenue based on the stage of completion of the construction project. The determination of percentage of completion is dependent on the proper recognition of actual construction costs incurred and the reasonableness of estimated construction costs. An error in the application of the requirements of PFRS 15 and of management judgment and estimate could cause a material misstatement in the consolidated financial statements.

The basis of significant judgments and estimates are included in Notes 2 and 3 to the consolidated financial statements. In addition, the details of construction contract revenues and costs are disclosed in Notes 21 and 22 to the consolidated financial statements, respectively.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to revenue and cost recognition on construction contracts, which was considered to be a significant risk, included the following:

- Testing the design and operating effectiveness of the Group's processes and controls over the recognition and measurement of contract revenues and costs, including the related information technology general and application controls;

- Evaluating the appropriateness of the Group's revenue recognition on construction contracts based on the requirements of PFRS 15 which include the following:

  - reviewing significant construction contracts, including contractual terms and conditions to ensure these contracts are appropriately accounted for in accordance with PFRS 15;

  - evaluating whether the methodology by which management determines the percentage of completion (i.e., input method) is appropriate and consistent with the Group's satisfaction of its performance obligation;

  - determining proper accounting for contract costs whether these are considered as incremental costs of obtaining a contract, costs to fulfil the contract or mobilization costs; and,

  - determining whether performance obligation is distinct for proper allocation of transaction price.

- Testing the schedules of contracts completed and on-going projects as of the end of the reporting period such as, but not limited to, verifying the mathematical accuracy of the schedules, agreeing beginning balances on a per project basis, recalculating ending balances based on incurred contract costs for the current period, and agreeing contract prices, on a sample basis, to construction contracts;

- Testing the completeness of contract costs by examining, on a sample basis, contract costs incurred during the period and tracing these costs to supporting documents such as bill of materials, billing invoices and receipts recognized and searching for unrecorded costs by examining subsequent disbursements related to the projects;

- Comparing the percentage of completion used by the Group to the percentage of total costs incurred to date over the total estimated costs on the project and reconciling variances;

- Recomputing total estimated cost as the product of total contract price and cost ratio derived from the examined contracts and comparing with project cost estimates certified by the Group's engineers. In testing the reasonableness of budgetary estimates, we have ascertained the qualification of projects engineers who prepared the budgets;

- Performing physical inspection of selected construction projects to assess if the completion based on costs is consistent with the physical completion of the project;

- Performing cut-off procedures to determine whether contract revenues and costs are recognized in the correct period by examining billing and supplier invoices near the end of the reporting period; and,

- Performing analytical review procedures on contract revenues and costs, prior period estimates and consistency with the developments during the current period, stage of completion, and final forecast project results based on our expectations and investigating variances from our expectations.

(b) Disposal of Subsidiaries and Discontinued Operations

Description of the Matter

In 2022, the Group disposed of certain ownership interests in GMR-Megawide Cebu Airport Corporation (GMCAC) and another subsidiary that is also involved in the airport operations, as more fully discussed in Note 10 to the consolidated financial statements. This resulted in the deconsolidation of the said subsidiaries from the Group and the classification of the related airport reporting segment as discontinued operations. As of December 31, 2022, the Group retained certain ownership interest in GMCAC while the other subsidiary was fully disposed of. The total gain on deconsolidation recognized from these transactions amounted to P6,569.1 million.

In our view, this matter is significant to our audit due to the materiality of the amounts involved in the disposal of the subsidiaries and the complexity of the deconsolidation process and presentation and disclosure of discontinued operations in the Group's consolidated financial statements. The transaction also involves the use of estimates on the determination of the fair value of the interest retained by the Group in GMCAC using the discounted cash flow method. An error in the application of the requirements of PFRS 5, *Non-current Asset Held for Sale and Discontinued Operations,* and PFRS 10, *Consolidated Financial Statements*, and of the use of management estimate could cause a material misstatement in the consolidated financial statements.

The basis of significant judgments and estimates are included in Notes 2 and 3 to the consolidated financial statements. In addition, the details of the disposal are disclosed in Note 10 to the consolidated financial statements.

How the Matter was Addressed in the Audit

Our audit procedures to address the risks relating to the disposal of the subsidiaries, deconsolidation and presentation and disclosure of discontinued operations included the following:

- Examining the related contracts between the Group and the acquirer relating to the sale of the subsidiaries and verifying the existence and accuracy of the consideration received in accordance with the contracts;

- For GMCAC, obtaining an understanding of the methodology and evaluating the appropriateness and reasonableness of the underlying assumptions and the sufficiency, reliability and relevance of the data used by the Group in determining the fair value of the remaining interest in the subsidiary partially disposed in accordance with PFRS 13, *Fair Value Measurement*, which include the following procedures:

  - Understanding the process of making the accounting estimates, but not limited to, the foot traffic projections and the net cash flows to be generated by the airport until the end of the concession period and evaluating the appropriateness of processes applied in making these estimates and testing the reasonableness of these accounting estimates; and,

  - Involving the Firm's valuation specialist in testing the appropriateness of the assumptions and methodology used in determining the fair value of the remaining interest in the subsidiary partially disposed, which include the appropriateness of the pre-tax discount rate and growth rates, and the reasonableness of the cash flow projections prepared by management, including the consideration of the impact of COVID-19,

- Reviewing the appropriateness of the deconsolidation process for both subsidiaries and the accuracy of the assets and liabilities derecognized as a result of the sale in accordance with the requirements of PFRS 10;

- Verifying the accuracy of the gain from deconsolidation of subsidiaries and the gain on remeasurement of remaining ownership interest of the Group over GMCAC taking into account the amount of consideration received and the net assets disposed of;

- Reviewing the accuracy of the results of operation presented in the statements of comprehensive income indicating those relating to continuing operations and those that are relating to discontinued operations in the current year and prior years presented; and,

- Evaluating the completeness and appropriateness of the presentation and disclosures relating to the disposal of the subsidiaries, deconsolidation and discontinued operations in the Group's consolidated financial statements in accordance with PFRS.

(c) *Expected Credit Loss Assessment on Contract and Retention Receivables, Advances to and Receivables from Related Parties and Contract Assets*

Description of the Matter

As at December 31, 2022, the carrying amounts of the Group's contract and retention receivables (collectively as trade receivables), advances to and receivables from related parties (including accrued interest) and contract assets amounted to P5,091.9 million, P10,932.7 million and P5,106.3 million, respectively. These financial assets totalling to P21,130.9 million which are disclosed in Notes 6 and 9 to the consolidated financial statements represent 31% of the total assets of the Group as at the end of the reporting period. The Group's management exercises significant judgment and makes estimates in determining when the trade receivables, advances to and receivables from related parties and contract assets are impaired and in measuring impairment losses to be recognized in accordance with the expected credit loss (ECL) requirements under PFRS 9, *Financial Instruments*. The Group's significant accounting policies, management judgment and estimates, are described in Notes 2 and 3 to the consolidated financial statements, while the disclosures relating to credit risk applicable to these financial assets are disclosed in Notes 28 and 32 to the consolidated financial statements.

Because of the complexity of the requirement of PFRS 9 in determining ECL and the high level of uncertainties involved in management's use of judgment and estimates, we identified the use of ECL assessment and measurement of the Group's trade receivables, advances to and receivables from related parties and contract assets discussed above as a key audit matter.

How the Matter was Addressed in the Audit

Our audit procedures to determine the appropriateness of the ECL computation adopted by the Group, the recoverability of trade receivables, advances to related parties and contract assets, and the adequacy of the related allowance for credit losses on these assets included, among others, the following:

- Evaluating appropriateness of the Group's ECL computation based on the requirements of the financial reporting standard and the related policies and procedures of the Group;

- Identifying customers, on a sample basis, with financial difficulty and/or breach of contract resulting in default on payments through discussion with management, inspecting the customers' payment history, and determining any related retention liability that can be recovered by the Group in settlement of the selected past due or delinquent customers' accounts;

- For advances to and receivables from related parties, evaluating the capacity of the related parties to pay by assessing their liquidity and whether there are any valid business purposes on which these advances were made;

- For contract assets, identifying whether such costs are recoverable and subsequently billable based on the terms of the specific contract;

- Evaluating the appropriateness and reasonableness of underlying assumptions, including forward-looking information and the sufficiency, reliability and relevance of the data used by the Group;

- Checking the mathematical accuracy of the provision matrix applicable to the ECL computation, including testing of aging of trade receivables; and,

- Evaluating the sufficiency and appropriateness of disclosures in the Group's consolidated financial statements in accordance with PFRS 9.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Group's Securities and Exchange Commission (SEC) Form 20-IS (Definitive Information Statement), SEC Form 17-A, and Annual Report for the year ended December 31, 2022, but does not include the consolidated financial statements and our auditors' report thereon. The SEC Form 20-IS, SEC Form 17-A and Annual Report for the year ended December 31, 2022 are expected to be made available to us after the date of this auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audits resulting in this independent auditors' report is Mailene Sigue-Bisnar.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 9566627, January 3, 2023, Makati City
SEC Group A Accreditation
Partner - No. 90230-SEC (until financial period 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

May 2, 2023

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021
(Amounts in Philippine Pesos)

	Notes		2022		2021
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	5	**P**	**15,758,197,239**	P	5,846,088,030
Trade and other receivables - net	6		**18,360,999,611**		16,970,554,555
Construction materials	8		**2,126,166,237**		2,045,159,384
Contract assets - net	9		**5,106,307,785**		4,777,704,858
Other current assets	12		**9,563,285,300**		10,132,960,472
			50,914,956,172		39,772,467,299
Non-current asset classified as held for sale	10		**2,879,769,625**		-
Total Current Assets			**53,794,725,797**		39,772,467,299
NON-CURRENT ASSETS					
Financial assets at fair value through other comprehensive income	7		**3,544,472**		3,544,472
Investments in associates and joint ventures	11		**231,295,805**		861,513,183
Property, plant and equipment - net	14		**6,734,023,493**		7,166,867,342
Investment properties - net	15		**4,699,071,474**		4,493,343,814
Deferred tax assets - net	26		**689,304,708**		24,595,138
Concession assets - net	13		**-**		30,503,822,564
Other non-current assets - net	12		**300,790,305**		2,350,475,048
Total Non-current Assets			**12,658,030,257**		45,404,161,561
TOTAL ASSETS		**P**	**66,452,756,054**	P	85,176,628,860

	Notes	2022	2021
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Interest-bearing loans and borrowings	18	**P 14,707,801,548**	P 14,780,086,022
Trade and other payables	17	**5,332,737,951**	8,616,715,347
Contract liabilities	19	**3,590,333,090**	3,703,189,013
Other current liabilities	20	**306,528,558**	265,859,336
Total Current Liabilities		**23,937,401,147**	27,365,849,718
NON-CURRENT LIABILITIES			
Interest-bearing loans and borrowings	18	**13,071,219,958**	34,721,410,470
Exchangeable notes	10	**7,763,200,000**	-
Contract liabilities	19	**1,405,179,227**	2,056,202,307
Post-employment defined benefit obligation	24	**237,400,671**	300,125,050
Deferred tax liabilities - net	26	**-**	872,560,526
Other non-current liabilities	20	**371,474,463**	659,573,110
Total Non-current Liabilities		**22,848,474,319**	38,609,871,463
Total Liabilities		**46,785,875,466**	65,975,721,181
EQUITY	27		
Equity attributable to shareholders of the Parent Company:			
Capital stock		**2,528,052,137**	2,528,052,137
Additional paid-in capital		**16,987,855,617**	16,987,855,617
Deposits on future stock subscription		**2,250,000**	-
Treasury shares		**(8,615,690,576)**	(8,615,690,576)
Revaluation reserves - net		**149,758,638**	94,011,896
Other reserves		**-**	(22,474,837)
Retained earnings		**8,612,106,239**	5,555,676,962
Total equity attributable to shareholders of the Parent Company		**19,664,332,055**	16,527,431,199
Non-controlling interests		**2,548,533**	2,673,476,480
Total Equity		**19,666,880,588**	19,200,907,679
TOTAL LIABILITIES AND EQUITY		**P 66,452,756,054**	P 85,176,628,860

See Notes to Consolidated Financial Statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
CONSOLIDATED STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

	Notes	2022	2021	2020
CONTINUING OPERATIONS				
REVENUES	21			
Construction operations		P 14,583,321,979	P 14,329,463,579	P 10,842,199,945
Landport operations		258,328,537	715,039,460	902,413,963
		14,841,650,516	15,044,503,039	11,744,613,908
DIRECT COSTS	22			
Cost of construction operations		12,557,581,615	12,130,698,076	9,393,546,769
Costs of landport operations		364,306,388	369,473,673	355,895,519
		12,921,888,003	12,500,171,749	9,749,442,288
GROSS PROFIT		1,919,762,513	2,544,331,290	1,995,171,620
INCOME AND EXPENSES				
Other operating expenses	23	(1,193,636,156)	(1,132,227,913)	(955,961,797)
Impairment losses on receivables and contract assets	6, 9	(1,722,576,955)	(213,281,637)	(22,597,200)
Finance costs	25	(1,657,069,895)	(1,515,276,560)	(1,452,362,976)
Finance income	25	526,021,744	472,499,105	477,474,829
Others - net	25	(433,680,564)	415,160,145	320,698,531
		(4,480,941,827)	(1,973,126,860)	(1,632,748,613)
PROFIT (LOSS) BEFORE TAX		(2,561,179,314)	571,204,430	362,423,007
TAX INCOME (EXPENSE)	26	689,157,079	(92,508,265)	(47,330,788)
NET INCOME (LOSS) FROM CONTINUING OPERATIONS		(1,872,022,235)	478,696,165	315,092,219
DISCONTINUED OPERATIONS	10			
PROFIT (LOSS) BEFORE TAX	26	4,888,130,450	(1,294,986,187)	(972,232,083)
TAX EXPENSE		(183,362,300)	(76,864,397)	(217,456,027)
NET INCOME (LOSS) FROM DISCONTINUED OPERATIONS		4,704,768,150	(1,371,850,584)	(1,189,688,110)
NET INCOME (LOSS)		P 2,832,745,915	(P 893,154,419)	(P 874,595,891)
Net Income (Loss) Attributable To:				
Shareholders of the Parent Company:				
Continuing operations		(P 1,871,908,063)	P 478,704,913	P 315,092,223
Discontinued operations		5,449,613,779	(821,690,147)	(713,242,145)
		3,577,705,716	(342,985,234)	(398,149,922)
Non-controlling interests:				
Continuing operations		(114,172)	(8,748)	-
Discontinued operations		(744,845,629)	(550,160,437)	(476,445,969)
		(744,959,801)	(550,169,185)	(476,445,969)
		P 2,832,745,915	(P 893,154,419)	(P 874,595,891)
Earnings (Loss) per Share	30			
Continuing operations		(P 1.17)	(P 0.01)	P 0.02
Discontinued operations		2.71	(0.41)	(0.35)
		P 1.54	(P 0.42)	(P 0.33)

See Notes to Consolidated Financial Statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

		2022	2021	2020
NET INCOME (LOSS)		**P 2,832,745,915**	(P 893,154,419)	(P 874,595,891)
OTHER COMPREHENSIVE INCOME (LOSS)				
Item that will be reclassified subsequently profit or loss				
Foreign currency translation adjustment		**(17,785,487)**	23,225,513	(8,756)
Item that will not be reclassified subsequently to profit or loss				
Remeasurements of post-employment defined benefit plan	24	**106,253,260**	108,948,597	77,543,235
Tax expense	26	**(25,535,309)**	(26,719,556)	(23,262,970)
		80,717,951	82,229,041	54,280,265
Other Comprehensive Income – net of tax		**62,932,464**	105,454,554	54,271,509
TOTAL COMPREHENSIVE INCOME (LOSS)		**P 2,895,678,379**	(P 787,699,865)	(P 820,324,382)
Total Comprehensive Income (Loss) Attributable To:				
Shareholders of the Parent Company:				
Continuing operations		**(P 1,808,975,599)**	P 581,635,816	P 369,524,943
Discontinued operations		**5,447,968,969**	(821,658,231)	(713,242,141)
		3,638,993,370	(240,022,415)	(343,717,198)
Non-controlling interests:				
Continuing operations		**(114,172)**	2,514,399	(161,215)
Discontinued operations		**(743,200,819)**	(550,191,849)	(476,445,969)
		(743,314,991)	(547,677,450)	(476,607,184)
		P 2,895,678,379	(P 787,699,865)	(P 820,324,382)

See Notes to Consolidated Financial Statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

	Attributable to Shareholders of the Parent Company (See Note 27)										
	Common Stock	Preferred Stock	Deposit on future stock subscription	Treasury Shares	Additional Paid-in Capital	Revaluation Reserves	Other Reserves	Retained Earnings	Total	Non-controlling Interests (See Note 27)	Total
Balance at January 1, 2022	P 2,399,426,127	P 128,626,010	P -	(P 8,615,690,576)	P 16,987,855,617	P 94,011,896	(P 22,474,837)	P 5,555,676,962	P 16,527,431,199	P 2,673,476,480	P 19,200,907,679
Declaration of cash dividends	-	-	-	-	-	-	-	(489,629,428)	(489,629,428)	-	(489,629,428)
Deposit on future stock subscription	-	-	2,250,000	-	-	-	-	-	2,250,000	-	2,250,000
Effect of deconsolidation	-	-	-	-	-	(5,540,912)	37,187,923	(31,647,011)	-	(2,734,679,232)	(2,734,679,232)
Increase in non-controlling interest from conversion of shareholder loans to capital stock	-	-	-	-	-	-	-	-	-	816,875,000	816,875,000
Increase in other reserves during the year	-	-	-	-	-	-	(14,713,086)	-	(14,713,086)	(9,808,724)	(24,521,810)
Total comprehensive income (loss) for the year	-	-	-	-	-	61,287,654	-	3,577,705,716	3,638,993,370	(743,314,991)	2,895,678,379
Balance at December 31, 2022	**P 2,399,426,127**	**P 128,626,010**	**P 2,250,000**	**(P 8,615,690,576)**	**P 16,987,855,617**	**P 149,758,638**	**P -**	**P 8,612,106,239**	**P 19,664,332,055**	**P 2,548,533**	**P 19,666,880,588**
Balance at January 1, 2021	P 2,399,426,127	P 87,001,010	P -	(P 4,615,690,576)	P 13,057,711,509	(P 8,950,923)	(P 22,474,837)	P 6,404,291,624	P 17,301,313,934	P 3,221,153,930	P 20,522,467,864
Issuance of preferred shares (Series 4)	-	40,000,000	-	-	3,930,144,108	-	-	-	3,970,144,108	-	3,970,144,108
Declaration of cash dividends	-	-	-	-	-	-	-	(505,629,428)	(505,629,428)	-	(505,629,428)
Subscription of preferred shares	-	1,625,000	-	-	-	-	-	-	1,625,000	-	1,625,000
Retirement of preferred shares (Series 1)	-	-	-	(4,000,000,000)	-	-	-	-	(4,000,000,000)	-	(4,000,000,000)
Total comprehensive income (loss) for the year	-	-	-	-	-	102,962,819	-	(342,985,234)	(240,022,415)	(547,677,450)	(787,699,865)
Balance at December 31, 2021	P 2,399,426,127	P 128,626,010	P -	(P 8,615,690,576)	P 16,987,855,617	P 94,011,896	(P 22,474,837)	P 5,555,676,962	P 16,527,431,199	P 2,673,476,480	P 19,200,907,679
Balance at January 1, 2020	P 2,399,426,127	P 40,000,000	P -	(P 3,912,617,536)	P 8,776,358,765	(P 63,383,647)	(P 22,474,837)	P 7,083,442,710	P 14,300,751,582	P 3,697,761,114	P 17,998,512,696
Acquisition of treasury shares	-	-	-	(703,073,040)	-	-	-	-	(703,073,040)	-	(703,073,040)
Declaration of cash dividends	-	-	-	-	-	-	-	(281,001,164)	(281,001,164)	-	(281,001,164)
Subscription of preferred shares	-	47,001,010	-	-	4,281,352,744	-	-	-	4,328,353,754	-	4,328,353,754
Total comprehensive income (loss) for the year	-	-	-	-	-	54,432,724	-	(398,149,922)	(343,717,198)	(476,607,184)	(820,324,382)
Balance at December 31, 2020	P 2,399,426,127	P 87,001,010	P -	(P 4,615,690,576)	P 13,057,711,509	(P 8,950,923)	(P 22,474,837)	P 6,404,291,624	P 17,301,313,934	P 3,221,153,930	P 20,522,467,864

See Notes to Consolidated Financial Statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

	Notes	2022	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before tax		P 2,326,951,136	(P 723,781,757)	(P 609,809,076)
Adjustments for:				
Gain on deconsolidation of subsidiaries	10	(6,569,065,060)	-	-
Finance costs	16, 18, 20, 24	3,377,239,001	2,809,511,249	2,506,745,214
Impairment losses	6, 9, 11, 12	2,638,252,142	-	-
Depreciation and amortization	12, 13, 14, 15	1,713,375,467	1,470,073,791	1,473,642,618
Finance income	5, 18, 20, 28	(539,605,711)	(482,013,897)	(694,776,972)
Unrealized mark-to-market gain (loss) in interest rate swap	7	(43,247,266)	(78,648,688)	43,343,700
Equity in net losses on associates and joint ventures	11, 25	15,743,230	67,682,803	30,310,530
Gain on disposals of property, plant and equipment	14, 25	(3,407,646)	(24,279,017)	(1,874,270)
Gain on loan modification	18	-	(207,829,510)	-
Operating profit before working capital changes		2,916,235,293	2,830,714,974	2,747,581,744
Decrease (increase) in trade and other receivables		(1,869,952,921)	(1,219,654,784)	2,650,694,608
Increase in construction materials		(95,910,817)	(326,116,521)	(431,915,331)
Increase in contract assets		(2,036,208,937)	(546,104,612)	(255,866,150)
Increase in other current assets		(265,358,921)	(2,120,473,836)	(1,422,128,570)
Decrease in other non-current assets		395,472,512	63,294,203	580,695,993
Increase (decrease) in contract liabilities		(932,931,503)	1,107,650,558	(559,137,655)
Increase (decrease) in trade and other payables		(954,258,825)	1,642,452,631	(252,580,078)
Increase (decrease) in other liabilities		(21,517,953)	55,629,272	(91,400,696)
Increase (decrease) in post-employment defined benefit obligation		(39,389,743)	62,177,399	57,466,084
Cash generated (used in) from operations		(2,903,821,815)	1,549,569,284	3,023,409,949
Cash paid for income taxes		(3,920,211)	(193,910,390)	(288,222,518)
Net Cash From (Used in) Operating Activities		(2,907,742,026)	1,355,658,894	2,735,187,431
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sale of subsidiaries	10	7,236,799,800	-	-
Acquisitions of property, plant and equipment, and computer software license	12, 14	(1,109,762,695)	(1,098,783,120)	(666,114,368)
Additions to concession assets	13	(730,769,591)	(625,279,308)	(655,426,311)
Decrease in investment in trust fund	12	(163,541,216)	-	-
Proceeds from sale of property, plant and equipment	14	105,252,731	86,082,882	4,361,282
Interest received		62,995,548	38,352,323	57,936,688
Acquisitions of investment properties	15	(327,602,398)	(229,228,015)	(255,601,473)
Net Cash From (Used in) Investing Activities		5,073,372,179	(1,828,855,238)	(1,514,844,182)
Balance carried forward		P 2,165,630,153	(P 473,196,344)	P 1,220,343,249

	Notes	2022	2021	2020
Balance brought forward		P 2,165,630,153	(P 473,196,344)	P 1,220,343,249
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from loans and borrowings	18, 34	20,482,038,343	4,291,987,360	9,831,300,000
Repayment of loans and borrowings	18, 34	(16,612,813,627)	(2,294,147,502)	(11,653,333,304)
Proceeds from issuance of exchangeable notes	10	7,763,200,000	-	-
Interest paid	18, 34	(3,227,733,770)	(2,350,860,782)	(1,648,176,874)
Dividends paid	27	(436,629,428)	(505,629,428)	(520,939,022)
Financing collected from related parties	28	54,389,121	761,922	213,305,922
Payment of debt and equity issuance cost		(24,521,810)	-	-
Deposit on future stock subscription	27	2,250,000	-	-
Retirement of preferred shares		-	(4,000,000,000)	-
Proceeds from issuance of preferred shares	27	-	3,971,769,108	4,328,353,754
Financing granted to related parties	28	-	(8,950,004)	(356,449,098)
Acquisition of treasury shares	27	-	-	(703,073,040)
Net Cash From (Used in) Financing Activities		8,000,178,829	(895,069,326)	(509,011,662)
Effect of Changes in Foreign Exchange Rate on Cash and Cash Equivalents		(9,436,680)	(11,796,212)	(3,781,536)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		10,156,372,302	(1,380,061,882)	707,550,051
EFFECT OF DECONSOLIDATION OF SUBSIDIARIES	10	(244,263,093)	-	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		5,846,088,030	7,226,149,912	6,518,599,861
CASH AND CASH EQUIVALENTS AT END OF YEAR		P 15,758,197,239	P 5,846,088,030	P 7,226,149,912

Supplemental Information on Non-cash Investing and Financing Activities –

1) In 2022, 2021 and 2020, the Group recognized right-of-use assets and lease liabilities amounting to P113.0 million, P187.6 million and P157.2 million, respectively (see Note 16).

2) As a result of the sale and deconsolidation of subsidiaries disposed of in 2022, the Group derecognized the assets and liabilities of the subsidiaries from the consolidated financial statements as of December 31, 2022 (see Note 10).

See Notes to Consolidated Financial Statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

1.1 Incorporation and Operations

Megawide Construction Corporation (Megawide or the Parent Company) was incorporated in the Philippines on July 28, 2004 and is engaged in the general construction business, including constructing, enlarging, repairing, or engaging in any work upon buildings, houses and condominium, roads, plants, bridges, piers, waterworks, railroads and other structures. It performs other allied construction business like the construction and sale of precast items, concrete production, and purchase sale and/or lease of formworks system and construction equipment.

On January 28, 2011, the Philippine Stock Exchange (PSE) and the Securities Exchange Commission (SEC) approved the Parent Company's application for the listing of its common stock. The approval covered the initial public offering (IPO) of 292.0 million unissued common shares of the Parent Company at P7.84 offer price per share and the listing of those shares in PSE's main board on February 18, 2012. On December 3, 2014, the Parent Company made a primary offer of 40.0 million preferred shares at an offer price of P100.0 per share. These preferred shares are also listed in the PSE (see Note 27.1). Moreover, the Parent Company also made follow-on offerings in 2020 and 2021 (see Note 27.1).

The Parent Company remains a subsidiary of Citicore Holding Investment, Inc. (Citicore) which owns and controls 35.41% of the issued and outstanding capital stock of the Parent Company as of December 31, 2022 and 2021, because Citicore still directs the overall business operations of the Parent Company through its Chief Executive Officer and President, who is also the President of Citicore. Moreover, Citicore also appoints majority of the board members and remains as the single largest stockholder controlling the Board of Directors (BOD).

Citicore is a company incorporated in the Philippines and is engaged in the business of a holding company through buying and holding shares of other companies. The registered address of Citicore and the Parent Company, which is also their principal place of business, is at 20 N. Domingo Street, Brgy. Valencia, Quezon City.

1.2 Subsidiaries, Associates and Joint Arrangements

The Parent Company holds ownership interest in the following subsidiaries, associates and joint arrangements (together with the Parent Company, collectively hereinafter referred to as the Group):

Subsidiaries/Associates/Joint Operations/Joint Ventures	Notes	Percentage of Effective Ownership 2022	2021	2020
Subsidiaries:				
GMR Megawide Cebu Airport Corporation (GMCAC)*	a	**33%**	60%	60%
Megawatt Clean Energy, Inc. (MCEI)	b	**70%**	70%	70%
Globemerchants, Inc. (GMI)*	c	**-**	50%	50%
Megawide Land, Inc. (MLI)	d	**100%**	100%	100%
Megawide Cold Logistics, Inc. (MCLI)	d	**60%**	60%	60%
Megawide Construction (BVI) Corporation (MCBVI)	e	**100%**	100%	100%
Megawide Construction DMCC (DMCC)	e	**100%**	100%	100%
Megawide Infrastructure DMCC (MW Infrastructure)	e	**100%**	100%	100%
MWM Terminals, Inc. (MWMTI)	j	**100%**	100%	100%
Megawide Terminals, Inc. (MTI)	i	**100%**	100%	100%
Megawide International Limited (MIL)	h	**100%**	100%	100%
Megawide Construction (Singapore) Pte. Ltd. (MC-SG)	h	**100%**	100%	100%
Cebu2World Development, Inc. (CDI)	o	**100%**	100%	100%
Wide-Horizons, Inc. (WHI)	p	**100%**	100%	100%
Tiger Legend Holdings Limited (TLH)	q	**100%**	100%	-
Megawide OneMobility Corporation (MOMC)	s	**80%**	-	-
Tunnel Prefab Corporation (TPC)	t	**90%**	-	-
Accounted for as Asset Acquisition –				
Altria East Land, Inc. (Altria)	f	**100%**	100%	100%
Associates:				
Megawide World Citi Consortium, Inc. (MWCCI)	g	**51%**	51%	51%
Citicore Megawide Consortium, Inc. (CMCI)	g	**10%**	10%	10%
Joint Operations:				
Megawide GISPL Construction Joint Venture (MGCJV)	k	**50%**	50%	50%
Megawide GMR Construction Joint Venture, Inc. (MGCJVI)	l	**50%**	50%	50%
HDEC- Megawide-Dongah JV (HMDJV)	r	**35%**	35%	-
Joint Ventures:				
Mactan Travel Retail Group Corp. (MTRGC)	m	**-**	25%	25%
Select Service Partners Philippines Corp. (SSPPC)	n	**-**	25%	25%

**No longer subsidiaries of the Group in 2022 (see Note 10)*

a) GMCAC

GMCAC was incorporated in the Philippines and registered in the SEC in 2014. GMCAC's primary purpose is to construct, develop, operate and maintain the Mactan Cebu International Airport (MCIA), including the commercial assets thereof and all allied businesses for the operation and maintenance of said airport facility (MCIA Project). GMCAC started commercial operations on November 1, 2014.

GMCAC was established for the purpose of implementing the provisions of the Concession Agreement (see Note 13) that was signed on April 22, 2014 between the Parent Company and GMR Infrastructure Limited (GIL), and the Department of Transportation and Communications (currently, the Philippine Department of Transportation or DOTr) and Mactan-Cebu International Airport Authority (MCIAA) (collectively, the Grantors).

GIL is an entity duly organized and registered in India. DOTr and MCIAA are the agencies of the Philippine Government vested with the power and authority to develop dependable and coordinated transportation systems and to principally undertake the economical, efficient, and effective control, management, and supervision of the MCIA Project. GMCAC's registered address, which is also its principal place of business, is located at Mactan-Cebu International Airport Passenger Terminal Building, Airport Terminal, Lapu-Lapu City.

In 2022, the Parent Company sold a portion of its ownership interest in GMCAC that resulted in the loss of the Group's controlling interest in GMCAC. After the sale transaction, Group's ownership interest in GMCAC was reduced to 33.3% as of December 31, 2022. The remaining ownership interest in GMCAC is classified and presented as Non-current Asset Classified as Held for Sale in the 2022 consolidated statement of financial position (see Note 10).

b) MCEI

MCEI was incorporated in 2014 to engage in the development of clean or renewable energy sources for power generation. Its registered address, which is also its principal place of business, is located at 20 N. Domingo St. Brgy. Valencia, Quezon City. As of December 31, 2022, MCEI has not yet started operations.

c) GMI

GMI was incorporated in the Philippines in 2016 and is primarily engaged in general merchandise operations. GMI's registered address, which is also its principal place of business, is located at Mactan-Cebu International Airport Passenger Terminal Building, Airport Terminal, Lapu-Lapu City. GMI started its commercial operations in March 2017.

Prior to its sale in 2022, GMI was 50% owned by the Parent Company and is consolidated in the Group's financial statements as the management considers that the Group has de facto control over GMI even though it effectively holds 50% ownership interest [see Note 3.1(h)].

In December 2022, the Parent Company sold its ownership interest with GMI to GMCAC (see Note 10).

d) MLI

MLI was incorporated in 2016 primarily to engage in real estate and related business. MLI's registered address, which is also its principal place of business, is located at 20 N. Domingo St. Brgy. Valencia, Quezon City. MLI has not commenced its operations as of December 31, 2022.

MLI has a 60% ownership interest in MCLI, a company incorporated in the Philippines and was established to engage in cold and dry storage business. The registered office address of MCLI, which is also its principal place of business, is located at No. 20 N. Domingo Street, Brgy. Valencia, Quezon City.

e) MCBVI

On June 20, 2017, the Parent Company acquired 100% ownership interest in MCBVI, an entity incorporated in the territory of British Virgin Islands to primarily engage in buying and holding shares of other companies. MCBVI's registered address, which is also its principal place of business, is Marcy Building, 2nd floor, Purcell Estate, Road Town Tortola, British Virgin Islands. In 2018, MCBVI has commenced business operations.

MCBVI has wholly owned subsidiaries, DMCC and MW Infrastructure. DMCC, which was registered on December 10, 2017, is involved in infrastructure works. Its registered office is located at Unit 4401-05, Mazaya Business Avenue BB2, Jumeriah Lake Towers, Dubai UAE. MW Infrastructure was registered on September 30, 2020 as a turnkey project contracting and project development consultant. Its registered office is located at Unit 4501-009 Mazaya Business Avenue BB2 Plot No JLTE-PH2-BB2 Jumeirah Lake Towers, Dubai, UAE. DMCC and MW have not commenced operations as of December 31, 2022.

f) Altria

The Parent Company's acquisition of Altria is accounted for as an asset acquisition since it does not constitute an acquisition of business (see Note 11.2).

g) MWCCI and CMCI

The Group's investments in MWCCI and CMCI are accounted for as investments in associates despite the percentage of the Parent Company's ownership interest over these entities [see Notes 3.1(f), 3.1(h) and 11.1].

Significant assets of MWCCI pertain to its receivables from the Department of Health (DOH) from the Build-Operate-Transfer Agreement [see Note 11.1(a)]. MWCCI has undertaken measures to recover compensation costs from DOH. However, based on management's assessment as of December 31, 2022, there is no reasonable expectation of recovery of costs incurred relative to the MPOC Project. Accordingly, the Group has written off its investment in MWCCI in 2022 [see Note 11.1(a)].

h) MIL

MIL, whose registered office is at Marcy Building, 2nd Floor, Purcell Estate, P.O. Box 2416, Road Town Tortola, British Virgin Islands, was incorporated on July 26, 2019. MIL has a 100% owned subsidiary, MC-SG, which was registered on March 1, 2019 as a general building engineering design and consultancy services. Its registered office is located at 8 Cross St. #24-03/04 Manulife Tower Singapore. MIL has not commenced operations as of December 31, 2022.

i) MTI

On August 9, 2018, the Parent Company acquired 344.5 million shares or 100% ownership interest in MTI from existing shareholders of MTI for P344.1 million. MTI owns 49% interest over MWMTI.

MTI is an entity incorporated and registered on November 11, 2011 to establish, own, manage, administer, operate, maintain, and carry the business of providing property management services, either directly or through third parties, but not limited to the services of rent collection, tenant and lease management, marketing and advertising, repair and maintenance, liaison and other similar services. MTI's registered address and principal place of business is at 20 N. Domingo St. Brgy. Valencia, Quezon City.

j) MWMTI

MWMTI is a joint venture arrangement formed on February 10, 2015 by the Parent Company and MTI, both exercising joint control to direct the relevant activities of MWMTI. The joint venture undertakes the development and implementation of the Parañaque Integrated Terminal Exchange (PITX) Project granted by the Philippine Government to MWMTI under a Build-Operate-Transfer Agreement (BOT Agreement) through the DOTr (see Note 29.3.2). In November 2018, MWMTI commenced commercial operations.

k) MGCJV

MGCJV is an unincorporated joint venture formed in 2014 by the Parent Company and GMR Infrastructure (Singapore) PTE Limited – Philippines Branch (GISPL) each owning 50% interest and exercising joint control. MGCJV was established to provide construction of works for the renovation and expansion of the MCIA Project and other airport related construction projects of the Group (see Note 11.4).

l) MGCJVI

MGCJVI is an incorporated joint arrangement formed in January 2018 by the Parent Company owning 50% interest and GISPL with 45% interest and GMR Holdings Overseas (Singapore) PTE Limited owning the remaining 5%. The Parent Company and GISPL both exercising joint control. MGCJVI was established to provide general construction business including construction, improvement and repair of Clark Airport project (see Note 11.4). MGJCVI began to operate in 2018.

m) MTRGC

MTRGC was incorporated and registered with the SEC on March 21, 2018 to develop, set-up, operate, maintain and manage the duty paid outlets at the locations in the Mactan Cebu International Airport (see Note 11.3). It started operations in 2018.

n) SSPPC

SSPPC was incorporated and registered under the laws of the Republic of the Philippines with the SEC on March 13, 2018 to develop, set-up, operate, maintain and manage food and beverage outlets at specified locations in Terminal 1 and Terminal 2 of Mactan Cebu International Airport and the provision of related services thereto (see Note 11.3). It started operations in 2018.

o) CDI

CDI, whose registered office is at Unit 1504 Ayala Life FGU Center Cebu, Mindanao Avenue corner Biliran Road, Cebu Business Park, Cebu City, was incorporated on November 3, 2020 to deal, engage, or otherwise acquire an interest in land or real estate business, without engaging in real estate investment trust.

p) WHI

WHI, whose registered office is at 20 N. Domingo Street, Brgy. Valencia, Quezon City., was incorporated on November 16, 2020 to invest in, purchase, or otherwise acquire and own, hold, use, sell, assign, transfer, mortgage, pledge, exchange or otherwise dispose of real and personal property of every kind and description. As of December 31, 2022, WHI has not yet started commercial operations.

q) TLH

Tiger Legends was incorporated on October 16, 2020 to primarily engage in buying and holding shares of other companies. Tiger Legend's registered address is located at Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, British Virgin Islands. TLH has not commenced operations as of December 31, 2022.

r) HMDJV

HMDJV is an unincorporated joint venture formed on October 27, 2020, by the Parent Company owning 35% and Hyundai Engineering & Construction Co., Ltd. and Dong-ah Geological Engineering Company Ltd. Owning 57.5%, and 7.5% interest, respectively, and exercising joint control. HMDJV was established to provide construction works for the civil structures, viaducts, bridges, and stations of Malolos-Clark Railway Project. HMDJV began to operate in 2021.

s) MOMC

MOMC, whose registered address is at 20 N. Domingo Street, Brgy. Valencia, Quezon City, was incorporated in the Philippines and registered with SEC on March 11, 2015 to engage in buying and holding shares of other companies, either by subscribing to unissued shares of capital stock in public or private offering or by purchasing the shares of other stockholders by way of assignment in private sale. In 2022, the Parent Company subscribed to primary shares of MOMC equivalent to 80% ownership interest for a total consideration of P2.4 million. As of the acquisition date, MOMC has net liabilities of P13.8 million. MOMC has not yet started commercial operations as of December 31, 2022.

t) TPC

TPC, whose registered office is at No. 4 Velasquez Street, Sitio Bangiad, Barangay San Juan, 1920, Taytay, Rizal, was incorporated on August 31, 2022 to engage in the business of producing, manufacturing, fabricating, construction, procuring, furnishing, purchasing and/or selling precast concrete materials, items, and systems, formworks materials and systems, construction equipment, and other construction and building supplies for tunnels, highways, horizontal and vertical developments, infrastructure works, and any other construction projects. TPC has not yet started commercial operations as of December 31, 2022.

1.3 Continuing Impact of COVID-19 on the Group's Business

The COVID-19 pandemic started to become widespread in the Philippines in early March 2020 and its impact has been continuing until the date of the approval of these consolidated financial statements. In 2022, the country's economic status improved because of reopening of local and international travels and loosening of health and safety protocols and restrictions. Demand and supply of products are slowly returning to pre-pandemic levels.

As a result, overall continuing impact of the COVID-19 pandemic to the Group is continuously improving and Group's operations is slowly going back to its pre-pandemic levels. Management will continue to take actions to continually improve the operations as the need arises. Based on the foregoing improvements, management projects that the Group would continue to report positive results of operations and would remain liquid to meet current obligations as they fall due. Accordingly, management has not determined material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern due to the effects of the pandemic.

1.4 Approval of the Consolidated Financial Statements

The consolidated financial statements of the Group as of and for the year ended December 31, 2022 (including the comparative consolidated financial statements as of December 31, 2021 and for the years ended December 31, 2021 and 2020) were authorized for issue by the Parent Company's BOD on May 2, 2023.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these consolidated financial statements are summarized in the succeeding pages. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation of Consolidated Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). PFRS are adopted by the Financial Reporting Standards Council (FRSC) from the pronouncements issued by the International Accounting Standards Board and approved by the Philippine Board of Accountancy.

The consolidated financial statements have been prepared using the measurement bases specified by PFRS for each type of asset, liability, income and expense. The measurement bases are fully described in the accounting policies that follow.

(b) Presentation of Consolidated Financial Statements

The consolidated financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The Group opted to present a separate consolidated statement of income and consolidated statement of comprehensive income.

The Group presents a third consolidated statement of financial position as at the beginning of the preceding period when it applies an accounting policy retrospectively, or makes a retrospective restatement or reclassification of items that has a material effect on the information in the consolidated statement of financial position at the beginning of the preceding period. The related notes to the third consolidated statement of financial position are not required to be disclosed.

In 2022, the Group re-presented its consolidated statements of income, consolidated statements of comprehensive income, and the related note disclosures for the years ended December 31, 2021 and 2020 to separately disclose the results of operations that have been discontinued in 2022, in accordance with the disclosure requirements of PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations* (see Notes 2.4 and 10).

(c) Functional and Presentation Currency

These consolidated financial statements are presented in Philippine pesos, the Group's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the consolidated financial statements are measured using its functional currency. Functional currency is the currency of the primary economic environment in which the Group operates.

2.2 Adoption of Amended PFRS

(a) Effective in 2022 that are Relevant to the Group

The Group adopted for the first time the following amendments and annual improvements to PFRS, which are mandatorily effective for annual periods beginning on or after January 1, 2022:

PFRS 3 (Amendments)	:	Business Combination – Reference to the Conceptual Framework
PAS 16 (Amendments)	:	Property, Plant and Equipment – Proceeds Before Intended Use
PAS 37 (Amendments)	:	Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract
Annual Improvements to PFRS 2018-2020 Cycle		
PFRS 9 (Amendments)	:	Financial Instruments – Fees in the '10 per cent' for Derecognition of Liabilities
PFRS 16 (Amendments)	:	Leases – Lease Incentives

Discussed below and in the succeeding page are the relevant information about these pronouncements.

(i) PFRS 3 (Amendments), *Business Combination – Reference to the Conceptual Framework*. The amendments update an outdated reference to the Conceptual Framework in PFRS 3 without significantly changing the requirements in the standard. The application of these amendments had no significant impact to the Group's consolidated financial statements.

(ii) PAS 16 (Amendments), *Property, Plant and Equipment – Proceeds Before Intended Use*. The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the cost of producing those items, in profit or loss. The application of these amendments had no significant impact to the Group's consolidated financial statements.

(iii) PAS 37 (Amendments), *Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract*. The amendments specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labor, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The application of these amendments had no significant impact to the Group's consolidated financial statements.

(iv) Annual Improvements to PFRS 2018-2020 Cycle. Among the improvements, the following amendments, are relevant to the Group but have no significant impact to the Group's consolidated financial statements:

- PFRS 9 (Amendments), *Financial Instruments – Fees in the '10 per cent' Test for Derecognition of Liabilities.* The improvements clarify the fees that a company includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability.

- Illustrative Examples Accompanying PFRS 16, *Leases – Lease Incentives.* The improvements merely remove from the example, the illustrations of the reimbursement of leasehold improvements by lessor in order to resolve any potential confusion regarding the treatment of lease incentives.

(b) Effective Subsequent to 2022 but not Adopted Early

There are amendments to existing standards effective for annual periods subsequent to 2022 which are adopted by the FRSC. Management will adopt the relevant pronouncements in accordance with their transitional provisions; and, unless otherwise stated, none of these are expected to have significant impact on the Group's consolidated financial statements:

(i) PAS 1 (Amendments), *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current* (effective from January 1, 2023)

(ii) PAS 1 (Amendments), *Presentation of Financial Statements – Disclosure of Accounting Policies* (effective from January 1, 2023)

(iii) PAS 8 (*Amendments*), *Accounting Estimates – Definition of Accounting Estimates* (effective from January 1, 2023)

(iv) PAS 12 (Amendments), *Income Taxes – Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction* (effective from January 1, 2023)

(v) PFRS 10 (Amendments), *Consolidated Financial Statements*, and PAS 28 (Amendments), *Investments in Associates and Joint Ventures – Sale or Contribution of Assets Between an Investor and its Associates or Joint Venture* (effective date deferred indefinitely)

(c) Effective in 2022 that is not Relevant to the Group

Annual Improvements to PFRS 2018-2020 Cycle. Among the improvements, the following amendments, which are effective from January 1, 2022, are not relevant to the Group:

- PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards – Subsidiary as a First-time Adopter*

- PAS 41, *Agriculture – Taxation in Fair Value Measurements*

2.3 *Basis of Consolidation and Accounting for Investments in Subsidiaries, Investments in Subsidiaries and Associates, and Interests in Joint Arrangements*

The Group's consolidated financial statements comprise the accounts of the Parent Company and its subsidiaries, as discussed in Note 1.2, after elimination of material intercompany transactions. All intercompany assets and liabilities, equity, income, expenses, and cash flows relating to transactions between entities under the Group, are eliminated in full on consolidation. Unrealized profits and losses from intercompany transactions that are recognized in assets are also eliminated in full. Intercompany losses that indicate impairment are recognized in the consolidated financial statements. The financial statements of subsidiaries, associates and joint arrangements are prepared for the same reporting period as the Parent Company, using consistent accounting principles.

The Parent Company accounts for its investments in subsidiaries, associates, interests in joint arrangements and non-controlling interests as follows:

(a) Investments in Subsidiaries

Subsidiaries are entities (including structured entities) over which the Group has control. The Group controls an entity when it is exposed, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date the Parent Company obtains control.

The Parent Company reassesses whether or not it controls an entity if facts and circumstances indicate that there are changes to one or more of the three elements of controls indicated above. Accordingly, entities are deconsolidated from the date that control ceases.

Distributions from subsidiaries are accounted for as dividend income which are eliminated at consolidation.

i) Accounting for Business Combination Using the Acquisition Method

The acquisition method is applied to account for acquired subsidiaries. This requires recognizing and measuring the identifiable assets acquired, the liabilities assumed and any non-controlling interest in the acquiree. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group, if any. The consideration transferred also includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred and subsequent change in the fair value of contingent consideration is recognized directly in profit or loss.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognizes any non-controlling interest in the acquiree, either at fair value or at the non-controlling interest's proportionate share of the recognized amounts of acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any existing equity interest in the acquiree over the acquisition-date fair value of identifiable net assets acquired is recognized as goodwill. If the consideration transferred is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognized directly as gain in profit or loss (see Note 2.14).

ii) Accounting for Business Combination Using the Pooling-of-interests Method

Business combinations arising from transfers of interests in entities that are under the common control of the principal shareholder are accounted for under the pooling-of-interests method. Transfers of assets between commonly controlled entities are accounted for under historical cost accounting. Under this method, the financial information of the acquired entities is included as if the acquisition occurred in the earliest period presented. The assets and liabilities of the acquired entities are combined using their respective carrying values and any difference is accounted for and recognized in Other Reserves account presented under the consolidated statement of changes in equity.

(b) Investments in Associates

Associates are those entities over which the Parent Company is able to exert significant influence, but which are neither subsidiaries nor interests in a joint arrangement. Investments in associates are initially recognized at cost and subsequently accounted for using the equity method.

Acquired investment in associates is subject to the purchase method. The purchase method involves the recognition of the acquiree's identifiable assets and liabilities, including contingent liabilities, regardless of whether they were recorded in the financial statements prior to acquisition. Any goodwill that represents the excess of acquisition cost over the fair value of the Parent Company's share of the identifiable net assets of the acquiree at the date of acquisition or fair value adjustment attributable to the Parent Company's share in the associate is included in the amount recognized as investment in an associate.

All subsequent changes to the ownership interest in the equity of the associates are recognized in the Parent Company's carrying amount of the investments. Changes resulting from the profit or loss generated by the associates are credited or charged against the Equity in net profit (losses) of associates and joint ventures as part of Others under Income and Expenses section of the consolidated statement of income.

Impairment loss is provided when there is objective evidence that the investment in an associate will not be recovered (see Note 2.22).

Changes resulting from other comprehensive income of the associate or items recognized directly in the associate's equity are recognized in other comprehensive income or equity of the Parent Company, as applicable. However, when the Parent Company's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Parent Company does not recognize further losses, unless it has incurred obligations or made payments on behalf of the associate.

If the associate subsequently reports profits, the investor resumes recognizing its share of those profits only after its share of the profits exceeds the accumulated share of losses that has previously not been recognized.

Distributions received from the associates are accounted for as a reduction of the carrying value of the investment.

(c) Interests in Joint Arrangements

A joint control arises from a contractually agreed sharing of control in an arrangement, which exist only when decisions about the relevant activities require unanimous consent of the parties sharing control.

(i) Joint Operation

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. For interests in joint operation, the Group recognizes in its consolidated financial statements its assets including its share of any assets held jointly; its liabilities including its share of any liabilities incurred jointly; its revenue from sale of its share of the output arising from the joint operation; its expenses including its share of any expenses incurred jointly; and its share in the income from the sale of goods or services by the joint operation. The amounts of these related accounts are presented as part of the regular asset and liability accounts and income and expense accounts of the Group and are measured and recognized in accordance with the relevant financial reporting standards.

(ii) Joint Venture

A jointly controlled entity is a corporation, partnership, or other entity in which two or more venturers have an interest, under a contractual arrangement that establishes joint control over the entity. Each venturer usually contributes cash or other resources to the jointly controlled entity. Those contributions are included in the accounting records of the venturer and recognized in the venturer's financial statements as an investment in the jointly controlled entity.

Investments in joint venture are initially recognized at cost and subsequently accounted for using the equity method.

Acquired investment in a jointly controlled entity is subject to the purchase method. The purchase method involves the recognition of the jointly controlled entity's identifiable assets and liabilities, including contingent liabilities, regardless of whether they were recorded in the financial statements prior to acquisition. Any goodwill that represents the excess of acquisition cost over the fair value of the venturer's share of the identifiable net assets of the joint venture at the date of acquisition or fair value adjustment attributable to the venturer's share in the joint venture is included in the amount recognized as investment in joint venture.

All subsequent changes to the ownership interest in the equity of the joint venture are recognized in the venturer's carrying amount of the investments.

Changes resulting from the profit or loss generated by the joint venture are credited or charged against the Equity in net profit (losses) of associates and joint ventures as part of Others – net account under Income and Expenses section of the consolidated statement of income.

Impairment loss is provided when there is objective evidence that the investments in joint venture will not be recovered (see Note 2.22).

Changes resulting from other comprehensive income of the jointly controlled entity or items recognized directly in the jointly controlled entity's equity are recognized in other comprehensive income or equity of the venturer, as applicable. However, when the venturer's share of losses in a joint venture equals or exceeds its interest in the joint venture, including any other unsecured receivables, the venturer does not recognize further losses, unless it has incurred obligations or made payments on behalf of the jointly controlled entity. If the jointly controlled entity subsequently reports profits, the venturer resumes recognizing its share of those profits only after its share of the profits exceeds the accumulated share of losses that has previously not been recognized.

Distributions received from the jointly controlled entity are accounted for as a reduction of the carrying value of the investments.

(d) Transactions with Non-controlling Interests

The Group's transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions, that is, as transaction with the owners of the Group in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of the net assets of the subsidiary is recognized as Other Reserves in equity. Disposals of equity investments to non-controlling interests result in gains and losses for the Group that are also recognized in equity.

When the Group ceases to have control over a subsidiary, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognized in profit or loss. The fair value is the initial carrying amount for the purpose of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss.

The Parent Company holds interests in various subsidiaries, associates, and joint arrangements as presented in Notes 1.2 and 11.

2.4 Accounting Policy for Non-current Asset Classified as Held for Sale and Discontinued Operations

Non-current asset classified as held for sale relates to the Group's remaining ownership interest in GMCAC that the Group intends to sell (see Note 10). The Group classifies a non-current asset classified as held for sale if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. In the event that the sale of the asset is extended beyond one year, the extension of the period required to complete the sale does not preclude an asset from being classified as held for sale if the delay is caused by events or circumstances beyond the Group's control and there is sufficient evidence that the Group remains committed to its plan to sell the asset.

A non-current asset classified as held for sale is measured at the lower of its carrying amount, immediately prior to its classification as held for sale, and its fair value less costs to sell. The Group shall recognize an impairment loss for any initial or subsequent write-down of the asset at fair value less cost to sell. Gain from any subsequent increase in fair value less cost to sell of an asset is recognized to the extent of the cumulative impairment loss previously recognized. Assets classified as held for sale are not subject to depreciation. If the Group has classified an asset as held for sale, but the criteria for it to be recognized as held for sale are no longer satisfied, the Group shall cease to classify the asset as held for sale. The gain or loss arising from the sale or re-measurement of held for sale assets is recognized in profit or loss in the consolidated statement of income.

A discontinued operation is a component of an entity that either has been disposed of, or is classified as held for sale, and,

(a) Represents a separate major line of business or geographical area of operations;

(b) Is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations or; and,

(c) Is a subsidiary acquired exclusively with a view of resale.

Discontinued operations are presented as a single amount in the consolidated statement of income comprising of the post-tax profit or loss from discontinued operations and the post-tax gain or loss recognized on the measurement to fair value less costs to sell or on the disposal of the assets or disposal groups constituting the discontinued operations.

Consistent with the disclosure requirements of PFRS 5, re-presentation of all the required disclosures for prior period is made in the consolidated financial statements so that the disclosures relate to all operations that have been discontinued as at the reporting date for the latest period presented. Revenues, expenses and pre-tax profit or loss of discontinued operation are presented in Note 10. The revenue, cost and expense policies relating to discontinued operations are discussed in Note 2.19.

2.5 Current versus Non-current classification

The Group presents assets and liabilities in the consolidated statement of financial position based on current or noncurrent classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or,
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within 12 months after the reporting period; or,
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as noncurrent.

Deferred income tax assets and liabilities are classified as noncurrent assets and liabilities.

2.6 Financial Assets

Financial assets are recognized when the Group becomes a party to the contractual terms of the financial instrument. For purposes of classifying financial assets, an instrument is considered as an equity instrument if it is non-derivative and meets the definition of equity for the issuer in accordance with the criteria of PAS 32, *Financial Instruments: Presentation*. All other non-derivative financial instruments are treated as debt instruments.

(a) Classification, Measurement and Reclassification of Financial Assets

The classification and measurement of financial assets is driven by the Group's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. The classification and measurement of financial assets are described below and in the succeeding pages.

(i) Financial Assets at Amortized Cost

Financial assets are measured at amortized cost if both of the following conditions are met:

- the asset is held within the Group's business model whose objective is to hold financial assets in order to collect contractual cash flows ("hold to collect"); and,

- the contractual terms of the instrument give rise, on specified dates, to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Except for trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with PFRS 15, *Revenue from Contracts with Customers*, all financial assets meeting these criteria are measured initially at fair value plus transaction costs. These are subsequently measured at amortized cost using the effective interest method, less any impairment in value.

The Group's financial assets at amortized cost are presented as Cash and Cash Equivalents, Trade and Other Receivables (excluding Advances to officers and employees), Refundable security and bond deposits (presented under Other Current Assets account) and Investment in trust fund (which pertains solely to cash) and Refundable security deposits (presented under Other Current and Non-current Assets account) in the consolidated statement of financial position. Financial assets measured at amortized cost are included in current assets, except for those with maturities greater than 12 months after the end of reporting period, which are classified as non-current assets.

For purposes of cash flows reporting and presentation, cash and cash equivalents comprise accounts with original maturities of three months or less, including cash. These generally include cash on hand, demand deposits and short-term, highly liquid investments readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of the financial assets except for those that are subsequently identified as credit-impaired. For credit-impaired financial assets at amortized cost, the effective interest rate is applied to the net carrying amount of the financial assets (after deduction of the loss allowance). The interest earned is recognized in the consolidated statement of income as part of Finance Income.

(ii) Financial Assets at Fair Value Through Other Comprehensive Income

The Group accounts for financial assets at fair value through other comprehensive income (FVOCI) if the assets meet the following conditions:

- they are held under a business model whose objective is to hold to collect the associated cash flows and sell ("hold to collect and sell"); and,
- the contractual terms of the financial assets give rise to cash flows that are SPPI on the principal amount outstanding.

At initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to designate equity investments as at FVOCI; however, such designation is not permitted if the equity investment is held by the Group for trading or as mandatorily required to be classified as fair value through profit or loss (FVTPL). The Group has designated certain equity instruments as at FVOCI on initial recognition.

Financial assets at FVOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value, with no deduction for any disposal costs. Gains and losses arising from changes in fair value are recognized in other comprehensive income, net of any effects arising from income taxes, and are reported as part of Revaluation Reserves account in equity. When the asset is disposed of, the cumulative gain or loss previously recognized in the Revaluation Reserves account is not reclassified to profit or loss but is reclassified directly to Retained Earnings account, except for those debt securities classified as FVOCI wherein cumulative fair value gains or losses are recycled to profit or loss.

Any dividends earned on holding equity instruments are recognized in profit or loss as part of Others – net account under Income and Expenses section of the consolidated statement of income, when the Group's right to receive dividends is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and, the amount of the dividend can be measured reliably, unless the dividends clearly represent recovery of a part of the cost of the investment.

(iii) Financial Assets at Fair Value Through Profit or Loss

Financial assets that are held within a different business model other than "hold to collect" or "hold to collect and sell" are categorized at FVTPL. Further, irrespective of business model, financial assets whose contractual cash flows are not SPPI are accounted for at FVTPL. Also, equity securities are classified as financial assets at FVTPL, unless the Group designates an equity investment that is not held for trading as at FVOCI at initial recognition.

The Group's financial assets at FVTPL pertains only to derivatives arising from interest rate swap entered by GMCAC (see Notes 2.18 and 7.1).

Financial assets at FVTPL are measured at fair value with gains or losses recognized in profit or loss as part of Finance Income in the consolidated statement of income. The fair values of these financial assets are determined by reference to active market transactions or using a valuation technique where no active market exists.

The Group can only reclassify financial assets if the objective of its business model for managing those financial assets changes. Accordingly, the Group is required to reclassify financial assets: (i) from amortized cost to FVTPL, if the objective of the business model changes so that the amortized cost criteria are no longer met; and, (ii) from FVTPL to amortized cost, if the objective of the business model changes so that the amortized cost criteria start to be met and the characteristic of the instrument's contractual cash flows meet the amortized cost criteria.

A change in the objective of the Group's business model will take effect only at the beginning of the next reporting period following the change in the business model.

(b) Impairment of Financial Assets

At the end of the reporting period, the Group assesses its expected credit loss (ECL) on a forward-looking basis associated with its financial assets carried at amortized cost. The measurement of ECL involves consideration of broader range of information that is available without undue cost or effort at the reporting date about past events, current conditions, and reasonable and supportable forecasts of future economic conditions (i.e., forward-looking information) that may affect the collectability of the future cash flows of the financial assets. Measurement of the ECL is determined by a probability-weighted estimate of credit losses over the expected life of the financial instruments evaluated based on a range of possible outcome.

The Group uses the simplified approach in measuring ECL, which uses a lifetime expected loss allowance for all trade and other receivables and contract assets. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial assets. To calculate the ECL, the Group uses its historical experience, external indicators and forward-looking information to calculate the ECL using a provision matrix. The Group also assesses impairment of trade receivables on a collective basis as they possess shared credit risk characteristics and have been grouped based on the days past due [see Note 32.2(b)].

On the other hand, the Group applies a general approach in relation to advances to and receivables from related parties. The maximum period over which ECL should be measured is the longest contractual period where an entity is exposed to credit risk. In the case of these receivables from related parties, which are repayable on demand, the contractual period is the very short period needed to transfer the cash once demanded.

Management determines possible impairment based on the sufficiency of the related parties' highly liquid assets in order to repay the Group's receivables if demanded at the reporting date taking into consideration the historical defaults of the related parties. If the Group cannot immediately collect its receivables, management considers the expected manner of recovery to measure ECL. If the recovery strategies indicate that the outstanding balance of advances to related parties can be collected, the ECL is limited to the effect of discounting the amount due over the period until cash is realized. For financial assets other than trade and other receivables and contract assets, the Group determines whether there has been a significant increase in credit risk for financial asset since initial recognition by comparing the risk of default occurring over the expected life of the financial asset between the reporting date and the date of the initial recognition.

In making this assessment, the Group considers both quantitative and qualitative information that may indicate an actual or expected deterioration of the credit quality of the financial assets.

The key elements used in the calculation of ECL are as follows:

- *Probability of default* – It is an estimate of likelihood of a counterparty defaulting at its financial obligation over a given time horizon, either over the next 12 months or the remaining lifetime of the obligation.

- *Loss given default* – It is an estimate of loss arising in case where a default occurs at a given time. It is based on the difference between the contractual cash flows of a financial instrument due from a counterparty and those that the Group would expect to receive, including the realization of any collateral or effect of any credit enhancement.

- *Exposure at default* – It represents the gross carrying amount of the financial instruments in the event of default which pertains to its amortized cost.

The Group recognizes an impairment loss in profit or loss for all financial instruments subjected to impairment assessment with a corresponding adjustment to their carrying amount through a loss allowance account, except for debt instruments measured at FVOCI, for which the loss allowance is recognized in other comprehensive income and accumulated in Revaluation Reserves account, and does not reduce the carrying amount of the financial asset in the consolidated statement of financial position.

(c) Derecognition of Financial Assets

The financial assets (or where applicable, a part of a financial asset or part of a group of financial assets) are derecognized when the contractual rights to receive cash flows from the financial instruments expire, or when the financial assets and all substantial risks and rewards of ownership have been transferred to another party.

If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

2.7 Construction Materials

Construction materials are valued at the lower of cost and net realizable value. Cost is determined using the weighted average method. The cost of construction materials includes all costs directly attributable to acquisition such as the purchase price, import duties and other taxes that are not subsequently recoverable from taxing authorities.

The net realizable value of construction materials is the current replacement cost.

2.8 Other Assets

Other current assets pertain to other resources controlled by the Group as a result of past events. They are recognized in the consolidated financial statements when it is probable that the future economic benefits will flow to the Group and the asset has a cost or value that can be measured reliably.

Other recognized assets of similar nature, where future economic benefits are expected to flow to the Group beyond one year after the end of the reporting period, are classified as non-current assets.

2.9 Property, Plant and Equipment

Property, plant and equipment, except land and construction in progress, are carried at acquisition cost or construction cost less subsequent depreciation and any impairment losses. Land held for use in operations or administration is stated at cost less any impairment losses.

The cost of an asset comprises its purchase price and directly attributable costs of bringing the asset to working condition for its intended use. Expenditures for additions, major improvements and renewals are capitalized; expenditures for repairs and maintenance are charged to expense as incurred.

Depreciation is computed on straight-line basis over the estimated useful lives of the assets as follows:

Building	25 years
Precast factory	25 years
Precast and construction equipment	3-15 years
Office furniture, fixtures and equipment	3-10 years
Transportation equipment	5-8 years

Construction in progress represents properties under construction and is stated at cost. This includes cost of construction of the Group's building, batching plant and precast factory, and any applicable borrowing costs (see Note 2.24). The account is not depreciated until such time that the assets are completed and available for use.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (see Note 2.22).

The residual values, estimated useful lives and method of depreciation of property, plant and equipment are reviewed, and adjusted if appropriate, at the end of each reporting period.

Fully depreciated assets are retained in the accounts until these are no longer in use and no further charge in depreciation is made in respect of these assets.

An item of property, plant and equipment, including the related accumulated depreciation and impairment losses, is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in profit or loss in the year the item is derecognized.

2.10 Acquisition of Assets

Acquisition of interest in an entity that holds investment property which does not constitute a business is accounted for as an asset acquisition. A business is an integrated set of activities and assets that is capable of being conducted and managed for the purpose of providing a return in the form of dividends to investors or other owners, members, and participant. Under the asset purchase accounting, the purchase cost is allocated to identifiable assets and liabilities based on relative fair values of individual items; goodwill or gain on bargain purchase is not recognized; and transaction costs are capitalized.

2.11 Investment Properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Pursuant to the Concession Agreement for the PITX Project, the Group is granted the exclusive right and obligation to construct and develop the commercial area of the PITX Project (see Notes 1.2 and 29.3.2), which shall be held for rentals and rendering of any incidental service or facility from the use of commercial areas. Accordingly, the Group accounts for the construction and development of commercial area as Investment Property.

Investment property comprising of asset under construction and development are measured initially at acquisition cost, including transaction costs. This includes cost of construction, any applicable borrowing costs (see Note 2.24) and other direct costs. The account is not depreciated until such time that the assets are completed and available for use.

Following initial recognition, investment properties are carried at cost less accumulated depreciation and any impairment in value (see Note 2.22).

The investment property related to PITX project is depreciated using the straight-line method from the date the asset became available for its intended use. Depreciation is computed over the remaining concession period of 30 years.

The Group's investment properties also include land which is carried at cost less any impairment in value.

The carrying value of the investment properties are reviewed for impairment when changes in circumstances indicate that the carrying value may not be recoverable. If any such indication exists and where the carrying value exceeds the estimated recoverable amount, the asset is written down to its recoverable amount and impairment losses are recognized in the consolidated statement of income.

The investment properties are derecognized upon disposal or when permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the consolidated statement of income in the year of retirement or disposal.

2.12 Intangible Assets

The Group's intangible assets currently include acquired software licenses and concession assets as described in more detail as follows:

(a) Concession Assets

The Group accounts for its Concession Agreement in relation to the MCIA Project [see Notes 1.2(a) and 13] under the intangible asset model as it receives the right (license) to charge users of the public service.

The concession asset is recognized initially at cost. It consists of:

(i) Upfront fees payments on the Concession Agreement, including the related borrowing costs;
(ii) Directly attributable costs related to the acquisition of the concession assets; and,
(iii) Cost of infrastructure constructed and under construction in accordance with the terms and conditions of the Concession Agreement. These are not recognized as property, plant and equipment of the Group but as an intangible asset.

Following initial recognition, concession assets are carried at cost less any accumulated amortization and any accumulated impairment losses. The service concession asset is amortized using the unit-of-production method which reflects the asset's usage-based on passenger volume and usage of their airport activities over the concession period. Management believes that usage-based method best reflects the pattern of consumption of the concession asset.

The period and method of amortization are reviewed at least at the end of each financial reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and treated as changes in accounting estimates.

The amortization expense on the concession asset is recognized in the consolidated statement of income in the expense category consistent with the function of the concession asset.

Subsequent costs and expenditures related to infrastructures arising from the Group's commitments to the Concession Agreement are recognized as additions to the concession asset and are stated at cost. Capital expenditures necessary to support the Group's operation as a whole are recognized as property, plant and equipment and accounted for in accordance with the Group's accounting policy on Property, Plant and Equipment.

The concession asset will be derecognized upon turnover to the Grantors. There will be no gain or loss upon derecognition as the concession asset, which is expected to be fully amortized by then, and will be handed over to the Grantors with no consideration.

Concession assets not yet in use are initially recognized at cost and assessed for impairment at least annually based on the asset's value-in-use. Amortization of the assets will commence only when it becomes available for use. The Group's concession assets not available for use are tested for impairment if there are any indications of impairment. The related carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (see Note 2.22).

(b) Acquired Computer Software Licenses

Acquired computer software license (shown as part of Other Non-current Assets) is accounted for under the cost model. The cost of the asset is the amount of cash or cash equivalents paid or the fair value of the other considerations given up to acquire an asset at the time of its acquisition or production. Capitalized costs are amortized on a straight-line basis over the estimated useful lives of three to five years as the lives of these intangible assets are considered finite. In addition, this is subject to impairment testing as described in Note 2.22.

Acquired computer software licenses are capitalized on the basis of the costs incurred to acquire and install the specific software. Costs associated with maintaining computer software and those costs associated with research activities are recognized as expense in profit or loss as incurred.

Costs that are directly attributable to the development phase of new customized software for information technology are recognized as intangible assets if, and only if, the Group can demonstrate all of the following recognition requirements below:

(i) technical feasibility of completing the prospective product for internal use or sale;

(ii) the intangible asset will generate probable economic benefits through internal use or sale;

(iii) intention and ability to complete, i.e., availability of sufficient technical, financial, and other resources necessary for completion, and use or sell the asset; and,

(iv) ability to measure reliably the expenditure attributable to the intangible asset during development.

Acquired computer software license is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from derecognition of an intangible asset is determined as the difference between the net disposal proceeds and carrying value of the asset, and is charged to profit or loss for the period.

2.13 Financial Liabilities

Financial liabilities, which include interest-bearing loans and borrowings, trade and other payables [except output value-added tax (VAT) and other taxes payable], and other non-current liabilities (except unearned rent income) are recognized when the Group becomes a party to the contractual terms of the instrument. These are recognized initially at their fair values and subsequently measured at amortized cost, using the effective interest method for maturities beyond one year, less settlement payments. All interest-related charges incurred on a financial liability, except capitalized borrowings costs which is recognized as part of the related qualifying asset (see Note 2.24), are recognized as an expense in profit or loss under the caption Finance Costs in the consolidated statement of income. Interest-bearing loans and borrowings are raised for support of short-term or long-term funding of operations. Finance charges, including direct costs, are charged to profit or loss on an accrual basis using the effective interest method and are added to the carrying amount of the instrument to the extent that these are not settled in the period in which they arise.

Trade and other payables are initially recognized at their fair value and subsequently measured at amortized cost, using effective interest method for maturities beyond one year, less settlement payments.

Dividend distributions to shareholders are recognized as financial liabilities upon declaration by the BOD.

Financial liabilities are classified as current liabilities if payment is due to be settled within one year or less after the end of the reporting period (or in the normal operating cycle of the business, if longer), or the Group does not have an unconditional right to defer settlement of the liability for at least 12 months after end of the reporting period. Otherwise, these are presented as non-current liabilities.

Financial liabilities are derecognized from the consolidated statement of financial position only when the obligations are extinguished either through discharge, cancellation or expiration. The carrying amount of the financial liability derecognized and the consideration paid or payable is recognized in profit or loss. Where an existing liability is replaced by another from the same lender on substantially different terms, or if the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognized as gain or loss in profit or loss. If the modification is not considered substantial, the liability is restated to the net present value of revised cash flows discounted at the original effective interest rate, with the adjustment recognized as gain or loss in profit or loss.

2.14 Business Combinations

Business acquisitions are accounted for using the acquisition method of accounting.

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary at the date of acquisition, except for lease liabilities which are measured based on the present value of the remaining lease payments as if the acquired lease were a new lease at acquisition date and right-of-use assets which are measured at an amount equal to the recognized lease liability, adjusted to reflect favorable or unfavorable lease terms compared with market terms. Subsequent to initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested annually for impairment and carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed (see Note 2.22).

Negative goodwill which is the excess of the Group's interest in the net fair value of net identifiable assets acquired over acquisition cost is charged directly to income.

For the purpose of impairment testing, goodwill is allocated to cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The cash-generating units or groups of cash-generating units are identified according to operating segment.

Gains and losses on the disposal of an interest in a subsidiary include the carrying amount of goodwill relating to it.

If the business combination is achieved in stages, the acquirer is required to remeasure its previously held equity interest in the acquiree at its acquisition-date fair value and recognize the resulting gain or loss, if any, in profit or loss or other comprehensive income, as appropriate.

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with PAS 37, either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

2.15 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Group's executive committee; its chief operating decision-maker. The executive committee is responsible for allocating resources and assessing performance of the operating segments.

In identifying its operating segments, management generally follows the Group's products and service lines as disclosed in Note 4, which represent the main products and services provided by the Group.

Each of these operating segments is managed separately as each of these service lines requires different technologies and other resources as well as marketing approaches. All inter-segment transfers are carried out at arm's length prices.

The measurement policies the Group uses for segment reporting under PFRS 8, *Operating Segments*, are the same as those used in its consolidated financial statements, except that the following are not included in arriving at the operating profit of the operating segments:

- post-employment benefit expenses;
- expenses relating to share-based payments, if any;
- research costs relating to new business activities; and,
- revenue, costs, and fair value gains from investment property, if any.

In addition, corporate assets which are not directly attributable to the business activities of any operating segment are not allocated to a segment.

2.16 Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the resulting net amount, considered as a single financial asset or financial liability, is reported in the consolidated statement of financial position when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously. The right of set-off must be available at the end of the reporting period, that is, it is not contingent on future event. It must also be enforceable in the normal course of business, in the event of default, and in the event of insolvency or bankruptcy; and must be legally enforceable for both entity and all counterparties to the financial instruments.

2.17 Provisions and Contingencies

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the end of the reporting period, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. When time value of money is material, long-term provisions are discounted to their present values using a pretax rate that reflects market assessments and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as interest expense. Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate.

In those cases, where the possible outflow of economic resource as a result of present obligations is considered improbable or remote, or the amount to be provided for cannot be measured reliably, no liability is recognized in the consolidated financial statements. Similarly, possible inflows of economic benefits to the Group that do not yet meet the recognition criteria of an asset are considered contingent assets, hence, are not recognized in the consolidated financial statements. On the other hand, any reimbursement that the Group can be virtually certain to collect from a third party with respect to the obligation is recognized as a separate asset not exceeding the amount of the related provision.

2.18 Derivative Financial Instruments and Hedging

Derivative financial instruments are initially recognized at fair value on the date in which a derivative transaction is entered into, and are subsequently remeasured and accounted for in the consolidated statement of financial position at fair value. The method of recognizing the resulting gain or loss depends on whether the derivative is designated as a hedge of an identified risk and qualifies for hedge accounting treatment or accounted for as derivative not designated for hedges.

The Group's derivative financial instruments are accounted for transactions not designated as hedges. Certain freestanding derivative instruments that provide economic hedges under the Group's policies either do not qualify for hedge accounting or are not designated as accounting hedges. Changes in the fair values of derivative instruments not designated as hedges are recognized immediately in the consolidated statement of income. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

2.19 Revenue and Expense Recognition

Revenue arises mainly from rendering of construction services, airport operations, trading operations and landport operations.

In 2022, revenue, costs and expenses from airport operations and trading operations were presented as discontinued operations in the consolidated statements of income following the loss of control of the Group over GMCAC and the sale of the Group's ownership interest in GMI to GMCAC [see Notes 1.2(a)(c), 2.4 and 10].

To determine whether to recognize revenue, the Group follows a five-step process described below:

1) identifying the contract with a customer;
2) identifying the performance obligation;
3) determining the transaction price;
4) allocating the transaction price to the performance obligations; and,
5) recognizing revenue when/as performance obligations are satisfied.

The Group determines whether a contract with customer exists by evaluating whether the following gating criteria are present:

(a) the parties to the contract have approved the contract either in writing, orally or in accordance with other customary business practices;
(b) each party's rights regarding the goods or services to be transferred or performed can be identified;
(c) the payment terms for the goods or services to be transferred or performed can be identified;
(d) the contract has commercial substance (i.e., the risk, timing, or amount of the future cash flows is expected to change as a result of the contract); and,
(e) collection of the consideration in exchange of the goods and services is probable.

Revenue is recognized only when (or as) the Group satisfies a performance obligation by transferring control of the promised goods or services to a customer. The transfer of control can occur over time or at a point in time.

A performance obligation is satisfied at a point in time unless it meets one of the following criteria, in which case it is satisfied over time:

(a) the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
(b) the Groups performance creates or enhances an asset that the customer controls as the asset is created or enhanced; and,
(c) the Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

The Group often enters into transactions involving construction services, airport operations, airport merchandising operations, landport operations, and other contracts containing performance obligations with counterparties. The significant judgments used in determining the transaction price and the amounts allocated to the performance obligations are disclosed in Note 3.1(b).

The transaction price allocated to performance obligations satisfied at a point in time is recognized as revenue when control of the asset or services transfers to the customer. If the performance obligation is satisfied over time, the transaction price allocated to that performance obligation is recognized as revenue as the performance obligation is satisfied. The Group's normal credit terms ranges from 35 to 60 days after billing.

In addition, the following specific recognition criteria for each identified performance obligation must also be met before revenue is recognized:

<u>*Continuing Operations*</u>

(a) *Construction operations revenue* – This includes revenue from construction activities such as construction works, sale of construction materials, management fee and rental of construction equipment.

  i. *Contract revenues* – This includes revenue from construction services and is recognized over time as the service is provided. The Group uses the percentage of completion method to determine the appropriate amount to recognize as contract revenue in a given period. The stage of completion is measured by reference to the contract costs incurred up to the end of the reporting period as a percentage of total estimated costs for each contract. Costs incurred in the year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion.

  ii. *Sale of construction materials* – Revenue from sale of ready mixed concrete and precast materials are recognized over time as goods are manufactured as there are no alternate use for these construction materials.

  iii. *Consultancy and management fees* – This is recognized on a time-and-materials basis as the services are provided. Customers are invoiced monthly as work progresses, which are due upon receipt by the customers. Any amounts remaining unbilled at the end of a reporting period are presented in the consolidated statement of financial position as receivables as only the passage of time is required before payment of these amounts will be due.

  iv. *Rental revenue* – Revenue from rentals arising from the lease of its construction equipment is recognized on the straight-line basis over the lease term based on the provisions of the covering lease contracts, including any minimum rent-free period therein, plus additional rent free period as mutually agreed by the contracting parties [see Note 2.20(b)]. This is outside the scope of PFRS 15.

(b) *Landport operations revenue* – Landport operations revenue is recognized under the cost-recovery method in accordance with PFRS 15. Rendering of operating services is one of the Group's performance obligations under the Concession Agreement. After the recovery of construction costs, revenues are recognized based on the landport operations of the PITX Project (see Note 29.3.2) up to the extent of the annual grantor payment (AGP).

(c) *Common use service area (CUSA) charges* – CUSA is recognized over time when the performance of contractually agreed task has been rendered. Furthermore, recoveries from utility expenses are recognized net of related expenses as the Group acts only as an agent of the utility companies.

<u>*Discontinued Operations*</u>

(a) *Airport operations revenue* – Revenue from airport operations pertains to revenue from services related to aeronautical and non-aeronautical activities in the MCIA, which are further classified as follows:

i. *Aeronautical revenue* – Aeronautical revenues pertain mainly to passenger service charges which are recognized as revenue over time when the related airport services have been rendered, the rates for such fees are provided under Administrative Order (AO) No. 2, Series of 2011, issued by MCIAA. On the other hand, revenues from ancillary services such as parking, tacking, and lighting services are recognized at a point in time upon availment of service.

ii. *Concession revenue* – Concession revenues are generated through airport concessionaires, tenants or airport service providers who pay monthly fees for the right to use or access airport facilities to offer their goods and services to the general public and air traveling community. Airport facilities and parking spaces are not specific in the license agreement and the Group still has control over which are available for rental. Payments are in accordance with the negotiated agreements with these parties, and are based on either a minimum monthly guarantee or on gross receipts as applicable. Concession revenue is recognized over time when the related sale of concessionaire is earned.

iii. *Commercial revenue* – Commercial revenues comprise advertising charges, car parking and car rental revenues. Car parking revenue comprises time-based charges from the operation of car parking services. Car rental revenue comprises concession charges from car rental companies. Revenue is recognized over time when the related services are provided.

(b) *Trading operations revenue* – Airport merchandising operations revenues relates to sale of food and non-food items within the premise of MCIA. Airport merchandising operations revenues are recognized at a point in time when the control over the goods have passed to the buyer.

(c) *Check-in counter revenue* – This comprises rental of check-in counter charged to airline companies and space rental charged to tenants. The Group bills the airlines based on the number of passengers. The rate per passenger varies on the annual number of passengers reached by each airline per cycle. Revenue from check-in counters is recognized over the period when the related services have been rendered.

(d) *Sale of food and non-food items* – This is recognized at a point in time upon transferring control of the promised goods or services to a customer.

The Group presents a contract asset when it transfers control of goods or performs services before the customer pays consideration or before payment is due. A contract asset is the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer.

The Group presents a contract liability when a customer pays the consideration, or the Group has the right to an amount of consideration that is unconditional (i.e., a receivable), before the Group transfers goods or performs services to the customer. A contract liability is the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Contract liability also includes cash received from customers which are applied to subsequent progress billings for construction contracts. The Group considers the effect of significant financing component in the contract which is recognized as part of Construction Operation Revenues and Finance Costs in the consolidated statement of income [see Note 3.1(b)].

The Group assesses its revenue agreement against the specific criteria in order to determine if it is acting as a principal or an agent [see Note 3.1(c)]. Billing from common area, air conditioning and other dues are presented at gross amounts since the Group acts as a principal. Other revenues from electricity and water dues, in with the Group acts as an agent, are presented in excess of actual charges and consumption.

The Group incurs incremental costs in obtaining customer contracts (i.e., biddings costs on construction contracts). These costs are expensed when incurred as these are incurred regardless whether the contract is obtained.

The Group also incurs costs in fulfilling contracts with customers. These costs are divided into: (i) costs that give rise to an asset; and, (ii) costs that are expensed as incurred.

When determining the appropriate accounting treatment for such costs, the Group first considers any other applicable standards (see Notes 2.7 and 2.9). If other standards preclude capitalization of a particular cost, then an asset is not recognized under PFRS 15. If other standards are not applicable to deferred fulfilment costs, the Group applies the following criteria, which, if met, result in capitalization:

(a) the costs directly relate to a contract or to a specifically identifiable anticipated contract;
(b) the costs generate or enhance resources of the entity that will be used in satisfying (or in continuing to satisfy) performance obligations in the future; and,
(c) the costs are expected to be recovered.

Deferred fulfilment costs recognized as part of Other Current Assets in the consolidated statement of financial position are subsequently included as part of construction costs and considered in determining the stage of completion of the project. Furthermore, these are derecognized either upon disposal or when no further economic benefits are expected to flow from its use or disposal.

At each reporting date, the Group determines whether there is an indication that deferred fulfilment costs may be impaired. An impairment loss is recognized when the carrying amount of the assets exceeds the remaining amount of consideration that the Group expects to receive under the relevant contract.

Costs and expenses are recognized in profit or loss upon utilization of goods or services or at the date they are incurred. All finance costs are reported in profit or loss on an accrual basis, except for capitalized borrowing costs which are included as part of the cost of the related qualifying asset (see Note 2.24).

2.20 Leases

The Group accounts for its leases as follows:

(a) Group as Lessee

For any new contracts entered into, the Group considers whether a contract is, or contains, a lease. A lease is defined as a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration. To apply this definition, the Group assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Group;

- the Group has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract; and,

- the Group has the right to direct the use of the identified asset throughout the period of use. The Group assesses whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use.

At lease commencement date, the Group recognizes a right-of-use asset and a lease liability in the consolidated statement of financial position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received). Subsequently, the Group amortizes the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist (see Note 2.22).

On the other hand, the Group measures the lease liability at the present value of the lease payments unpaid at the commencement date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments include fixed payments (including in-substance fixed) less lease incentives receivable, if any, variable lease payments based on an index or rate, amounts expected to be payable under a residual value guarantee, and payments arising from options (either renewal or termination) reasonably certain to be exercised.

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

On the consolidated statement of financial position, right-of-use assets and lease liabilities have been presented as part of Property, Plant and Equipment and Interest-bearing Loans and Borrowings accounts, respectively.

(b) *Group as Lessor*

Leases wherein the Group substantially transfers to the lessee all risks and benefits incidental to ownership of the leased item are classified as finance leases and are presented as receivable at an amount equal to the Group's net investment in the lease. Finance income is recognized based on the pattern reflecting a constant periodic rate of return on the Group's net investment outstanding in respect of the finance lease.

Leases which do not transfer to the lessee substantially all the risks and benefits of ownership of the asset are classified as operating leases. Lease income from operating leases is recognized in profit or loss on a straight-line basis over the lease term.

Revenue from rentals also include revenue from lease of the Group's office and commercial spaces and various equipment which is recognized on the straight-line basis over the lease term based on the provision of the covering lease contracts, including any minimum rent-free period therein, plus additional rent free period as mutually agreed by the contracting parties. Revenue from rentals also include variable rent income based on an index or rate.

The Group determines whether an arrangement is, or contains, a lease based on the substance of the arrangement. It makes an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

2.21 Foreign Currency Transactions and Translation

(a) Transactions and Balances

Foreign currency transactions during the year are translated into the functional currency at exchange rates which approximate those prevailing on transaction dates.

Foreign currency gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in the consolidated statement of income.

(b) Translation of Financial Statements of Foreign Subsidiaries

The operating results and financial position of offshore subsidiaries (see Note 1.2), which are measured using the United States ("U.S.") dollar, are translated to Philippine pesos, the Parent Company's functional currency, as follows:

(i) Assets and liabilities for each statement of financial position presented are translated at the closing rate at the end of the reporting period;

(ii) Income and expenses for each profit or loss account are translated at the monthly average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and,

(iii) All resulting translation adjustments are recognized in other comprehensive income and as part of Revaluation Reserves in the consolidated statement of changes in equity.

When a foreign operation is partially disposed of or sold, such exchange differences are recognized in the consolidated statement of income as part of the Others – net account under Income and Expenses section of the consolidated statement of income.

The translation of the financial statements into Philippine peso should not be construed as a representation that the foreign currency amounts could be converted into Philippine peso amounts at the translation rates or at any other rates of exchange.

2.22 Impairment of Non-financial Assets

The Group's investments in associates and joint ventures, property, plant and equipment, intangible assets, concession assets, investment properties, non-current asset held for sale, deferred fulfilment costs and other non-financial assets are subject to impairment testing. All non-financial assets, except intangible assets not yet available for use which are tested for impairment at least annually, are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). As a result, assets are tested for impairment either individually or at the cash-generating unit level.

Impairment loss is recognized for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount which is the higher of its fair value less costs to sell and its value in use. In determining value in use, management estimates the expected future cash flows from each cash-generating unit and determines the suitable interest rate in order to calculate the present value of those cash flows. The data used for impairment testing procedures are directly linked to the Group's latest approved budget, adjusted as necessary to exclude the effects of asset enhancements. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risk factors.

Except for intangible assets not yet available for use, all assets are subsequently reassessed for indications that an impairment loss previously recognized may no longer exist. An impairment loss is reversed if the asset's or cash generating unit's recoverable amount exceeds its carrying amount.

2.23 Employee Benefits

The Group provides post-employment benefits to employees through a defined benefit plan and defined contribution plans, and other employee benefits which are recognized as follows:

(a) Post-employment Defined Benefit Plan

A defined benefit plan is a post-employment plan that defines an amount of post-employment benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and salary. The legal obligation for any benefits from this kind of post-employment plan remains with the Group, even if plan assets for funding the defined benefit plan have been acquired. Plan assets may include assets specifically designated to a long-term benefit fund, as well as qualifying insurance policies. The Group's post-employment defined benefit plan covers all regular full-time employees. The pension plan is tax-qualified, non-contributory and administered by a trustee.

The liability recognized in the consolidated statement of financial position for a defined benefit plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows for expected benefit payment using a discount rate derived from the interest rates of zero coupon government bonds using the reference rates published by Bloomberg using its valuation technology, Bloomberg Valuation (BVAL) that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating to the terms of the related post-employment liability. BVAL provides evaluated prices that are based on market observations from contributed sources.

Remeasurements, comprising of actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions and the return on plan assets (excluding amount included in net interest) are reflected immediately in the consolidated statement of financial position with a charge or credit recognized in other comprehensive income in the period in which they arise.

Net interest is calculated by applying the discount rate at the beginning of the period, unless there is a plan amendment, curtailment or settlement during the reporting period. The calculation also takes into account any changes in the net defined benefit liability or asset during the period as a result of contributions to the plan or benefit payments. Net interest is reported as part of Finance Costs or Finance Income account in the consolidated statement of income.

Past service costs are recognized immediately in profit or loss in the period of a plan amendment or curtailment.

(b) *Short-term Employee Benefits*

The Group recognizes a liability, net of amounts already paid, and an expense for services rendered for the amount expected to be paid under short-term cash bonus or profit sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related services are provided.

(c) *Post-employment Defined Contribution Plans*

A defined contribution plan is a post-employment plan under which the Group pays fixed contributions into an independent entity. The Group has no legal or constructive obligations to pay further contributions after payment of the fixed contribution. The contributions recognized in respect of defined contribution plans are expensed as they fall due.

Liabilities or assets may be recognized if underpayment or prepayment has occurred and are included in current liabilities or current assets as they are normally of a short-term nature.

(d) *Bonus Plans*

The Group recognizes a liability and an expense for bonuses based on a formula that takes into consideration the employees' performance evaluation attributable to a calendar year. The Group recognizes a provision where it is contractually obliged to pay the benefits, or where there is a past practice that has created a constructive obligation.

(e) *Compensated Absences*

Compensated absences are recognized for the number of paid leave days (including holiday entitlement) remaining at the end of each reporting period. They are included in Trade and Other Payables account in the consolidated statement of financial position at the undiscounted amount that the Group expects to pay as a result of the unused entitlement.

2.24 Borrowing Costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except to the extent that they are capitalized. Borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset (i.e., an asset that takes a substantial period of time to get ready for its intended use or sale) are capitalized as part of cost of such asset. The capitalization of borrowing costs commences when expenditures for the asset and borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalization ceases when substantially all such activities are complete.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

2.25 Income Taxes

Tax expense recognized in profit or loss comprises the sum of current tax and deferred tax not recognized in other comprehensive income or directly in equity, if any.

Current tax assets or liabilities comprise those claims from, or obligations to, fiscal authorities relating to the current or prior reporting period, that are uncollected or unpaid at the end of the reporting period. They are calculated using the tax rates and tax laws applicable to the fiscal periods to which they relate, based on the taxable profit for the year. All changes to current tax assets or liabilities are recognized as a component of tax expense in profit or loss.

Deferred tax is accounted for, using the liability method, on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes. Under the liability method, with certain exceptions, deferred tax liabilities are recognized for all taxable temporary differences and deferred tax assets are recognized for all deductible temporary differences and the carryforward of unused tax losses and unused tax credits to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized. Unrecognized deferred tax assets are reassessed at the end of each reporting period and are recognized to the extent that it has become probable that future taxable profit will be available to allow such deferred tax assets to be recovered.

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized, or the liability is settled provided such tax rates have been enacted or substantively enacted at the end of the reporting period.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

The measurement of deferred tax assets and deferred tax liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Most changes in deferred tax assets or liabilities are recognized as a component of tax expense in profit or loss. Only changes in deferred tax assets or liabilities that relate to items recognized in other comprehensive income or directly in equity are recognized in other comprehensive income or directly in equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if the Group has a legally enforceable right to set-off current tax assets against current tax liabilities and the deferred taxes relate to the same entity and the same taxation authority.

2.26 Related Party Relationships and Transactions

Related party transactions are transfers of resources, services or obligations between the Group and its related parties, regardless of whether a price is charged. Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. These parties include: (a) individuals owning, directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with the Group; (b) associates and joint ventures; (c) individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group and close members of the family of any such individual; and, (d) the Group's funded retirement plan.

In considering each possible related party relationship, attention is directed to the substance of the relationship and not merely on the legal form.

All material related party transactions and related party transactions involving directors and/or officers shall be approved by at least two-thirds vote of the BOD, with at least a majority of the independent directors voting to approve the material related party transactions and related party transactions involving directors and/or officers. In case that a majority of the independent directors' vote is not secured, the material related party transactions and related party transactions involving directors and/or officers may be ratified by the vote of the stockholders representing at least two-third of the outstanding capital stock.

For aggregate related party transactions within a 12-month period that breaches the materiality threshold of 1% of the Group's total consolidated assets, the same BOD approval would be required for the transaction/s that meet and exceeds the materiality threshold covering the same related party. Under SEC Memorandum Circular No. 10, Series of 2019, *Rules on Material Related Party Transactions for Publicly-listed Companies*, the minimum threshold to be considered as a material related party transaction is 10% of the total assets based on the latest audited consolidated financial statements.

Directors with personal interest in a certain related party transaction should abstain from participating in the discussions and voting on the same. In case they refuse to abstain, their attendance shall not be counted for the purposes of assessing the quorum and their votes shall not be counted for purposes of determining approval.

2.27 Equity

Capital stock represents the nominal value of common and preferred shares that have been issued.

Additional paid-in capital includes any premium received on the issuance of capital stock or reissuance of treasury shares. Any transaction costs associated with the issuance of shares are deducted from additional paid-in capital, net of any related income tax benefits.

Treasury shares are stated at the cost of reacquiring such shares and are deducted from equity attributable to the Parent Company's equity holders until the shares are cancelled, reissued, or disposed of.

Revaluation reserves comprise actuarial gains and losses due to remeasurements of post-employment defined benefit plan, foreign currency translation of financial statements of foreign subsidiaries, and the mark-to-market valuation of financial assets at FVOCI.

Other reserves represent GMCAC's equity transaction costs arising from the subscriptions to its shares of stock.

Retained earnings, the appropriated portion of which is not available for dividend declaration, represent all current and prior period results of operations as reported in the consolidated statement of income, reduced by the amounts of dividends declared.

2.28 Earnings Per Share

Basic earnings per share (EPS) is computed by dividing net profit attributable to shareholders of the Parent Company by the weighted average number of common shares issued and outstanding, adjusted retroactively for any stock dividend, stock split or reverse stock split declared in the current year.

Diluted EPS is computed by adjusting the weighted average number of common shares outstanding to assume conversion of dilutive potential shares. Currently, the Group does not have dilutive potential shares outstanding, hence, the diluted EPS is equal to the basic EPS.

2.29 Deposit on Future Stock Subscription

Deposit on future stock subscription refers to the amount of money received by the Group with the purpose of applying the same as payment for future issuance of shares of stock which may or may not materialize. The Group does not consider a deposit for stock subscription as an equity instrument unless all of the following elements are present:

(i) There is a lack or insufficiency of authorized unissued shares of stocks to cover the deposit;

(ii) The Parent Company's BOD and stockholders have approved an increase in capital stock to cover the shares corresponding to the amount of the deposit; and,

(iii) An application for the approval of the increase in capital stock has been presented for filing or filed with the SEC.

If any or all of the foregoing elements are not present, the deposit is recognized as a liability. The amount of deposit on future stock subscription will be reclassified to equity accounts when the foregoing criteria were satisfied.

2.30 Events After the End of the Reporting Period

Any post-year-end event that provides additional information about the Group's consolidated financial position at the end of the reporting period (adjusting event) is reflected in the consolidated financial statements. Post-year-end events that are not adjusting events, if any, are disclosed when material to the consolidated financial statements.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the consolidated financial statements in accordance with PFRS requires management to make judgments and estimates that affect the amounts reported in the consolidated financial statements and related notes. Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may ultimately differ from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

In the process of applying the Group's accounting policies, management has made the judgments below and in the succeeding pages, apart from those involving estimation, which have the most significant effect on the amounts recognized in the consolidated financial statements.

(a) Determination of Timing of Satisfaction of Performance Obligations

<u>*Continuing Operations*</u>

(i) Construction Operations Revenue

The Group determined that its revenue from construction services shall be recognized over time in accordance with the percentage-of-completion method. In making its judgment, the Group considers the timing of receipt and consumption of benefits provided by the Group to the customers. The Group provides the construction services that create or enhance an asset that the customer controls as the asset is created or enhanced. This demonstrates that the customer obtains the benefits of the Group's rendering of construction service as it performs.

In determining the best method of measuring the progress of the Group's rendering of construction services, management considers the input method (i.e., based on the Group's inputs to the satisfaction of a performance obligation) under PFRS 15 because of the direct relationship between the Group's effort, in terms of incurred labor hours, and the transfer of service to the customer.

(ii) Landport Operation Revenues

The Group has the control over the landport area and the right to collect concessionaire revenue. The Group determined that its revenue from landport operation services shall be recognized using the cost-recovery method in accordance with PFRS 15 since services rendered is one of the Group's performance obligations under Concession Agreement. After the recovery of construction costs, revenues are recognized based on the landport operations costs of the PITX Project (see Note 29.3.2) up to the extent of the AGP.

<u>*Discontinued Operations*</u>

(i) Airport Operations Revenues

The Group determined that its revenue from airport services shall be recognized over time as the services are being rendered and at a point in time for ancillary services (e.g., parking, tacking, and lighting services) that are provided for a short span of time. In making its judgment, the Group considers the timing of receipt and consumption of benefits provided by the Group to the customers. The Group provides the services without the need of reperformance of other entities. This demonstrates that the customers simultaneously receive and consume the benefits of the Group's rendering of aeronautical and non-aeronautical services as it performs.

(ii) Trading Operations Revenues

In determining the appropriate method to use in recognizing the Group's revenues from airport merchandising operation revenues, which include sale of food and non-food items in the premises of MCIA, management determines that revenue is recognized at a point in time when the control of the goods has passed to the customer, i.e. generally when the customer acknowledged delivery of goods.

(b) Determination of Transaction Price and Amounts Allocated to Performance Obligations

The transaction price for a contract is allocated amongst the material right and other performance obligations identified in the contract based on their stand-alone contract prices. The transaction price for a contract excludes any amounts collected on behalf of third parties (e.g. VAT).

In determining the transaction price, the Group adjusts the amount of consideration for the effects of time value of money for payments received prior to rendering construction services when the construction period is more than one year. This circumstance indicates that the contract contains significant financing component. The Group uses the prevailing interest rate at the time of receipt of advance payments, which approximates the Group's borrowing rate.

(c) Evaluating Principal Versus Agent Consideration

The Group exercises judgment to determine whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e., the Group is a principal) or to arrange for the other party to provide those goods or services (i.e., the Group is an agent). Failure to make the right judgment will result in misstatement of revenues and expenses accounts. The Group assessed that it is only acting as an agent for utility transactions of its tenants under operating leases. Moreover, the Group also assessed that it is the principal in its revenue arrangements pertaining to CUSA and air-conditioning charges in its office and retail spaces.

(d) *Accounting for Service Concession Arrangement*

IFRIC 12, *Service Concession Arrangements*, outlines an approach to account for contractual arrangements arising from entities providing public services. It provides that the operator or concessionaire should not account for the infrastructure under PAS 16 as property, plant and equipment, but recognize a financial asset and/or an intangible asset if the conditions below are met:

- The Grantor controls or regulates what services the operator or concessionaire must provide with the infrastructure, to whom it must provide them, and at what price; and,

- The Grantor controls through ownership, beneficial entitlement or otherwise, any significant residual interest in the infrastructure at the end of the term of the arrangement.

Mactan-Cebu International Airport Project

As discussed in Note 1.2(a), the Philippine Government, acting through the DOTr and MCIAA, executed a Concession Agreement with GMCAC whereby GMCAC was given an exclusive right to design, develop, and undertake the MCIA Project; and, enjoy complete and uninterrupted possession of the MCIA Project Assets for the purpose of implementing the MCIA Project.

At the end of the concession period, GMCAC shall hand-over the MCIA Project and the Project Assets to the Grantors without cost, free from any liens and encumbrances, including all improvements made to the airport facilities, commercial assets, works in progress, and right to receive revenues. In addition, GMCAC shall be entitled to collect and receive concession revenue consisting of revenues on account of passenger service charge, airport parking fees, and tacking fees; other apron charges; and, revenues from commercial charges. GMCAC may apply for an increase of such fees following the procedures as set forth in the Concession Agreement.

The Group has identified that the Concession Agreement is within the scope of IFRIC 12 and shall be accounted for using the intangible asset model, wherein the service concession asset is recognized as an intangible asset in accordance with PAS 38, *Intangible Assets*. The intangible asset is amortized using the usage-based method over the life of the concession agreement as management believes that straight-line method best reflects the pattern of consumption of the concession asset.

In April 2014, GMCAC paid upfront fees to the Philippine Government amounting to P14,404.6 million to undertake the implementation and operation of the MCIA Project in accordance with the Concession Agreement (see Note 13). The Group identified certain significant and key activities related to the MCIA Project, as also set forth in the Concession Agreement. As such, the upfront fees were allocated among these key activities using proportionate rates based on the expected construction/renovation costs as follows: (i) existing Terminal 1 infrastructure; (ii) construction of new passenger Terminal; (iii) renovation and expansion of Terminal; and, (iv) capacity augmentation. Subsequent project development costs shall be capitalized as incurred on the specific key activities related to the Project.

In 2022, following the sale and deconsolidation of GMCAC, the Concession Asset was derecognized from the consolidated statement of financial position.

Parañaque Integrated Terminal Exchange Project

As discussed in Note 29.3.2, the Philippine Government acting through the DOTr executed a Concession Agreement on February 25, 2015 with MWMTI whereby the latter was given an exclusive right to design, develop, and undertake the PITX Project and enjoy complete and uninterrupted possession of the Project Assets for the purpose of implementing the PITX Project.

At the end of the concession period, MWMTI shall hand over the PITX Project and Project Assets to the Grantor without cost, free from any liens and encumbrances, including all improvements made to the landport facilities, commercial assets, works in progress, and right to receive revenue.

The PITX Project is composed of separately identifiable landport and commercial areas under a certain development plan with different degrees of control between the Grantor and MWMTI. The landport area is controlled by the Grantor while the commercial area is controlled by MWMTI. In addition, MWMTI shall be entitled to collect and receive the concessionaire revenue from the commercial area while it will be receiving fixed payments from the Grantor for the landport area in form of AGP.

MWMTI has identified that the Concession Arrangement with respect to the landport area of the PITX Project is within the scope of Philippine Interpretation IFRIC 12 and shall be accounted for using the financial asset model, wherein the concession asset arising from the component of landport area is recognized as financial asset in accordance with PFRS 9.

On the other hand, the Group determined that the component with respect to the commercial area of the PITX Project is not within the scope of IFRIC 12, and therefore, shall be accounted for using the applicable accounting standard based on the control and purpose of the operation, hence, PAS 40, *Investment Property* (see Notes 2.11 and 15).

The related concession asset accounted for under the financial asset model is presented as part of Contract Assets in the consolidated statement of financial position, which includes the recoverable accumulated costs incurred for the development and construction of the PITX Project as determined in accordance with PFRS 15 and equivalent to the fair value of construction services and other considerations provided (see Notes 2.6 and 9).

(e) Distinction Between Business Acquisition and Asset Acquisition

The Group determines whether the acquisition of an entity constitute a business acquisition or an asset acquisition. The accounting treatment for the acquisition is determined by assessing whether the transaction involved a purchase of a business, as defined in PFRS 3, taking into consideration the substance of the transaction. Failure to make the right judgment will result in misstatement of assets.

On the basis of the assessment made by management, the acquisition of ownership in Altria was accounted for as asset acquisition (see Note 11.2) since it does not constitute a purchase of business. Conversely, the equity ownership in GMCAC, MCEI, GMI, MLI, MCBVI, MIL, MWMTI, MTI, MC-SG, WHI, CDI, TLH, MOMC, and TPC are accounted for as investments in subsidiaries.

(f) Non-consolidation of Entities in which the Group holds more than 50% ownership

In prior years, the Parent Company's ownership interest in MWCCI was accounted for as an associate even though it held 51% ownership interest as the Parent Company has no control over the relevant activities of MWCCI. Management considers that Citicore has control since it entered into a management agreement with MWCCI, whereby Citicore shall provide management services to MWCCI for the administration of its activities under the Modernization of the Philippine Orthopedic Center (MPOC) Project. In 2022, the Group has fully written off its investments in MWCCI (see Note 11.1a). Hence, for both years, MWCCI balances were not included in the consolidated balances.

(g) Loss of control over GMCAC and presentation of the retained ownership interest as Non-current Asset Classified as Held for Sale

After the sale of GMCAC in 2022, the Parent Company's ownership interest in GMCAC was reduced from 60% to 33%. Management believes that the Parent Company has lost its controlling interest over GMCAC as it no longer has the majority participation in the BOD of GMCAC. Accordingly, GMCAC's assets and liabilities were deconsolidated from the Group's financial statements.

The remaining ownership interest in GMCAC is presented as Non-current Asset Held for Sale as it will eventually be exchanged as settlement for the exchangeable notes issued by the Parent Company upon maturity in 2024 (see Note 10). While the terms of exchangeable notes allow the Parent Company to settle the notes by paying cash, the possibility of the Parent Company choosing the cash option is remote considering the significance of the interest rate at 19% per annum. Accordingly, the exchange in 2024 is highly probable. PFRS 5, provides that an entity that is committed to a sale plan involving loss of control of a subsidiary shall classify all the assets and liabilities of that subsidiary as held for sale when the criteria set out in PFRS 5, regardless of whether the entity will retain a non-controlling interest in its former subsidiary after the sale.

(h) Determination of Control, Joint Control and Significant Influence

Judgment is exercised in determining whether the Group has joint control of an arrangement or significant influence over an entity. In assessing each interest over an entity, the Group considers voting rights, representation on the BOD or equivalent governing body of the investee, participation in policy-making process and all other facts and circumstances, including terms of any contractual arrangement.

Prior to the sale in 2022 [see Notes 1.2(c) and 10], management considers that the Group had de facto control over GMI even though it effectively holds 50% of the ordinary shares. The Parent Company exercised control over the entity because major decisions involving entering and negotiating Supply and Delivery Agreements with Duty Free Philippines Corporation rests with the Parent Company. In line with this, the Parent Company had control over GMI's operations prior to its sale in 2022.

Also, the Group believes to have significant influence over CMCI, due to the Group's ability to participate over the entity's relevant activities based on the rights and powers of the Parent Company over the management of CMCI exercised through a seat in the BOD of CMCI. Taking this into consideration, the Group concluded that it has significant influence over the investee; accordingly, the investment is accounted for as an investment in an associate. Hence, the investee is considered as an associate (see Note 11.1). In addition, the Group has determined that it does not have a significant influence, but has a joint control over MGCJV, MGCJVI, MTRGC, SSPPC and HMDJV due to the contractually agreed sharing of control over these investees wherein decision on relevant activities require unanimous consent between the Group and its co-venturers. GMCAC recognizes its interest in MTRGC and SSPPC as joint ventures, while the Parent Company's interests in MGCJV, MGCJVI and HMDJV are recognized as joint operations [see Notes 2.3(c) and 11.4]. On the other hand, the Parent Company has determined that its ownership interest in Silay Solar Power Inc. (SSPI) does not result in control or significant influence over SSPI (see Note 7.2).

(i) Distinction Between Operating and Finance Leases for Contracts where the Group is the Lessor

The Group has entered into various lease agreements for check-in counters and space rental. Critical judgment was exercised by management to distinguish each lease agreement as either an operating or finance lease by looking at the transfer or retention of significant risks and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities.

(j) Determination of Lease Term of Contracts with Renewal and Termination Options

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated. If the renewal options and/or periods are not enforceable (i.e., if the lessee cannot enforce the extension without the agreement of the lessor), it would not be considered in determining the lease term.

For leases of construction and transportation equipment, the factors that are normally the most relevant are (a) if there are significant penalties should the Group pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the Group is reasonably certain to extend and not to terminate the lease contract. Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The Group included the renewal period as part of the lease term for of construction and transportation equipment, due to the significance of these assets to its operations. These leases have a short, non-cancellable lease period (i.e., four to ten years) and there will be a significant negative effect on production if a replacement is not readily available. However, the renewal options for leases of transportation equipment were not included as part of the lease term because the Group has historically exercises its option to buy these transportation equipment at the end of the lease term.

The lease term is reassessed if an option is actually exercised or not exercised or the Group becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Group.

(k) Determination of ECL on Trade and Other Receivables, Refundable Security and Bond Deposits, and Contract Assets

The Group uses a provision matrix to calculate ECL for trade and other receivables and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., customer type and rating).

The provision matrix is based on the Group's historical observed default rates. The Group's management intends to regularly calibrate (i.e., on an annual basis) the matrix to consider the historical credit loss experience with forward-looking information (i.e., forecast economic conditions). Details about the ECL on the Group's trade and other receivables and contract assets are disclosed in Note 32.2(b).

With respect to refundable security and bond deposits, management does not expect significant risks of collectibility since the same can be applied to the last period rentals at the option of the Group.

(l) Determining Whether Loan Modifications are Substantial Modifications

Judgment is exercised by management to determine whether changes in the terms of the financial liabilities constitute a substantial modification (extinguishment of debt) or not of the related financial liabilities. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or if the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of the new liability, and the difference in the respective carrying amounts is recognized as gain or loss in profit or loss. For non-substantial modifications, the existing liability is remeasured to the present value of future cash flows and any resulting gain or loss is recognized in profit or loss. Based on management's assessment, GMCAC's loan modification in 2021 does not represent a substantial modification of terms [see Note 18.2(a)].

(m) Distinction Between Investment Property and Owner-occupied Property

The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the property but also to other assets used in the performance of the Group's construction activities and its supply process.

(n) Capitalization of Borrowing Costs

The Group determines whether the amount of borrowing costs qualify for capitalization as part of the cost of the qualifying asset or expensed outright. The accounting treatment for the borrowing costs is determined by assessing whether the asset is a qualifying asset taking into consideration the period of time to get the asset ready for its intended use. Failure to make the right judgment will result in misstatement of assets and net profit.

(o) Recognition of Provisions and Contingencies

Judgment is exercised by management to distinguish between provisions and contingencies. Accounting policies on recognition of provisions and contingencies are discussed in Note 2.17 and relevant disclosures are presented in Note 29.

3.2 Key Sources of Estimation Uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) Estimation of Allowance for ECL

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 32.2.

(b) Determining the fair value of the remaining ownership interest to GMCAC

Under PFRS 13, fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. When a price for an identical asset or liability is not observable, an entity measures fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. Because fair value is a market-based measurement, it is measured using the assumptions that market participants would use when pricing the asset or liability, including assumptions about risk.

Judgment is exercised by management to determine the valuation technique and related assumptions in measuring the fair value of the remaining ownership interest in GMCAC which was classified as noncurrent asset classified as held for sale. The fair value of the non-current asset classified as held for sale is determined by using the cash flow projections from the financial model approved by senior management covering the remaining life of the concession period of 17 years from the date the remaining interest in GMCAC was classified as non-current asset held for sale.

PFRS 5 requires an entity to measure a non-current asset classified as held for sale at the lower of their carrying amount and fair value less costs to sell (see Note 2.4).

Costs to sell relate to expenses the Group incurs to dispose of the non-current asset classified as held for sale. When the sale is expected to occur beyond one year, the Group measures the costs to sell at their present value. Any increase in the present value of the costs to sell that arises from the passage of time is presented in profit or loss as a financing cost.

(c) *Estimation of Useful Lives of Intangible Assets, Property, Plant and Equipment, and Investment Property*

The Group estimates the useful lives of computer software and property, plant and equipment based on the period over which the assets are expected to be available for use. The related estimated useful lives are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the assets. In addition, estimation of the useful lives is based on collective assessment of industry practice, internal technical evaluation, and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above.

There were no changes in the estimated useful lives of property, plant and equipment and intangible assets in 2022 and 2021.

Prior to the sale of GMCAC in 2022, the Group applied the usage-based method based on passenger volume and usage of the airport activities over the concession period as it reflected the pattern in which the concession's future economic benefits are expected to be consumed by the Group and will be applied consistently from period to period, unless there is a change in the expected pattern of consumption of those future economic benefits [see Note 2.12(a)]. In 2021 and 2020, passenger volume significantly declined compared with pre-pandemic levels due to travel and quarantine restrictions imposed by the government. Although amortization expense reduced substantially during those years, management assessed that the reduced passenger volume is temporary. In 2022, as the quarantine restrictions eased up, passenger volume showed improvements from December 2021 levels. The positive changes are expected to continue until full recovery of pandemic losses by 2024, hence, amortization expense will eventually normalize. In 2022, 2021, and 2020, amortization expense recognized relating to concession assets amounted to P220.6 million, P50.2 million and P163.5 million, respectively.

The carrying amounts of intangible assets are analyzed in Notes 12.5 and 13. The carrying amount of property, plant and equipment is analyzed in Note 14.

(d) *Determination of Appropriate Discount Rate in Measuring Lease Liabilities*

The Group measures its lease liabilities at present value of the lease payments that are not paid at the commencement date of the lease contract. The lease payments were discounted using a reasonable rate deemed by management equal to the Group's incremental borrowing rate [see Note 2.20(a)]. In determining a reasonable discount rate, management considers the term of the leases, the underlying asset, and the economic environment. Actual results, however, may vary due to changes in estimates brought about by changes in such factors.

(e) Determination of Net Realizable Value of Construction Materials

In determining the net realizable value of construction materials, management takes into account the most reliable evidence available at the time the estimates are made. The Group periodically reviews its construction materials for possible damaged and obsolete items. Items identified as obsolete are provided with impairment allowance.

Management has assessed that no allowance for obsolescence is required to be recognized on construction materials in 2022, 2021 and 2020.

(f) Determination of Realizable Amount of Deferred Tax Assets

The Group reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

Management assessed that the deferred tax assets recognized as at December 31, 2022 and 2021 will be fully utilized in the coming years. The carrying value of deferred tax assets as of those dates is disclosed in Note 26.4.

(g) Fair Value Measurement for Financial Instruments

Management applies valuation techniques to determine the fair value of financial instruments where active market quotes are not available. This requires management to develop estimates and assumptions based on market inputs, using observable data that market participants would use in pricing the instrument. Where such data is not observable, management uses its best estimate. Estimated fair values of financial instruments may vary from the actual prices that would be achieved in an arm's length transaction at the end of the reporting period.

The carrying values of the Group's financial assets carried at FVTPL and FVOCI, and the amounts of applicable fair value changes recognized on those assets are disclosed in Note 7.

(h) Principal Assumption for Estimation of Fair Value of Investment Properties

The Group's investment properties composed of land and commercial area of the PITX Project comprising of asset held for lease and are carried at cost less accumulated depreciation and any impairment in value. Although investment properties are measured using the cost model, the financial reporting standard requires the disclosure of its fair value.

The fair value of the commercial area is determined by using the discounted cash flows valuation technique. The Group uses assumptions that are mainly based on market conditions existing at the end of each reporting period, such as: receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; and, appropriate discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Group and those reported by the market. The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

On the other hand, the Group determines the fair value of the land through appraisals by independent external appraisers.

The fair value disclosures related to the investment properties are further discussed in Note 33.6.

(i) Impairment of Non-financial Assets

In assessing impairment, management estimates the recoverable amount of each asset, or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate (see Note 2.22). Though management believes that the assumptions used in the estimation of fair values reflected in the consolidated financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

PFRS requires non-financial assets to be assessed for any indication of impairment annually, especially those that have not been brought into use. The recoverable amount of the concession assets, including those not yet in use, has been determined based on a value in use calculation using cash flow projections from financial model approved by senior management covering the remaining life of the concession period of 18 years as of December 31, 2021.

The pre-tax discount rate applied to cash flow projections is 10.0% as of December 31, 2021. Pre-tax discount rate is based on weighted average cost of capital, adjusted for company-specific risks and reflects prevailing or current market conditions at year-end.

The calculation of value in use of the concession assets is most sensitive to the following assumptions:

- Passenger traffic volume
- Discount rate
- Growth rates

Management assesses on an annual basis the impact of the current and future economic outlook to the abovementioned assumptions in making its cash flow projections. In 2021, management has taken into consideration the continuing impact of the COVID-19 pandemic in its cash flow projections, including its effect on the abovementioned assumptions.

The carrying value of the concession assets not yet available for use amounted to P9,615.9 million as at December 31, 2021 (see Note 13). In 2022, the concession assets was derecognized following the sale of the Group's controlling interest in GMCAC [see Notes 1.2(a) and 10].

Management has assessed that no impairment losses are required to be recognized on the Group's non-financial assets in 2022, 2021 and 2020, except for the investment in MWCCI and deferred fulfilment costs which were assessed to be impaired in 2022 [see Notes 1.2(g), 11.1(a), 12.7 and 25.3].

(j) Valuation of Post-employment Defined Benefit

The determination of the Group's obligation and cost of post-employment defined benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary rate increase. A significant change in any of these actuarial assumptions may generally affect the recognized expense and the carrying amount of the post-employment benefit obligation in the next reporting period.

The amounts of post-employment defined benefit obligation and expense and an analysis of the movements in the estimated present value of DBO, as well as the significant assumptions used in estimating such obligation are presented in Note 24.2.

(k) Accounting for Business Combinations

On initial recognition, the assets and liabilities of any acquired business and the consideration paid for them are included in the consolidated financial statements at their fair values. In measuring fair value, management uses estimates of future cash flows and discount rates. Any subsequent change in these estimates would affect the amount of goodwill if the change qualifies as a measurement period adjustment. Any other change would be recognized in profit or loss in the subsequent period.

4. SEGMENT REPORTING

The Group's operating businesses are recognized and managed separately according to the nature of services provided with a segment representing a strategic business unit. The Group's business segments follow:

4.1 Business Segments

(a) Construction Operations – principally refers to general construction business, including constructing and sale of precast items and concrete production and rental of construction equipment.

(b) Airport Operations – mainly relate to the business of building, rehabilitating, renovating, constructing, developing, operating, and maintaining the MCIA, including the commercial assets thereof and all allied businesses for the operation and maintenance of said airport facility. This segment also has merchandising operations of food and non-food items. In 2022, as a result of the sale and deconsolidation of GMCAC and GMI, the Group's airport operations segment is presented as discontinued operations (see Notes 2.4 and 10.2).

(c) Landport Operations – principally relates to the development and implementation of the PITX Project.

Other operations of the Group comprise the operations and financial control groups. These segments are also the basis of the Group in reporting to its executive committee for its strategic decision-making activities. Transactions between segments are conducted at estimated market rates on an arm's length basis.

Segment revenues and expenses that are directly attributable to business segment and the relevant portions of the Group's revenues and expenses that can be allocated to that business segment are accordingly reflected as revenues and expenses of that business segment.

4.2 Segment Assets and Liabilities

Segment assets are allocated based on their physical location and use or direct association with a specific segment and they include all operating assets used by a segment and consist principally of operating cash, receivables, inventories and property, plant and equipment, net of allowances and provisions. Similar to segment assets, segment liabilities are also allocated based on their use or direct association with a specific segment. Segment liabilities include all operating liabilities and consist principally of accounts, wages, taxes currently payable and accrued liabilities. Segment assets and liabilities do not include deferred taxes.

4.3 *Analysis of Segment Information*

Presented below are the relevant operating segment information about the results of operations and financial position of the Group's business segments as of December 31, 2022, 2021 and 2020, and for the years ended December 31, 2022, 2021 and 2020 (amounts in thousands).

	Continuing Operations									Discontinued Operations		
	Construction			Landport			Total			Airport		
	2022	2021	2020	**2022**	2021	2020	**2022**	2021	2020	**2022**	2021	2020
Results of operations												
Sales to external customers	**P 14,583,322**	P 14,329,464	P 10,842,200	**P 258,329**	P 715,039	P 902,414	**P 14,841,651**	P 15,044,503	P 11,744,614	**P 1,838,929**	P 599,468	P 1,178,613
Intersegment sales	**3,020**	26,905	363,371	**-**	-	-	**3,020**	26,905	363,371	-	-	-
Segment revenues	**14,586,342**	14,356,369	11,205,571	**258,329**	715,039	902,414	**14,844,671**	15,071,408	12,107,985	**1,838,929**	599,468	1,178,613
Cost and other operating expenses:												
Cost of construction, airport and landport operations excluding depreciation and amortization	**11,457,496**	11,124,688	8,779,449	**132,964**	149,440	145,176	**11,590,460**	11,274,128	8,924,625	**753,488**	353,949	492,170
Depreciation and amortization	**1,206,491**	1,133,162	1,019,034	**241,674**	413,871	222,508	**1,448,165**	1,547,033	1,241,542	**261,527**	102,510	229,837
Interest income	**(526,003)**	(464,851)	(458,515)	**(18)**	(7,614)	(8,208)	**(526,021)**	(472,465)	(466,723)	**(13,584)**	(9,515)	(217,302)
Interest expense	**1,502,096**	1,364,842	1,220,377	**154,332**	148,144	214,205	**1,656,428**	1,512,986	1,434,582	**1,720,169**	1,294,235	1,054,381
Equity share in profit or loss and joint ventures	**(4,572)**	10,633	(2,192)	**-**	-	-	**(4,572)**	10,633	(2,192)	**-**	-	-
Other charges	**(4,154,173)**	(171,387)	(59,323)	**(117,741)**	(133,884)	(194,421)	**(4,271,914)**	(305,271)	(253,744)	**(7,646,246)**	(231,886)	100,949
Tax expense (income)	**(617,976)**	67,012	(59,584)	**(82,715)**	21,124	106,772	**(700,691)**	88,136	47,188	**183,363**	76,866	217,457
Other expenses	**3,432,199**	939,703	642,350	**172,001**	46,398	203,700	**3,604,200**	986,101	846,050	**1,875,444**	385,160	490,809
	12,295,558	14,003,802	11,081,596	**500,497**	637,479	689,732	**12,796,055**	14,641,281	11,771,328	**(2,865,839)**	1,971,319	2,368,301
Segment Net Profit (Loss)	**P 2,290,784**	P 352,567	P 123,975	**(P 242,168)**	P 77,560	P 212,682	**P 2,048,616**	P 430,127	P 336,657	**P 4,704,768**	(P 1,371,851)	(P 1,189,688)
Consolidated Statements of Financial Position												
Total Segment Assets	**P 61,577,831**	P 48,988,040	P 44,902,291	**P 6,638,544**	P 6,727,959	P 7,321,688	**P 68,216,376**	P 55,715,999	P 52,223,978	**P -**	P 34,980,098	P 35,286,304
Total Segment Liabilities	**P 42,283,646**	P 32,351,079	P 29,079,082	**P 4,978,471**	P 4,826,617	P 5,497,864	**P 47,262,116**	P 37,177,696	P 34,576,946	**P -**	P 28,100,062	P 27,034,748
Capital Expenditures	**P 946,624**	P 631,034	P 467,180	**P 6,746**	P 80,688	P 216,153	**P 965,276**	P 711,722	P 683,333	**P -**	P 1,310	P 5,824
Investment in associates and joint ventures accounted for by the equity method	**P 231,296**	P 813,793	P -	**P -**	P -	P -	**P 213,903**	P 813,793	P -	**P -**	P 47.720	P 104,770

Presented below is a reconciliation of the Group's segment information to the key financial information presented in its consolidated financial statements (amounts in thousands).

	2022	2021	2020
Continuing operations:			
Revenues			
Segment revenues	**P 14,844,671**	P 15,071,408	P 12,107,985
Intersegment sales	**(3,020)**	(26,905)	(363,371)
Revenues as reported in the consolidated statements of income	**P 14,841,651**	P 15,044,503	P 11,744,614
Profit or loss			
Segment net profit	**P 2,799,580**	P 430,127	P 336,657
Other unallocated income (charges) – net	**(4,671,602)**	48,569	(21,565)
Net profit (loss) from continuing operations as reported in the consolidated statements of income	**(P 1,872,022)**	P 478,696	P 315,092
Discontinued operations:			
Profit or loss			
Segment net (income) loss and net income (loss) from discontinued operations as reported in the consolidated statements of income	**P 4,704,768**	(P 1,371,851)	(P 1,189,688)

	2022	2021
Assets		
Total segment assets	**P 68,216,376**	P 55,715,999
Elimination of intercompany accounts	**(10,579,021)**	(12,629,646)
Other unallocated assets	**8,815,402**	42,090,276
Total assets as reported in the consolidated statements of financial position	**P 66,452,756**	P 85,176,629
Liabilities		
Total segment liabilities	**P 47,262,116**	P 37,177,696
Elimination of intercompany accounts	**(3,948,773)**	(3,253,619)
Other unallocated liabilities	**3,472,533**	32,051,644
Total liabilities as reported in the consolidated statements of financial position	**P 46,785,875**	P 65,975,721

4.5 Other Segment Information

The Group has not identified any segment based on geographical location since the Group's operation is concentrated in one country of location.

The revenues from three major customers of the construction operations segment in 2022, 2021 and 2020 that accounted for 39%, 36%, and 47%, respectively, of the total revenues from continuing operations are as follows:

	2022	2021	2020
Customer A	**P 3,206,597,804**	P 2,084,313,919	P 2,150,769,324
Customer B	**1,372,220,669**	1,767,782,385	1,227,659,023
Customer C	**1,154,917,530**	1,586,261,904	1,595,766,503
	P 5,733,736,003	P 5,438,358,208	P 4,974,194,850

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are as follows:

	2022	2021
Cash on hand	**P 6,075,392**	P 4,515,280
Cash in banks	**15,066,921,254**	2,889,408,586
Short-term placements	**685,200,593**	2,952,164,164
	P15,758,197,239	P5,846,088,030

Cash in banks generally earn interest based on daily bank deposit rates.

Short-term placements are made for varying periods from 14 to 90 days and earn annual effective interest of 0.6% to 2.1% in 2022 and 0.7% to 1.6% in 2021.

The interest income earned from these financial assets amounted to P24.1 million, P23.9 million and P25.4 million in 2022, 2021 and 2020, respectively, and are presented as part of Finance income under Income and Expenses section in the consolidated statements of income (see Note 25.2). The interest income earned from discontinued operations is presented as part of Other charges – net from discontinued operations (see Note 10.2).

Accrued interest receivable from these financial assets amounted to P8.3 million in 2022 and is presented as part of Accrued interest receivable under Trade and Other Receivables account in the consolidated 2022 statement of financial position (see Note 6).

6. TRADE AND OTHER RECEIVABLES

This account consists of the following:

	Notes	2022	2021
Contract receivables:			
Third parties		**P 3,178,047,746**	P 2,911,018,409
Related parties	28.1	**1,875,612,784**	1,454,980,969
		5,053,660,530	4,365,999,378
Retention receivables:			
Third parties		**1,913,812,064**	1,689,943,587
Related parties	28.1	**736,905,666**	788,840,503
		2,650,717,730	2,478,784,090
Advances to:			
Related parties	28.4	**6,375,326,547**	6,418,877,754
Officers and employees	28.3	**98,591,371**	85,798,075
		6,473,917,918	6,504,675,829
Receivables from airport operations	18.2(a)	**-**	699,627,783
Rental receivables:	21.2		
Lease receivable – per contract		**905,481,286**	703,189,750
Lease receivable – effect of straight-line method		**415,637,728**	652,564,199
		1,321,119,014	1,355,753,949
Accrued interest receivables	5, 28.4	**1,944,838,291**	1,452,075,646
Other receivables	28.2, 28.5	**1,143,588,790**	345,402,891
		18,587,842,273	17,202,319,566
Allowance for impairment		**(226,842,662)**	(231,765,011)
		P18,360,999,611	P16,970,554,555

Retention receivables pertain to progress billings which are withheld by the project owners equivalent to 5.0% or 10.0% as provided in the respective construction contract of each project. These will only be collected after a certain period of time upon acceptance by project owners of the certificate of completion.

Receivables from airport operations pertain to the Group's accrual of aeronautical, concession, rental and commercial revenues as authorized under the Concession Agreement. In 2022, as a result of the sale and deconsolidation of GMCAC, receivables from airport operations amounting to P865.3 million was derecognized from the Group's consolidated statement of financial position (see Note 10.2).

Rental receivables include those unpaid rental from third party tenants of the Group, and the related rent receivables arising from the difference between the cash basis rent income and the straight-line rent income of all lease contracts with fixed payments as of the end of the reporting period. As of December 31, 2022 and 2021, rent receivables arising from the effect of straight-lining method amounted to P415.6 million and P652.6 million, respectively (see Note 21.2).

Trade and other receivables except certain advances to related parties do not bear any interest.

All receivables, except advances to officers and employees which are subject to liquidation, are subject to credit risk exposure [see Note 32.2(b)].

All of the Group's trade and other receivables have been reviewed for impairment using the provision matrix as determined by the management [see Note 32.2(b)]. The total allowance for impairment for contract, retention and airport receivables provided by the Group amounted to P226.8 million and P231.8 million as of December 31, 2022 and 2021, respectively.

A reconciliation of the allowance for impairment at the beginning and end of 2022 and 2021 is shown below.

	Notes	**2022**	2021
Balance at beginning of year		**P 231,765,011**	P 37,932,641
Effect of disposal of subsidiaries	10.1	**(19,893,294)**	-
Additional ECL for the year	23	**14,970,945**	222,772,533
Reversal of impairment loss		**-**	(17,792,630)
Write-off		**-**	(11,147,533)
Balance at end of year		**P 226,842,662**	P 231,765,011

The amount of impairment losses, net of reversal of impairment loss, is presented separately under the Other Operating Expenses section of the consolidated statements of income (see Note 23). In 2021, impairment losses on receivables include impairment losses recognized by GMCAC amounting to P9.5 million which is presented as part of Other operating expenses from discontinued operations (see Note 10.2).

7. FINANCIAL LIABILITY AT FAIR VALUE THROUGH PROFIT OR LOSS AND FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

7.1 Financial Liability at Fair Value Through Profit or Loss

In November 2015, GMCAC entered into an interest rate swap transaction to hedge the interest rate exposure on its floating rate US dollar-denominated loan with start date on December 15, 2017 and matured in June 2022. A notional amount of US$75.0 million floating rate loan was swapped to fixed rate. Under the interest rate swap agreement, GMCAC pays annual fixed interest rate within a range of 1.79% to 2.65% plus margin ranging from 2.50% to 3.08% and receives floating rate of nine-month US$ LIBOR rate on Bloomberg on the notional amount.

GMCAC entered into interest rate swap as economic hedges of underlying exposure arising from its foreign currency-denominated loan. Such interest swap agreement is accounted for as a derivate instrument not designated for hedges. As at December 31, 2021, the fair value of the derivative liability amounted to P54.9 million and is presented as Derivative liability under Trade and Other Payables in the 2021 consolidated statement of financial position (see Note 17). GMCAC recognized unrealized gain from changes in fair value of the interest rate swap amounting to US$0.8 million or P43.2 million in 2022 [based on the fair value of the derivative liability as of December 16, 2022 (Closing Date)], and US$1.7 million or P78.6 million in 2021, and unrealized loss amounting to US$1.0 million or P43.3 million in 2020, which is presented as part of Other charges – net from discontinued operations [see Notes 10.1 and 10.2(f)(iii)].

7.2 Financial Assets At Fair Value Through Other Comprehensive Income

The financial assets pertain to the Group's equity investment acquired in 2015 wherein the Parent Company does not exercise control or significant influence (designated as at FVOCI) and golf club shares [see Note 2.6(a)(ii)].

The details of the financial assets at FVOCI as of 2022 and 2021 is shown below.

Investment securities at FVOCI:	
Investment in SSPI	P 2,500,000
Golf club shares	1,044,472
	P 3,544,472

The Group has equity interest of 1% in SSPI as of December 31, 2022 and 2021.

As of December 31, 2022 and 2021, the amounts of the Group's equity investment approximate its fair values.

8. CONSTRUCTION MATERIALS

At the end of 2022 and 2021, construction materials were stated at cost which is lower than net realizable value. This account consists of the following:

	2022	2021
Work in progress	**P 1,076,814,430**	P 1,129,136,315
Consumables and spare parts	**861,088,090**	506,652,379
Hardware	**76,311,848**	59,488,080
Precast	**38,625,244**	94,980,118
Rebars	**29,834,799**	27,117,251
Mechanical electrical plumbing and fireproof materials	**13,332,324**	182,836,039
Others	**30,159,502**	44,949,202
	P 2,126,166,237	P 2,045,159,384

Work in progress inventories pertains to various construction materials delivered to project warehouses and are yet to be installed or used by its subcontractors.

Others pertain to construction materials which include painting materials, nails and adhesive items.

9. CONTRACT ASSETS

The significant changes in the contract assets balances during the reporting periods are as follows:

	Note	2022	2021
Balance at beginning of year		**P 5,065,871,418**	P 4,519,766,806
Increase as a result of changes in measurement of progress		**9,681,091,164**	10,780,020,228
Decrease as a result of reversal to trade receivables		**(7,644,882,227)**	(10,233,915,616)
Write-off	23	**(908,357,268)**	-
		6,193,723,087	5,065,871,418
Allowance for impairment		**(1,087,415,302)**	(288,166,560)
Balance at end of year		**P 5,106,307,785**	P 4,777,704,858

The balance of contract assets as of December 31, 2022 and 2021 is net of allowance for impairment amounting to P1,087.4 million and P288.2 million, respectively [see Note 32.2(b)].

A reconciliation of the allowance for impairment at the beginning and end of 2022 and 2021 is shown below.

	Note	2022	2021
Balance at beginning of year		**P 288,166,560**	P 288,166,560
Impairment loss for the year	23	**799,248,742**	-
Balance at end of year		**P1,087,415,302**	P 288,166,560

Contract assets pertains to the gross amount due from customers for contract works of all contracts in progress which are not yet billed (see Note 2.19). Contract assets in 2022 and 2021 also include the cost of the landport area of the PITX Project amounting to P597.5 million and P510.1 million, respectively, which is to be recovered through the Grantor payments [see Notes 3.1(d) and 15].

The Group satisfies its performance obligation when the full completion of the project and benefit therefrom can be derived by the customers. Invoices are due once related accomplishments for the month is complete.

The Group recognizes contract assets, due to timing difference of billings and satisfaction of performance obligation, to the extent of satisfied performance obligation on all open contracts as of the end of the reporting period. Changes in the contract assets are recognized by the Group when a right to receive payment is already established.

In 2022, the Group wrote-off certain contract assets amounting to P908.4 million related to costs incurred on three big projects that management decided to discontinue due to irreconcilable claims and lack of reasonable expectation that such costs will be recovered. The onset of COVID suspended non-essential construction activities and affected a number of projects in the Group's order book. To maintain strong business relationships, the Group constantly reached out and negotiated with these three customers as early as late 2020, when the impact of COVID through higher input costs and delayed supply chain affected the pricing and performance for these projects. While the Group continued to hold several discussion and negotiations in 2021 and 2022, it became apparent to management in 2022 that the presented claims from these projects can no longer be collected and decided that progress on the remaining works can no longer be continued to manage the financial impact to the Group. The Group, however, is of the opinion that it has complied with all the provisions of the contracts and, after exhausting all means available, has sufficient grounds to terminate the contracts.

In addition to the contract assets which was written off, the Group also provided an additional allowance for impairment for certain projects which have doubtful recoverability. The impairment losses is presented as part of Impairment losses on receivables and contract assets under Income and Expenses section in the 2022 consolidated statement of income.

10. NON-CURRENT ASSET CLASSIFIED AS HELD FOR SALE AND DISCONTINUED OPERATIONS

10.1 Non-current Asset Classified as Held for Sale

On September 2, 2022 (Execution date), the Parent Company, GMR Airports International BV (GAIBV) and Aboitiz InfraCapital, Inc. (AIC) executed a Share Subscription and Transfer Agreement (the Agreement) for AIC to acquire shares in GMCAC. Subject to the fullfillment of the conditions precedent under the Agreement, the following would occur on December 16, 2022 (Closing date):

1. For a total amount of P9,473.6 million, AIC shall own 33 and 1/3% minus 1 share of the outstanding capital stock of GMCAC. The Parent Company will retain 33 and 1/3% plus 1 share, while GAIBV will retain 33 and 1/3%; and,

2. The Parent Company and GAIBV shall issue Exchangeable Notes (Notes) in favor of AIC in the total amount of P15,526.4 million. The Notes will mature on October 30, 2024 (Exercise date) and will be exchanged by AIC for the rest of the 66 and 2/3% plus 1 share of GMCAC's outstanding capital stock currently held by the Parent Company and GAIBV.

   On the Exercise date, the Parent Company and GAIBV shall assign, transfer and convey the remaining GMCAC shares to AIC in exchange for the full discharge of the Notes. The Notes is unsecured and non-interest-bearing. At least 10 business days prior to the Exercise date, the Parent Company and GAIBV may exercise the option to pay the Notes in cash and they shall have no obligation to assign, transfer and convey the remaining GMCAC shares. In the event that the Parent Company and GAIBV exercise the cash option, they shall pay the principal amount of the Notes, plus a cash option interest of 19% per annum on the principal amount calculated from the Execution date to the Exercise date. The accrual of the cash option interest and the obligation to pay shall only arise upon exercise of the cash option.

Prior to the closing date, GMCAC converted its shareholders' loans totalling to P2,040.0 million, of which P1,224.0 million came from the Parent Company, to common stock of GMCAC. In addition, GMCAC issued 555.4 million primary shares to AIC. The issuance of primary shares to AIC resulted to the reduction in the Parent Company's ownership interest in GMCAC from 60.0% to 55.8%.

The transaction closed on December 16, 2022 wherein:

- AIC paid cash amounting to P6,623.6 million to the Parent Company for 1,781.4 million common shares, equivalent to 22.5% of the outstanding capital stock of GMCAC; and,

- the Parent Company issued the Notes for a cash consideration of P7,763.2 million, which will be exchanged by AIC for the rest of the Parent Company's remaining 2,643.3 million common shares, equivalent to 33.3% of the outstanding capital stock of GMCAC, on the Exercise date.

At closing date, the Parent Company retained 33.3% ownership interest in GMCAC.

As a result of the preceding transactions, the Group lost its control over GMCAC [see Note 3.1(g)]. Accordingly, the remaining ownership interest was remeasured at fair value at the date of sale which amounted to P2,879.8 million. The fair value was determined using the discounted cash flow method [see Note 3.2(b)]. The related remeasurement gain amounting to P568.8 million is presented as part of as part of Gain on deconsolidation of subsidiaries under Others – Net from discontinued operations in the 2022 consolidated statement of income [see Note 10.2(f)(iii)].

Relative to management's intention to sell the remaining shares held in GMCAC, as evidenced by the issuance of the Notes, the remaining ownership interest in GMCAC amounting to P2,879.8 million is presented as Non-current Asset classified as Held for Sale in the 2022 consolidated statement of financial position. No cost to sell was recognized as the expenses incurred in relation to the issuance of the Notes was shouldered by AIC. On the other hand, the Notes amounting to P7,763.2 million is presented as Exchangeable Notes under the Non-current Liabilities section in the 2022 statement of consolidated financial position.

The fair values of the identifiable assets and liabilities of GMCAC as at the Closing Date were as follows:

Assets:	
Cash and cash equivalents	P 230,051,713
Trade and other receivables – net	865,264,321
Concession assets – net	31,760,874,551
Property and equipment – net	215,513,796
Investment in subsidiaries and joint ventures	1,737,804,166
Investment in trust fund	26,266,008
Deferred input VAT	1,741,663,880
Refundable security and bond deposits	710,829,793
Other assets	528,501,802
	37,816,770,030
Liabilities:	
Interest-bearing loans and borrowings	25,702,185,130
Trade and other payables	2,261,189,055
Retirement obligation	21,689,826
Deferred tax liabilities	970,422,069
Other liabilities	221,975,078
	29,177,461,158
Fair value of net assets	**P 8,639,308,872**

The gain on deconsolidation of a subsidiary is determined as follows:

Cash consideration received	P 6,623,600,000
Fair value of remaining ownership interest	2,879,769,625
	9,503,369,625
Less:	
Carrying amount of net assets sold	6,182,052,349
Carrying amount of non-controlling interest	(2,670,649,101)
	3,511,403,248
Gain on deconsolidation of a subsidiary	5,423,202,187
Gain on remeasurement of remaining ownership interest	568,764,190
	P 5,991,966,377

The gain on deconsolidation of a subsidiary amounting to P5,992.0 million is presented as part of Gain on deconsolidation of subsidiaries under Others – net from discontinued operations in the 2022 consolidated statement of income [see Note 10.2(f)(iii)].

In addition to the above transaction, in 2022, the Group sold its shareholdings in GMI to GMCAC [see Note 1.2(c)], wherein the Group recognized a gain on deconsolidation of a subsidiary amounting to P577.1 million which represents the excess of the cash consideration received amounting to P613.2 million over the carrying value of GMI's net assets as of the date of sale amounting to P36.1 million.

The total gain amounting to P6,569.1 million is presented as Gain on deconsolidation of subsidiaries under Others – net from discontinued operations in the 2022 consolidated statement of income [see Note 10.2(f)(iii)].

10.2 Discontinued Operations

The net loss related to the operations of GMCAC and GMI is presented separately in the consolidated statements of income consolidated statements of comprehensive income as Net Loss from Discontinued Operations. The analysis of the revenue and expenses of the discontinued operations is as follows:

	2022	2021	2020
Airport operations revenue	**P 1,690,774,870**	P 576,042,561	P 1,108,667,715
Trading operations revenue	**148,154,108**	23,425,514	69,944,842
	1,838,928,978	599,468,075	1,178,612,557
Cost of airport operations	**(896,975,376)**	(388,164,590)	(634,707,332)
Cost of trading operations	**(77,087,277)**	(15,969,198)	(20,960,367)
	(974,062,653)	(404,133,788)	(655,667,699)
Gross profit	**864,866,325**	195,334,287	522,944,858
Other operating expenses	**(1,916,396,787)**	(437,486,126)	(557,147,688)
Operating loss	**(1,051,530,462)**	(242,151,839)	(34,202,830)
Other income (charges) – net	**5,939,660,912**	(1,052,834,348)	(938,029,253)
Profit (loss) before tax	**4,888,130,450**	(1,294,986,187)	(972,232,083)
Tax expense	**(183,362,300)**	(76,864,397)	(217,456,027)
Net income (loss)	**P 4,704,767,150**	(P1,371,850,584)	(P1,189,688,110)

In 2022, 2021, and 2020, other comprehensive income from discontinued operations amounted to P4.1 million, P6.2 million, and P0.4 million, respectively.

10.2(a) Airport Operations Revenue

The details of this account for the period ended December 31 are composed of the revenues from:

	Note	**2022**	2021	2020
Aeronautical		**P 807,098,656**	P 190,468,401	P 487,465,797
Concession		**254,273,126**	102,599,621	175,215,890
Rental	29.1	**216,572,580**	62,709,047	140,209,403
Others		**412,830,508**	220,265,492	305,776,625
		P 1,690,774,870	P 576,042,561	P1,108,667,715

10.2(b) Trading Operations Revenue

The details of this account for the years ended December 31 are as follows:

	2022	2021	2020
Sale of food	**P 121,650,323**	P 21,540,063	P 40,763,655
Sale of non-food items	**26,503,785**	1,885,451	29,181,187
	P 148,154,108	P 23,425,514	P 69,944,842

10.2(c) Cost of Airport Operations

The following is the breakdown of cost of airport operations:

	Note	2022	2021	2020
Amortization of concession asset	13	**P 220,574,128**	P 50,184,461	P 163,497,064
Utilities		**165,927,493**	97,665,013	130,674,364
Repairs and maintenance		**102,322,957**	64,242,458	97,065,819
Outside services		**98,839,665**	31,778,939	74,646,023
Insurance		**55,215,473**	38,415,345	33,841,627
Salaries and employee benefits		**51,909,600**	47,843,471	53,714,354
Airline collection charges		**33,203,341**	7,132,347	20,278,680
Airport operator's fee		**22,952,332**	7,462,095	14,264,771
Technical service charge		**18,940,323**	14,007,049	31,219,996
Others		**127,090,064**	29,433,412	15,504,634
		P 896,975,376	P 388,164,590	P 634,707,332

Other expenses include carpark, supplies, and other operating costs of the airport segment.

10.2(d) Costs of Trading Operations

The following is the breakdown of cost of airport merchandising operations for the years ended December 31:

	2022	2021	2020
Cost of goods sold:			
Food	**P 66,477,647**	P 13,266,924	P 12,902,173
Non-food	**10,609,630**	2,702,274	8,442,905
Purchase discounts	**-**	-	(384,711)
	P 77,087,277	P 15,969,198	P 20,960,367

10.2(e) Other Operating Expenses

The following is the breakdown of other operating expenses of GMCAC and GMI for the years ended December 31:

	2022	2021	2020
Repairs and maintenance	**P 1,391,243,887**	P 17,823,178	P 28,634,480
Salaries and wages	**173,150,930**	163,244,997	185,562,949
Taxes and licenses	**121,567,982**	124,255,827	140,258,875
Depreciation and amortization	**40,953,400**	52,325,848	66,340,321
Selling expense	**39,971,317**	6,208,188	17,482,839
Professional fees	**35,498,774**	27,905,131	31,133,815
Outside services	**33,007,011**	18,781,494	30,582,381
Office supplies	**28,239,721**	3,133,331	6,899,033
Impairment loss	**15,480,581**	9,490,896	4,691,869
Travel and transportation	**11,496,284**	2,922,623	3,675,373
Rentals	**9,303,788**	6,636,968	14,215,362
Advertising and promotions	**2,400,944**	2,149,440	6,540,009
Representation and travel	**1,467,112**	757,407	1,035,593
Insurance	**230,732**	316,854	571,780
Training and seminar	**167,839**	258,036	197,964
Dues and subscriptions	**43,232**	8,000	10,004
Miscellaneous	**12,173,253**	1,267,908	19,315,041
	P 1,916,396,787	P 437,486,126	P 557,147,688

10.2(f) Other Income (Charges)

10.2(f)(i) Finance costs

The following is the breakdown of finance costs for the years ended December 31:

	2022	2021	2020
Interest expense from:			
Bank loans	**P 1,320,853,226**	P 1,058,982,312	P 1,050,724,699
Lease liabilities	**165,599**	415,652	-
Foreign currency losses - net	**394,230,692**	233,623,370	-
Bank charges	**4,919,589**	1,213,356	3,657,540
	P 1,720,169,106	P 1,294,234,690	P 1,054,382,239

10.2(f)(ii) Finance income

The following is the breakdown of finance income for the years ended December 31:

	2022	2021	2020
Interest income from:			
Cash in banks	**P 8,242,012**	P 8,737,045	P 32,542,529
Foreign currency gains - net	**5,341,955**	777,747	184,759,614
	P 13,583,967	P 9,514,792	P 217,302,143

10.2(f)(iii) Others - Net

The following is the breakdown of others - net for the years ended December 31:

	2022	2021	2020
Gain on deconsolidation of subsidiaries	**P 6,569,065,060**	P -	P -
Recovery from insurance claims	**1,045,888,018**	-	-
Unrealized gain (loss) on interest rate swap	**43,247,266**	78,648,688	(43,343,700)
Equity in net losses of joint venture	**(20,315,608)**	(57,050,179)	(40,965,038)
Gain on loan modification	**-**	207,829,510	-
Others – net	**8,361,315**	2,457,531	(16,640,419)
	P 7,646,246,051	P 231,885,550	(P 100,949,157)

In 2022, GMCAC recognized insurance claims with respect to the carrying value of the airport infrastructure damaged by typhoon Odette amounting to P1,045.9 million. There is no similar transaction in 2021 and 2020.

10.2(g) Cash Flows from Discontinued Operations

The following relates to the cash flows of the disposal group:

	2022	2021	2020
Net cash from (used in):			
Operating activities	**P 438,671,014**	(P 635,552,678)	P 934,940,615
Investing activities	**(1,633,349,283)**	210,371,589	(444,947,846)
Financing activities	**1,131,768,262**	(319,524,813)	(701,748,127)
Net cash outflow	**(P 62,910,007)**	(P 744,705,902)	(P 211,755,358)

11. INVESTMENTS IN ASSOCIATES AND JOINT VENTURE AND ACQUISITION OF ASSETS

The carrying values of Investments in Associates and Joint Venture account are shown below:

	Note	2022	2021
Investments in:			
Associates	11.1	**P 231,295,805**	P 813,793,409
Joint ventures	11.3	**-**	47,719,774
		P 231,295,805	P 861,513,183

The significant commitments related to the associates and joint venture are discussed in Notes 29.2, 29.3.2, and 29.4.2.

These associates and joint venture are not listed in the local stock exchange; hence, the fair value of the shares cannot be determined reliably. However, management believes that the carrying amounts of the investments are fully recoverable based on either the prospect of the business or the recoverable amount from the net assets of these associates and joint ventures.

11.1 Equity Advances and Investments in Associates

The components of the carrying values of this account are as follows:

	Note	2022	2021
Acquisition cost:			
CMCI		**P 200,000,000**	P 200,000,000
MWCCI		**-**	580,890,000
		200,000,000	780,890,000
Equity advances in MWCCI		**-**	23,572,864
Equity share in net profit (losses):			
Balance at beginning of year		**9,330,545**	19,963,170
Equity in net profit (loss) for the year	25.3	**4,572,378**	(10,632,625)
Effect of write-off of investment in MWCCI	25.3	**17,392,882**	-
Balance at end of year		**31,295,805**	9,330,545
		P 231,295,805	P 813,793,409

The equity in net profit (loss) includes catch-up adjustments in 2022 and 2021 to reflect the audited balances of the associates, hence, might not be equal to the amount of the Group's share in net profit based on the financial information presented in the succeeding page.

These associates do not have any other comprehensive income or loss in 2022 and 2021.

(a) MWCCI

MWCCI was incorporated in the Philippines on January 16, 2014 and is primarily established to undertake and implement the construction of a 700-bed capacity super-specialty tertiary orthopedic hospital (New Hospital Facility), under the MPOC Project. MWCCI's registered office, which is also its principal place of business, is at 20 N. Domingo Street, 1112 Valencia, Quezon City.

As of December 31, 2022 and 2021, the Parent Company has 51% ownership interest in MWCCI.

MWCCI sent a Notice of termination of its BOT Agreement with the DOH, which was accepted by DOH in 2016. MWCCI has undertaken measures to recover compensation costs from DOH. However, based on management's assessment, as of December 31, 2022, there is no reasonable expectation of recovery of costs incurred relative to the MPOC Project. Accordingly, the Group wrote-off its investment in MWCCI in 2022. The impairment loss amounting to P587.1 million is presented as part of Impairment losses on receivables and other assets under Income and Expenses section in the 2022 consolidated statement of income (see Note 25.3).

(b) CMCI

The Parent Company, together with Citicore, formed CMCI as a consortium for the construction of classrooms in Regions 3 and 4 under the build-lease-transfer Public Private Partnership (PPP) agreement with the Philippine Department of Education (DepEd) ownership interest (see Note 29.2). CMCI was incorporated in the Philippines on October 15, 2012 and is primarily engaged in general construction business. CMCI's registered address, which is also its principal place of business, is located at 20 N. Domingo Street, Brgy. Valencia, Quezon City.

As of December 31, 2022 and 2021, the Parent Company owns 10% interest in CMCI.

The table below presents the financial information of MWCCI and CMCI as of and for years ended December 31, 2022, 2021 and 2020 of the associates (amounts in thousands of PHP).

	Current Assets	Non-current Assets	Current Liabilities	Non-current Liabilities	Revenues	Net Income (Loss)
2022:						
MWCCI *(Unaudited)*	**P 87,447**	**P -**	**P 87,447**	**P -**	**P -**	**P -**
CMCI *(Unaudited)*	**4,237,695**	**972,960**	**2,251,256**	**615,844**	**196,639**	**50,788**
2021:						
MWCCI *(Unaudited)*	P 338,947	P 847,398	P 87,447	P -	P -	P -
CMCI *(Audited)*	4,316,943	1,920,181	2,343,502	1,588,158	196,639	38,091
2020:						
MWCCI *(Unaudited)*	P 338,947	P 847,398	P 87,447	P -	P -	P 5,999
CMCI *(Audited)*	3,525,156	2,646,046	1,894,306	2,020,208	344,183	(13,849)

A reconciliation of the above summarized financial information to the carrying amount of the investments in associates is shown below (amounts in thousands of PHP).

	% Interest Held	Net Asset Value	Share in Net Asset	Carrying Value of Investments
2022				
MWCCI	51%	P -	P -	P -
CMCI	10%	2,343,555	234,355	231,296
Total			**P 234,355**	**P 231,296**
2021				
MWCCI	51%	P 1,098,896	P 560,437	P 587,070
CMCI	10%	2,267,234	226,723	226,723
Total			P 787,160	P 813,793

Management determined that the difference between the respective share in the net assets of the associates and the carrying amount of the investment in MWCCI and CMCI is not material to the consolidated financial statements.

As of December 31, 2022 and 2021, the Parent Company did not receive any dividends from its associates.

11.2 Acquisition of Assets of Altria

On December 26, 2012, pursuant to a memorandum of agreement dated December 17, 2012, the Parent Company acquired 100% ownership interest in Altria. Altria is a company incorporated in the Philippines and holds an investment property in the form of land. The registered office of Altria, which is also its principal place of business, is located at Coastal Road Bangiad, San Juan, Taytay, Rizal.

As of December 31, 2022 and 2021, Altria has no operations and its assets mainly pertain to the land where the Parent Company's precast and batching facilities are constructed (see Note 14). In accordance with Group's policy (see Note 2.10), the transaction is treated by the Group as an asset acquisition since the transaction does not constitute a business combination.

The purchase price upon acquisition was allocated among the following accounts based on their relative fair values:

Cash in bank	P 486,426
Bond deposits	1,500,958
Land	303,468,569
Accrued expenses	(100,000)
	P 305,355,953

Subsequent to the date of acquisition, any changes in the carrying value of the net assets acquired in the books of Altria, including the expenses incurred in administering the property (i.e, property taxes), shall be updated in the books of the Parent Company on a line-by-line basis, as if they are consolidated into a single entity. The difference shall be charged directly to profit or loss as part of Others – net account under the Income and Expenses section in the consolidated statements of income (see Note 25.3). The Parent Company charged P1.5 million, P2.3 million and P0.5 million in 2022, 2021 and 2020, respectively, to profit or loss to account for the expenses incurred by Altria, net of changes in cash in bank, bond deposits and accrued expenses.

11.3 Interest in Joint Ventures

This account includes the carrying values of the following components:

	2022	2021
Acquisition costs:		
MTRGC	**P -**	P 58,324,000
SSPPC	**-**	58,324,000
	-	116,648,000
Equity share in net losses:		
Balance at beginning of year	**(68,928,226)**	(11,878,047)
Equity in net loss for the year	**(20,315,608)**	(57,050,179)
Effect of disposal of a subsidiary	**89,243,834**	-
Balance at end of year	**-**	(68,928,226)
	P -	P 47,719,774

These joint ventures do not have any other comprehensive income or loss in 2022, 2021, and 2020.

GMCAC has 42% interest in MTRGC and SSPPC, which are primarily engaged in the set-up, operation and management of duty paid retail, food and beverage outlets and provision of related services thereto in the airport terminals (T1 and T2).

In 2022, as a result of the sale and deconsolidation of GMCAC, the carrying amount of the investment in joint ventures amounting to P27.4 million was derecognized from the Group's consolidated statement of financial position.

The following are the summary of financial information related to the Group's interest in the joint ventures as of December 31, 2021, and 2020 (amounts in thousands of PHP):

	Current Assets	Non-current Assets	Current Liabilities	Non-current Liabilities	Revenues	Net Income/ (Loss)
2021 (Audited):						
MTRGC	P 111,041	P 100,339	P 140,731	P 2,089	P 24,937	(P 32,076)
SSPPC	40,615	336,306	315,883	17,017	15,165	(6,027)
2020 (Audited):						
MTRGC	P 122,415	P 110,647	P 129,922	P 2,504	P 66,230	(P 38,419)
SSPPC	35,261	391,614	260,970	17,017	180,094	(62,719)

Additional financial information for these joint ventures as of December 31, 2021 are as follows:

MTRGC:	
Cash and cash equivalents	P 22,418,886
Depreciation and amortization	18,935,760
Interest income	6,857
Interest expense	4,840,500
SSPC:	
Cash and cash equivalents	P 9,336,123
Depreciation and amortization	4,531,221
Interest income	507

A reconciliation of the summarized financial information to the carrying amount of the investment in joint ventures as of December 31, 2021 is shown below (amounts in thousands of PHP).

	Net Asset Value	Share in Net Assets	Carrying Value of Investments
MTRGC	P 68,560	P 28,562	P 28,562
SSPPC	45,985	19,158	19,158
Total		P 47,720	P 47,720

11.4 Interest in Joint Operations

As discussed in Notes 1.2(k), 1.2(l), and 1.2(r), MGCJV shall undertake the construction works for the renovation and expansion of the MCIA Project in Cebu, MGCJVI shall undertake the construction works of the Clark Airport, while HMDJV shall undertake the construction works of the Malolos-Clark Railway. Also, as discussed Note 2.3(c)(i), the Parent Company's interests in MGCJV, MGCJVI and HMDJV are accounted for as joint arrangement – joint operation and, as such, the Parent Company accounts for its interest in the relevant assets, liabilities, revenues, and expenses of MGCJV, MGCJVI and HMDJV.

The capital commitments of the joint operations are disclosed in Note 29.5.2.

As of and for the years ended December 31, 2022 and 2021, the relevant financial information of the Group's interest in MGCJV, MGCJVI, and HMDJV which are included in the appropriate accounts in the Group's consolidated statements of financial position and interim condensed consolidated statements of income are as follows:

	Before Elimination	Elimination	After Elimination
December 31, 2022			
Assets:			
Cash and cash equivalents	P 839,332,137	P -	P 839,332,137
Trade and other receivables	900,463,755	(31,658,362)	868,805,393
Other current assets	1,363,930,141	-	1,363,930,141
Property, plant, and equipment – net	98,397,517	-	98,397,517
	P 3,202,123,550	**(P 31,658,362)**	**P 3,170,465,188**
Liabilities:			
Trade and other payables	P 1,333,719,347	P -	P 1,333,719,347
Due to related parties	1,291,021	-	1,291,021
Other liabilities	204,126,853	-	204,126,853
	P 1,539,137,221	**P -**	**P 1,539,137,221**
Revenues and Expenses			
Contract revenues	P 1,788,109,336	P -	P 1,788,109,336
Contract costs	(1,625,734,945)	-	(1,625,734,945)
Other operating expenses	23,902,039	-	23,902,039
Finance income	29,561,116	-	29,561,116
	P 215,837,546	**P -**	**P 215,837,546**

	Before Elimination	Elimination	After Elimination
December 31, 2021:			
Assets:			
Cash and cash equivalents	P 721,895,985	P -	P 721,895,985
Trade and other receivables	683,049,548	(190,658,362)	492,391,186
Other current assets	306,767,498	-	306,767,498
Property, plant, and equipment – net	120,521,764	-	120,521,764
	P 1,832,234,795	(P 190,658,362)	P 1,641,576,433
Liabilities:			
Trade and other payables	P 443,092,629	P -	P 443,092,629
Due to related parties	1,953,674	-	1,953,674
Other liabilities	15,558,696	-	15,558,696
	P 460,604,999	P -	P 460,604,999
Revenues and Expenses:			
Contract revenues	P 777,240,976	P -	P 777,240,976
Contract costs	(432,835,357)	-	(432,835,357)
Other operating expenses	(254,625,416)	-	(254,625,416)
Finance income	8,394,678	-	8,394,678
	P 98,174,881	P -	P 98,174,881

12. OTHER ASSETS

This account is composed of the following:

	Note	**2022**	2021
Current:			
Advances to contractors and suppliers	12.1	**P 7,165,831,527**	P 7,020,949,969
Prepaid taxes	12.4	**825,300,844**	1,045,342,030
Input VAT	12.2	**601,721,836**	570,366,701
Deferred input VAT	12.2	**393,356,994**	426,529,409
Deferred fulfilment costs - net	12.7	**306,350,738**	743,947,850
Refundable security and bond deposits		**179,839,066**	189,540,978
Prepaid insurance		**64,343,994**	75,768,970
Prepaid rent		**14,731,784**	6,164,110
Prepaid subscription		**4,363,721**	12,638,510
Miscellaneous		**7,444,796**	41,711,945
Balance carried forward		**9,563,285,300**	10,132,960,472

	Notes	2022	2021
Balance brought forward		**P 9,563,285,300**	P10,132,960,472
Non-current:			
Deposits for condominium units	12.3	**192,537,467**	115,337,468
Deferred input VAT	12.2	**38,050,273**	1,906,045,520
Refundable security deposits	2.6	**36,946,522**	44,692,207
Computer software license – net	12.5	**33,251,614**	39,783,913
Investment in trust fund	12.6	**-**	163,541,216
Advances to contractors and suppliers	12.1	**-**	7,999,946
Miscellaneous		**4,429**	73,074,778
		300,790,305	2,350,475,048
		P 9,864,075,605	P12,483,435,520

12.1 Advances to Contractors and Suppliers

Current portion of advances to contractors and suppliers pertain to down payments made by the Group based on a certain percentage of the contract price. The initial payment will eventually be recouped or deducted from the amount payable of the Group either in a pro-rated basis or in full once billed by the contractors and supplier. These advances are classified as current since it would be applied as payments for subcontractors. This also includes materials and supplies provided by the Group to subcontractors which will be deducted to the progress billings of the subcontractors upon installation. The risk of loss on these materials and supplies are borne by the subcontractors.

Impairment of current portion of advances to contractors and suppliers was assessed through determining the financial position of the contractors and suppliers on their capacity to comply according to their performance obligation. Despite the impact of COVID-19, the Group deemed the advances to be recouped by qualifying contractors and suppliers through their work progress as well as using outstanding liability of the Group to the contractors and suppliers as leverage.

On the other hand, non-current portion of this is related to the down payments made by the Group for the construction of airport terminal building and acquisitions of property, plant and equipment.

12.2 Input VAT

Input VAT under other current assets pertains to the payment of VAT on purchases of services and goods that is recoverable within 12 months. Deferred input VAT pertains to the unamortized input VAT on purchases of capital goods exceeding P1.0 million.

Input VAT arising from the purchase of capital goods exceeding P1.0 million starting January 1, 2022 are not amortized. The related input VAT on purchase of capital goods exceeding P1.0 million shall be allowed as credit against output tax outright pursuant to Republic Act (R.A.) No. 10963, known as the *Tax Reform for Acceleration and Inclusion (TRAIN) Law.*

Non-current portion of deferred input VAT amounting to P1,847.1 million as of December 31, 2021 represents GMCAC's deferred input VAT arising mainly from the acquisition of goods and equipment and payment of services in relation to the construction activities in the airport. In 2022, as a result of the sale and deconsolidation of GMCAC, the deferred input VAT relating to GMCAC amounting to P1,741.7 million was derecognized from the Group's consolidated statement of financial position.

The remaining balance of deferred input VAT non-current pertains to unamortized portion of purchases of capital goods exceeding P1.0 million prior to January 1, 2022.

12.3 Deposits for Condominium Units

Deposits for condominium units represent initial downpayments made for the purchase of condominium units. These will be reclassified to investment property upon execution of contract to sell and deed of sale.

12.4 Prepaid Taxes

Prepaid taxes pertain to the excess of quarterly income tax payments over the current tax due during the year and creditable withholding taxes.

12.5 Computer Software License

The details of this account are presented below.

	2022	2021	2020
Cost	**P 151,491,418**	P 154,805,624	P 147,037,422
Accumulated amortization	**(118,239,804)**	(115,021,711)	(99,178,135)
	P 33,251,614	P 39,783,913	P 47,859,287

In 2022, as a result of the sale and deconsolidation of GMCAC, the balance of computer software license amounting to P4.9 million was derecognized from the Group's consolidated statements of financial position.

A reconciliation of the carrying amounts of computer software license at the beginning and end of the reporting periods is shown below.

	Notes	**2022**	2021
Balance at beginning of year		**P 39,783,913**	P 47,859,287
Additions		**25,076,061**	7,768,203
Effect of disposal of a subsidiary	1.2(a), 10	**(4,922,855)**	-
Amortization expense for the year	23	**(26,685,505)**	(15,843,577)
Balance at end of year		**P 33,251,614**	P 39,783,913

The related amortization charges were recorded as part of Depreciation and amortization under Other Operating Expenses account in the consolidated statements of income (see Note 23).

12.6 Investment in Trust Fund

On November 28, 2015, GMCAC's BOD authorized GMCAC to establish, maintain and operate trust and investment accounts with a local universal bank (Security Trustee). The investment in trust fund constitutes (i) Revenue Accounts; (ii) Future Major Maintenance Fund Account; (iii) Debt Service Reserve Accounts; (iv) Debt Service Payment Account; and, (v) Distribution Accounts, collectively referred to as "Cash Flow Waterfall Accounts" and Loan Disbursement Accounts under a certain Omnibus Loan and Security Agreement (OLSA) to ensure the prompt payment of the required amortization, interest and principal of the long-term loan. As of December 31, 2021, the investment in trust fund is only composed of cash.

The OLSA provided that the Security Trustee shall invest and reinvest the monies in the collateral accounts [see Note 18.2(a)].

In 2022, as a result of the sale and deconsolidation of GMCAC, the balance of investment in trust fund amounting to P26.3 million was derecognized from the Group's consolidated statement of financial position.

12.7 Deferred Fulfilment Costs – net

Deferred fulfilment costs pertain to costs that are directly related to a specific construction contract, generate or enhance resources that will be used to fulfill a performance obligation of the Group in the future, and are recoverable under the contract. Such costs include, but are not limited to, mobilization costs of equipment and labor, engineering and design costs, insurance and depreciation of equipment related to a specific contract.

The policy on initial and subsequent measurement of these deferred fulfilment costs is discussed in Note 2.19.

The movements of deferred fulfilment costs are shown below:

	Note	**2022**	2021
Balance at beginning of year		**P 743,947,850**	P 787,283,237
Additions		**2,654,723**	66,734,247
Amortization		**(111,646,630)**	(110,069,634)
		634,955,943	743,947,850
Allowance for impairment	25.3	**(328,605,205)**	-
Balance at end of year		**P 306,350,738**	P 743,947,850

As of December 31, 2022, based on the Group's assessment, certain deferred fulfilment costs related to specific construction contracts have doubtful recoverability. Accordingly, the Group recognized impairment losses amounting to P328.6 million which is presented as part of Impairment losses on receivables and other assets under Income and Expenses section in the 2022 consolidated statement of income (see Note 25.3).

13. CONCESSION ASSETS

Concession Agreement refers to the agreement entered into by the Parent Company and GIL with DOTr and MCIA by virtue of Revised Implementing Rules and Regulations of R.A. No. 6957, "*An Act Authorizing the Financing, Construction, Operation and Maintenance of Infrastructure Projects by the Private Sector and for Other Purposes*", as amended by R.A. No. 7718 (referred to as the *"BOT Law"*). Under the said agreement, GMCAC was granted by DOTr and MCIA an exclusive right to design, develop, and undertake the MCIA Project; and, enjoy complete and uninterrupted possession of all movable and immovable assets for purposes of implementing the Project, whether tangible or intangible pertaining to concessionaire Operations and Maintenance (O&M) Facilities such as the existing assets, project land, assets produced, installed, built and created pursuant to the Concession Agreement, commercial assets, among others, (collectively referred as Project Assets) [see Note 1.2(a)]. The Concession Agreement is for a period of 25 years commencing on O&M start date unless further extended pursuant to the Concession Agreement.

The MCIA Project comprises the following undertaking:

- Construction of Terminal 2 (T2), along with all Associated Facilities;
- Renovation and expansion, but not the demolition of Terminal 1 (T1) and Associated Facilities;
- Complete reconstruction of T2 Apron;
- Capacity augmentation;
- Development of commercial assets; and,
- Operation and maintenance of the concessionaire O&M facilities and commercial assets.

As of December 31, the breakdown of the capitalized concession assets is as follows:

	Airport Upfront Fees	Infrastructure	Total
December 31, 2022			
Cost			
Balance at beginning of year	P 19,011,417,573	P 13,220,784,695	P 32,232,202,268
Additions	-	730,769,591	730,769,591
Effect of disposal of a subsidiary	(19,011,417,573)	(13,951,554,286)	(32,962,971,859)
Balance at end of year	-	-	-
Accumulated amortization			
Balance at beginning of year	(839,552,711)	(888,826,995)	(1,728,379,706)
Amortization for the year	(173,442,208)	(47,131,920)	(220,574,128)
Effect of disposal of a subsidiary	1,012,994,919	935,958,915	1,948,953,834
Balance at end of year	-	-	-
Net carrying amount	**P -**	**P -**	**P -**

	Airport Upfront Fees	Infrastructure	Total
December 31, 2021			
Cost			
Balance at beginning of year	P 18,659,047,099	P 12,947,875,863	P 31,606,922,962
Additions	352,370,474	272,908,832	625,279,308
Balance at end of year	19,011,417,573	13,220,784,695	32,232,202,270
Accumulated amortization			
Balance at beginning of year	(801,952,990)	(876,242,255)	(1,678,195,245)
Amortization for the year	(37,599,721)	(12,584,740)	(50,184,461)
Balance at end of year	(839,552,711)	(888,826,995)	(1,728,379,706)
Net carrying amount	P 18,171,864,862	P 12,331,957,700	P 30,503,822,564
December 31, 2020			
Cost			
Balance at beginning of year	P 18,299,678,949	P 12,651,605,702	P 30,951,284,651
Additions	359,368,150	296,058,161	655,426,311
Reclassification	-	212,000	212,000
Balance at end of year	18,659,047,099	12,947,875,863	31,606,922,962
Accumulated amortization			
Balance at beginning of year	(735,299,726)	(779,398,455)	(1,514,698,181)
Amortization for the year	(66,653,264)	(96,843,800)	(163,497,064)
Balance at end of year	(801,952,990)	(876,242,255)	(1,678,195,245)
Net carrying amount	P 17,857,094,109	P 12,071,633,608	P 29,928,727,717

Upfront fees include P14,404.6 million bid premium paid by GMCAC to the Philippine Government for the MCIA Project. In addition, the capitalized borrowing costs amounted to P719.2 million and P604.1 million as at December 31, 2022 and 2021, respectively, at a capitalization rate of 6.85% to 4.99% in 2022 and 2021, respectively.

Cost of airport infrastructure pertains mainly to the design and renovation of passenger terminals and development works of the MCIA Project. Additions to airport infrastructure, include, among others, the rehabilitation of the existing T1, construction of the new T2 building, and structural design.

As of December 31, 2022, and 2021, the concession assets not yet available for use amounted to P10,285.2 million and P9,615.9 million, respectively. The breakdown of concession assets not yet available for use are shown below.

	2022	2021
Capacity augmentation	**P 9,232,239,439**	P 8,412,842,922
Fuel hydrant	**1,052,914,294**	979,794,733
Link bridge	**-**	223,214,286
	P 10,285,153,733	P 9,615,851,941

Concession assets not yet available for use are not amortized but tested for impairment as at December 31, 2022 and 2021 in accordance with GMCAC's accounting policy. The recoverable amounts of these were determined based on a value in use calculation using cash flow from financial model approved by the management covering the remaining life of the concession of 17 and 18 years in 2022 and 2021, respectively.

The pre-tax discount rate applied to cash flow projections is 14.3% and 10.0% as of December 31, 2022 and 2021. As a result of this analysis, management assessed the no impairment loss is required to be recognized on the Group's concession assets in 2022, 2021 and 2020.

In 2022, as a result of the sale and deconsolidation of GMCAC, the carrying amount of the Concession Assets amounting to P31,014.0 million was derecognized from the Group's consolidated statement of financial position.

14. PROPERTY, PLANT AND EQUIPMENT

The gross carrying amounts and accumulated depreciation at the beginning and end of December 31, 2022, 2021, and 2020 are shown below.

	Land	Building	Precast Factory	Office Furniture, Fixture and Equipment	Transportation Equipment	Precast and Construction Equipment	Construction in Progress	Right of Use Assets (see Note 16)	Total
December 31, 2022									
Cost	P1,395,942,836	P 494,726,377	P 953,278,581	P1,057,172,869	P 990,534,022	P 7,574,498,192	P 985,949,946	P1,134,711,679	P14,586,814,502
Accumulated depreciation	-	(192,163,927)	(428,697,792)	(752,397,094)	(738,974,984)	(5,231,178,414)	-	(509,378,798)	(7,852,791,009)
Net carrying amount	**P1,395,942,836**	**P 302,562,450**	**P 524,580,789**	**P 304,775,775**	**P 251,559,038**	**P 2,343,319,778**	**P 985,949,946**	**P 625,332,881**	**P 6,734,023,493**
December 31, 2021									
Cost	P 994,081,255	P 507,066,792	P 941,719,545	P 950,957,136	P 938,470,789	P 7,921,789,256	P 749,563,344	P1,034,765,485	P14,038,413,602
Accumulated depreciation	-	(169,052,251)	(362,704,584)	(797,714,371)	(659,693,534)	(4,482,579,201)	-	(399,802,319)	(6,871,546,260)
Net carrying amount	P 994,081,255	P 338,014,541	P 579,014,961	P 153,242,765	P 278,777,255	P 3,439,210,055	P 749,563,344	P 634,963,166	P 7,166,867,342
December 31, 2020									
Cost	P 994,061,255	P 499,811,749	P 683,560,326	P 814,391,979	P 881,408,747	P 7,748,453,297	P 396,213,893	P 849,731,333	P12,867,632,579
Accumulated depreciation	-	(127,375,631)	(276,713,333)	(574,332,343)	(582,525,580)	(3,825,473,738)	-	(241,350,359)	(5,627,770,984)
Net carrying amount	P 994,061,255	P 372,436,118	P 406,846,993	P 240,059,636	P 298,883,167	P 3,922,979,559	P 396,213,893	P 608,380,974	P 7,239,861,595

A reconciliation of the carrying amounts of property, plant and equipment at the beginning and end of 2022, 2021, and 2020 is shown below and in the succeeding page.

	Land	Building	Precast Factory	Office Furniture, Fixture and Equipment	Transportation Equipment	Precast and Construction Equipment	Construction in Progress	Right of Use Asset (see Note 16)	Total
Balance at January 1, 2022, net of accumulated depreciation	P 994,081,255	P 338,014,541	P 579,014,961	P153,242,765	P 278,777,255	P3,439,210,055	P 749,563,344	P 634,963,166	P7,166,867,342
Additions	401,861,581	808,027	11,559,036	72,793,533	95,382,089	189,640,143	312,642,225	112,966,905	1,197,653,539
Disposals	-	(5,281,728)	-	(399,225)	(1,986,716)	(17,921,793)	(76,255,623)	-	(101,845,085)
Reclassification	-	12,081,243	-	450,063,459	-	(462,144,702)	-	-	-
Effect of sale of subsidiaries	-	(5,611,311)	-	(148,556,927)	(25,051,867)	(1,785,714)	-	(3,405,389)	(184,411,208)
Depreciation charges for the year	-	(37,448,322)	(65,993,208)	(222,367,830)	(95,561,723)	(803,678,212)	-	(119,191,801)	(1,344,241,096)
Balance at December 31, 2022, net of accumulated depreciation	**P 1,395,942,836**	**P302,562,450**	**P 524,580,789**	**P304,775,775**	**P 251,559,038**	**P2,343,319,778**	**P 985,949,946**	**P 625,332,881**	**P6,734,023,493**
Balance at January 1, 2021, net of accumulated depreciation	P 994,061,255	P 372,436,118	P 406,846,993	P240,059,638	P 298,883,167	P 3,922,979,557	P 396,213,893	P 608,380,974	P7,239,861,595
Additions	20,000	7,255,043	67,614,416	137,116,782	107,848,715	151,313,091	619,846,870	187,575,152	1,278,590,069
Disposals	-	-	-	(396,854)	(29,045,197)	(18,287,460)	(13,147,930)	(926,423)	(61,803,864)
Reclassification	-	-	190,544,803	-	-	62,804,686	(253,349,489)	-	-
Depreciation charges for the year	-	(41,676,620)	(85,991,251)	(223,536,801)	(98,909,430)	(679,599,819)	-	(160,066,537)	(1,289,780,458)
Balance at December 31, 2021, net of accumulated depreciation	P 994,081,255	P 338,014,541	P 579,014,961	P 153,242,765	P 278,777,255	P 3,439,210,055	P 749,563,344	P 634,963,166	P 7,166,867,342

	Land	Building	Precast Factory	Office Furniture, Fixture and Equipment	Transportation Equipment	Precast and Construction Equipment	Construction in Progress	Right of Use Asset (see Note 16)	Total
Balance at January 1, 2020, net of accumulated depreciation	P 989,509,286	P 393,171,726	P 453,574,097	P 369,910,053	P 319,701,465	P 4,406,932,361	P 122,788,659	P 568,444,472	P7,624,032,119
Additions	4,551,969	17,951,247	15,799,464	90,988,975	71,748,419	190,208,703	257,424,593	157,183,969	805,857,339
Disposals	-	-	-	(107,288)	(47,849)	(1,095,170)	-	(1,236,705)	(2,487,012)
Reclassification due to CIP Reversal	-	-	(9,021,062)	1,743,112	(3,803,589)	5,399,725	16,000,641	(10,530,827)	(212,000)
Depreciation charges for the year	-	(38,686,855)	(53,505,506)	(222,475,216)	(88,715,279)	(678,466,060)	-	(105,479,935)	(1,187,328,851)
Balance at December 31, 2020, net of accumulated depreciation	P 994,061,255	P 372,436,118	P 406,846,993	P 240,059,636	P 298,883,167	P 3,922,979,559	P 396,213,893	P 608,380,974	P7,239,861,595

Construction in progress pertains to accumulated costs incurred in constructing a new precast warehouse, workers' barracks and logistics department facility which are located in Taytay, Rizal.

In 2022, 2021 and 2020, certain property, plant and equipment were sold for P105.3 million, P86.1 million and P4.3 million, respectively. As a result, the Group recognized gains amounting to P3.4 million, P24.3 million, and P1.9 million in 2022, 2021 and 2020, respectively, and are presented as Gain on disposals of property and equipment as part of Others – net under Income and Expenses section in the consolidated statements of income (see Note 25.3).

As of December 31, 2022 and 2021, the gross carrying amounts of the Group's fully depreciated property, plant and equipment that are still in use are P1,226.7 million and P1,131.9 million, respectively. The Group has no idle properties in any of the years presented.

Depreciation expense is charged to the following accounts in the consolidated statements of income:

	Notes	**2022**	2021	2020
Contract costs	22.1	**P 1,100,085,666**	P1,006,018,603	P 924,021,681
Cost of landport operations	22.2	**109,468,007**	105,768,446	104,800,106
Other operating expenses	23	**134,687,423**	177,993,409	158,507,064
		P 1,344,241,096	P1,289,780,458	P1,187,328,851

15. INVESTMENT PROPERTIES

The gross carrying amounts and the accumulated depreciation of investment properties at the beginning and end of the reporting periods are shown below.

	Land	Commercial Area	Construction in Progress	Total
December 31, 2022				
Cost	P 775,959,455	P 4,162,976,628	P 145,743,580	P 5,084,679,663
Accumulated depreciation	-	(385,608,189)	-	(385,608,189)
Net carrying amount	**P 775,959,455**	**P 3,777,368,439**	**P 145,743,580**	**P 4,699,071,474**
December 31, 2021				
Cost	P 530,896,780	P 4,080,436,904	P 145,743,580	P 4,757,077,264
Accumulated depreciation	-	(263,733,450)	-	(263,733,450)
Net carrying amount	P 530,896,780	P 3,816,703,454	P 145,743,580	P 4,493,343,814
December 31, 2020				
Cost	P 502,509,171	P 3,767,853,349	P 257,486,729	P 4,527,849,249
Accumulated depreciation	-	(149,468,155)	-	(149,468,155)
Net carrying amount	P 502,509,171	P 3,618,385,194	P 257,486,729	P 4,378,381,094

A reconciliation of the carrying amounts of investment property at the beginning and end of the reporting periods is shown below and in the succeeding page.

	Land	Commercial Area	Construction in Progress	Total
Balance as of January 1, 2022, net of accumulated depreciation and amortization	P 530,896,780	P 3,816,703,454	P 145,743,580	P 4,493,343,814
Additions	245,062,675	82,539,723	-	327,602,398
Depreciation and amortization	-	(121,874,738)	-	(121,874,738)
Balance at December 31, 2022	**P 775,959,455**	**P 3,777,368,439**	**P 145,743,580**	**P 4,699,071,474**
Balance as of January 1, 2021, net of accumulated depreciation and amortization	P 502,509,171	P 3,618,385,194	P 257,486,729	P 4,378,381,094
Additions	28,387,609	55,096,826	145,743,580	229,228,015
Reclassifications	-	257,486,729	(257,486,729)	-
Depreciation and amortization	-	(114,265,295)	-	(114,265,295)
Balance at December 31, 2021	P 530,896,780	P 3,816,703,454	P 145,743,580	P 4,493,343,814

		Land		Commercial Area		Construction in Progress		Total
Balance as of January 1, 2020, net of accumulated depreciation and amortization	P	462,416,110	P	3,724,304,346	P	41,978,317	P	4,228,698,773
Additions		40,093,061		-		215,508,412		255,601,473
Depreciation and amortization		-		(105,919,152)		-		(105,919,152)
Balance at December 31, 2020	P	502,509,171	P	3,618,385,194	P	257,486,729	P	4,378,381,094

Investment properties account includes parcels of land that are not used by the Group for administrative and supply of goods or services of the business and only held for capital appreciation amounting to P776.1 million and P530.9 million as of December 31, 2022 and 2021, respectively. Based on management's assessment, the carrying amounts of these assets are fully recoverable, hence, no impairment loss is required in both years. The fair value these assets for 2022 and 2021 amounts to P1,915.9 million and P1,897.9 million, respectively (see Note 33.6).

As discussed in Note 3.1(d), MWMTI was granted an exclusive right and obligation under the Concession Agreement. Relative to the arrangement, MWMTI incurred costs necessary to construct the facility. The separately identifiable accumulated costs incurred in the development of the PITX Project are allocated based on development and implementation plan for the landport and commercial areas. Any change in the allocation arising from the necessary revisions in the implementation plan is accounted for prospectively in the consolidated financial statements. The Group determined that the component with respect to commercial area of PITX Project is not within the scope of Philippine Interpretation of IFRIC 12, and therefore shall be accounted for using the applicable accounting standard based on the purpose and current use of the assets; hence, were recognized under PAS 40, as these assets are held to earn rentals.

The allocation of cost as of the end of the reporting periods are as follows:

	2022	2021
Landport area (see Note 9)	**P 597,500,531**	P 510,141,518
Commercial area	**3,777,368,439**	3,816,703,454
	P4,374,868,970	P4,326,844,972

Costs incurred for the landport area are presented as part of Contract Assets account in the consolidated statements of financial position (see Note 9). Contract assets in relation to the landport area is recognized to the extent of actual cost incurred for the period. Meanwhile, costs incurred for the commercial area are presented as part of Investment Properties in the consolidated statements of financial position.

In March 2019, the Group started to depreciate the investment property using straight-line method as the asset is already readily available for its intended use. Depreciation is computed over the concession period of 33 years.

Rental revenues recognized in 2022, 2021 and 2020 amounted to P171.0 million, P715.0 million and P900.8 million, respectively, and are presented as part of Landport Operations account under the Revenues section of the consolidated statements of comprehensive income (see Note 21.2). Depreciation charges substantially represent the direct costs in leasing these properties. Other operating costs in leasing these properties include Real property taxes amounting to P106.0 million, P119.4 million, and P128.9 million in 2022, 2021, and 2020, respectively, and Repairs and maintenance amounting to P12.0 million, P14.7 million, and P2.4 million in 2022, 2021, and 2020, respectively. Real property taxes is included as part of Taxes and licenses while Repairs and maintenance is presented under Repairs and maintenance account in the consolidated statements of income (see Note 23).

As of December 31, 2022 and 2021, the fair value of the Commercial area amounted to P3,581.2 million and P3,962.4 million, respectively (see note 33.6).

16. LEASES

The Group has leases for construction equipment and transportation equipment. With the exception of short-term leases and leases of low-value underlying assets, each right-of-use asset and lease liability from leases are reflected on the consolidated statements of financial position as part of property, plant and equipment and interest-bearing loans and borrowings, respectively. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and asset.

Each lease generally imposes a restriction that, unless there is a contractual right for the Group to sublet the asset to another party, the right-of-use asset can only be used by the Group. Leases are either non-cancellable or may only be cancelled by incurring a substantive termination fee. Some leases contain an option to purchase the underlying lease asset outright at the end of the lease, or to extend the lease for a further term. The Group is prohibited from selling or pledging the underlying leased assets as security. For leases over warehouses and offices, the Group must keep those properties in a good state of repair and return the properties in their original condition at the end of the lease. Further, the Group must insure the leased assets and incur maintenance fees on such items in accordance with the lease contracts.

The table below describes the nature of the Group's leasing activities by type of right-of-use asset recognized in the consolidated statements of financial position.

	Number of right-of-use assets leased	Range of remaining term	Number of average remaining lease term	Number of leases with extension options	Number of leases with options to purchase	Number of leases with termination options
2022:						
Transportation equipment	204	1 – 5 years	2 years	-	49	-
Precast and construction equipment	168	1 – 5 years	3 years	-	54	-
Parcel of land	1	4 years	3 years	-	-	-
2021:						
Transportation equipment	186	1 – 5 years	3 years	-	49	-
Precast and construction equipment	168	1 – 5 years	4 years	-	54	-
Parcel of land	1	4 years	4 years	-	-	-

16.1 Right-of-use Assets

The carrying amounts of the Group's right-of-use assets (see Note 14) as at December 31, 2022, 2021, and 2020 and the movements during the period are shown below.

	Land	Precast and Construction Equipment	Transportation Equipment	Total
Balance at January 1, 2022	P 50,972,815	P 456,854,097	P 127,136,254	P 634,963,166
Additions	-	101,437,500	11,529,405	112,966,905
Effect of disposal of subsidiaries	-	-	(3,405,389)	(3,405,389)
Depreciation and amortization	(16,990,938)	(74,438,945)	(27,761,918)	(119,191,801)
Balance at December 31, 2022	**P 33,981,877**	**P 483,852,652**	**P 107,498,352**	**P 625,332,881**
Balance at January 1, 2021	P -	P 440,424,375	P 167,956,599	P 608,380,974
Additions	67,963,753	118,058,865	1,552,534	187,575,152
Disposals	-	-	(926,423)	(926,423)
Depreciation and amortization	(16,990,938)	(101,629,143)	(41,446,456)	(160,066,537)
Balance at December 31, 2021	P 50,972,815	P 456,854,097	P 127,136,254	P 634,963,166
Balance at January 1, 2020	P -	P 376,631,729	P 191,812,743	P 568,444,472
Additions	-	121,647,009	35,536,960	157,183,969
Disposals	-	-	(1,236,705)	(1,236,705)
Reclassifications	-	(6,727,238)	(3,803,589)	(10,530,827)
Depreciation and amortization	-	(51,127,125)	(54,352,810)	(105,479,935)
Balance at December 31, 2020	P -	P 440,424,375	P 167,956,599	P 608,380,974

16.2 Lease Liabilities

Lease liabilities are presented in the consolidated statements of financial position as part of Interest-bearing Loans and Borrowings (see Note 18) as at December 31, 2022 and 2021 as follows:

	2022	2021
Current	**P 182,832,962**	P 219,483,607
Non-current	**98,986,265**	246,214,092
	P 281,819,227	P 465,697,699

The use of extension and termination options gives the Group added flexibility in the event it has identified more suitable premises in terms of cost and/or location or determined that it is advantageous to remain in a location beyond the original lease term. An option is only exercised when consistent with the Group's business strategy and the economic benefits of exercising the option exceeds the expected overall cost.

As of December 31, 2022, and 2021, the Group has not committed to any leases which had not commenced.

16.3 Lease Payments Not Recognized as Liabilities

The Group has elected not to recognize a lease liability for short-term leases or for leases of low value assets. Payments made under such leases are expensed on a straight-line basis. In addition, certain variable lease payments are not permitted to be recognized as lease liabilities and are expensed as incurred.

The expenses pertaining to short-term leases and low-value assets amounted to P63.7 million, P50.3 million and P15.9 million in 2022, 2021 and 2020, respectively, and is presented as Rentals as part of Administrative expenses under Other Operating Expenses in the consolidated statements of income (see Note 23). Rentals amounting to P6.7 million and P14.2 million in 2021 and 2020, respectively, is presented as part of Other operating expenses from discontinued operations (see Note 10.2).

16.4 Additional Profit or Loss and Cash Flow Information

The total cash outflow in respect of leases amounted to P284.9 million, P254.5 million and P98.9 million in 2022, 2021 and 2020, respectively, and is presented as part of Repayment of interest-bearing loans and borrowings in the consolidated statements of cash flows (see Note 34). Interest expense in relation to lease liabilities amounted to P37.3 million, P45.0 million and P36.1 million in 2022, 2021 and 2020, respectively, and is presented as part of Finance costs under Income and Expenses section in the consolidated statements of income (see Note 25.1).

The lease liabilities are secured by the related underlying assets. The maturity analysis of lease liabilities as at December 31, 2022, 2021 and 2020 is as follows:

	Within 1 year	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Total
December 31, 2022						
Lease payments	P 203,589,207	P 74,683,304	P 25,054,940	P 11,370,394	P 1,147,381	P 315,845,226
Finance charges	(20,756,245)	(8,273,456)	(4,005,684)	(927,204)	(63,410)	(34,025,999)
Net present value	**P 182,832,962**	**P 66,409,848**	**P 21,049,256**	**P 10,443,190**	**P 1,083,971**	**P 281,819,227**
December 31, 2021						
Lease payments	P 248,374,420	P 169,959,559	P 84,711,884	P 8,765,243	P -	P 511,811,106
Finance charges	(28,890,813)	(13,514,723)	(3,494,320)	(213,551)	-	(46,113,407)
Net present value	P 219,483,607	P 156,444,836	P 81,217,564	P 8,551,692	P -	P 465,697,699
December 31, 2020						
Lease payments	P 232,933,013	P 192,140,869	P 115,203,419	P 57,409,144	P 8,266,159	P 605,952,604
Finance charges	(37,760,418)	(22,308,392)	(10,165,774)	(2,843,661)	(206,382)	(73,284,627)
Net present value	P 195,172,595	P 169,832,477	P 105,037,645	P 54,565,483	P 8,059,777	P 532,667,977

17. TRADE AND OTHER PAYABLES

This account consists of the following:

	Notes	2022	2021
Trade payables		**P 2,945,348,221**	P 5,344,764,258
Retention payable		**1,989,492,062**	2,180,081,529
Interest payable	18	**166,339,365**	195,323,314
Accrued expenses		**83,040,832**	506,190,339
Security deposits	20	**66,767,236**	235,216,916
Due to related parties	28.4	**51,046,821**	20,000,000
Derivative liability	7.1	**-**	54,872,973
Others		**30,703,414**	80,266,018
		P 5,332,737,951	P 8,616,715,347

Retention payable pertains to amounts withheld from payments made to subcontractors to ensure compliance and completion of contracted projects ranging from 5% to 10% of every billing made by the contractor. Upon completion of the subcontracted projects, the amounts are returned to the subcontractors.

Accrued expenses include mainly unpaid utilities.

Others include accrued salaries and other non-trade payables.

18. INTEREST-BEARING LOANS AND BORROWINGS

The details of short-term and long-term interest-bearing loans and borrowings are as follows:

	Notes	2022	2021
Current:			
Bank loans	18.2, 29.4	**P 14,524,968,586**	P 14,504,602,415
Lease liabilities	16.2	**182,832,962**	219,483,607
Notes payable	18.1, 29.4	**-**	56,000,000
		14,707,801,548	14,780,086,022
Non-current:			
Notes payable	18.1, 29.4	**5,444,000,000**	5,513,791,232
Bonds payable	18.3	**3,940,233,693**	-
Bank loans	18.2, 29.4	**3,588,000,000**	28,961,405,146
Lease liabilities	16.2	**98,986,265**	246,214,092
		13,071,219,958	34,721,410,470
		P 27,779,021,506	P 49,501,496,492

The total unpaid interest from the foregoing interest bearing loans and borrowings as of December 31, 2022 and 2021 amounted to P166.3 million and P195.3 million, respectively, and is presented as Interest payable under Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

18.1 Notes Payable

(a) 2013 Notes Facility

On February 19, 2013, the Parent Company executed a notes facility agreement with a local universal bank. In this agreement, the Parent Company desired to offer and issue fixed-rate corporate notes in the aggregate principal amount of P4,000.0 million. The net proceeds of the notes after deducting direct issue costs, such as underwriting fees and commissions, documentary stamp tax and other expenses associated with the issuance, amounted to P3,957.3 million.

The notes constitute direct, unconditional, unsubordinated, general and unsecured obligation ranking at least pari passu with all other present and future direct, unconditional, unsubordinated and unsecured obligations of the Parent Company.

The notes are issued in three tranches with the following details:

	Principal	Term in Years	Interest Rate
Tranche A	P 650,000,000	5	5%
Tranche B	3,250,000,000	7	6%
Tranche C	100,000,000	10	6%
	P 4,000,000,000		

The nominal rates refer to the Philippine Dealing System Treasury (PDST) Fixing rates with respect to the term of each tranche plus an interest spread of 1.75% for Tranche A and B and 1.50% for Tranche C.

As at December 31, 2021, Tranches A and B have matured already, leaving Tranche C outstanding, with a carrying value of P69.8 million. In 2022, Tranche C was settled in full.

The Parent Company has complied with all the debt covenants set forth in the notes facility agreement.

(b) 2016 Various Notes Facility

In 2016, the Parent Company entered into various notes facility arrangement with a local bank to refinance the corporate note issued in 2011 and to finance its capital expenditure and general corporate requirements.

The notes are issued with the following details:

Date Issued	Principal	Term in years	Interest Rate
September 16, 2016	P 650,000,000	10	5.50%
December 5, 2016	350,000,000	10	6.37%
December 16, 2016	1,000,000,000	10	6.37%
	P 2,000,000,000		

These 10-year corporate notes bear an interest rate based on the closing per annum rates of a ten (10)-year PDST-R2 rate on the PDS Group website plus a certain spread. The Parent Company has to maintain a debt-to-equity ratio of not more than 2.33 and a debt service coverage ratio of at least 1.1.

On August 10, 2017, the Parent Company sent a letter to the bank requesting the waiver of one of the loan negative covenants that prohibits the stockholdings of Citicore in the Parent Company to fall below 51% or enter into profit sharing, partnership or joint venture whereby its profits are shared with any other person that may have a material adverse effect (see Note 1.1). In September 2017, the request was granted by the bank. As of December 31, 2022 and 2021, the Parent Company has complied with all the debt covenants set forth in the notes facility agreement.

(c) 2020 Various Notes Facility

On February 19, 2020, the Parent Company signed a P5,000.0 million corporate note facility, the proceeds of which will be used by the Parent Company to (a) retire maturing debt obligations, (b) to fund growth projects, and (c) for general corporate purposes.

The notes constitute direct, unconditional, unsubordinated, general and unsecured obligation ranking at least pari passu with all other present and future direct, unconditional, unsubordinated and unsecured obligations of the Parent Company.

The notes will be issued in five tranches as follows:

	Principal
Tranche A	P 3,600,000,000
Tranche B	350,000,000
Tranche C	350,000,000
Tranche D	350,000,000
Tranche E	350,000,000
	P 5,000,000,000

These 4.5-year corporate notes bear a fixed interest rate based on the closing per annum rates of a 4.5-year PHP BVAL reference rate on the PDS Group website plus a certain spread, subject to a floor rate of 5%. The Parent Company has to maintain a debt-to-equity ratio of not more than 2.33 and a debt service coverage ratio of at least 1.10. Debt pertains to all interest-bearing loans and borrowing.

As of December 31, 2022 and 2021, the carrying amount of all the corporate notes are P5,444.0 million and P5,569.8 million, respectively.

The total interest on these notes payable amounted to P347.3 million, P328.5 million and P338.1 million in 2022, 2021 and 2020, respectively, and is presented as Interest expense from notes payable under Finance Costs account (see Note 25.1). Unpaid interest as of December 31, 2022 and 2021 amounting to P31.9 million and P31.3 million, respectively is presented as part of Interest payable under Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

The Parent Company is in compliance with all covenants required to be observed under the loan facility agreement as of December 31, 2022 and 2021.

18.2 Bank Loans

(a) Omnibus Loan and Security Agreement – December 17, 2014

On December 17, 2014, GMCAC entered into a P20,000.0 million (which at GMCAC's option may be increased up to P23,300.0 million) OLSA with various local universal banks, as onshore lenders. On January 26, 2015, the parties amended the facility to include another universal bank as offshore lender to contribute US $75.0 million (or equivalent to P3,500.0 million) into the facility. On June 22, 2018, GMCAC amended the Amended and Restated OLSA increasing the facility by P870.0 million. The additional loan facility will be used to finance the investment related to the Fuel Hydrant System Infrastructure.

The facility has a term of 15 years, the repayment of which starts in 2019 and shall continue every year thereafter until 2030; and, interest requirements that are payable annually based on the following:

	First 7 Years	Last 8 Years
P20,000.0 million onshore loan	Sum of Base Rate 1 (PDST-R2 benchmark yield) and credit spread	Sum of Base Rate 2 (PDST-R2 benchmark yield) and credit spread
US$75.0 million offshore loan	LIBOR plus credit spread	LIBOR plus credit spread

As security for timely payment of the loan and prompt observance of all provision of the Omnibus Agreement, the following are pledged as collateral on this loan:

- all monies deposited and from time to time standing in the Cash Flow Waterfall Accounts;
- the Project receivables;
- the proceeds of any asset and business insurance obtained;
- the Project Documents (Accession Agreement, Technical Service Agreement and Engineering and Procurement Contract); and,
- the 100% of the total issued and outstanding capital stock of GMCAC.

The carrying value of the Project receivables as of December 31, 2022 and 2021 amounted to P843.3 million and P701.9 million, respectively, net of allowance for ECL amounting to P20.3 million and P4.8 million as of December 31, 2022 and 2021, respectively. These are non-interest-bearing and generally on a 30 to 60-day credit terms.

GMCAC's BOD authorized GMCAC to establish, maintain and operate trust and investment accounts with a Security Trustee to ensure the prompt payment of the required amortization, interest, and principal of the long-term loan, which was established and maintained by GMCAC during the reporting period. As of December 31, 2022 and 2021, the carrying amount of the assets pledged, in the form of a trust fund investment, as collateral amounted to P26.3 million and P163.5 million, respectively (see Note 12.6). These are composed of dollar deposit accounts which earns interest of 0.5% to 1.6% in 2022, 2021 and 2020 and peso deposit accounts which earns interest of 0.5% to 6.5% in 2022, 2021 and 2020.

In addition, the OLSA provides certain restrictions and requirements which include, among others, maintaining and preserving its corporate existence, complying with all of its material obligations under the project arrangements, restrictions on granting of loans or advances and disposal of major properties and restrictions on payment of dividends. The OLSA also provides financial covenants which include maintaining a maximum debt to equity ratio of 70:30 and a debt service coverage ratio of at least 1.1 times following the Project completion date. As at December 31, 2022 and December 31, 2021, the GMCAC has debt-to-equity ratio of 74:26 and DSCR of 0.05 and 0.08, respectively.

The modifications in the contractual cash flows are not substantial and therefore did not result in the derecognition of the affected financial liabilities. In 2021, total modification gain recognized a result of these modifications amounted to P207.8 million and is presented under Other Charges - net account as part of the discontinued operations in the 2021 consolidated statement of income (see Note 10.2).

GMCAC is in compliance with all covenants required to be observed based on the terms of the loan as of December 31, 2021.

As of December 31, 2022, GMCAC has unamortized premium on long-term debt amounting to P1.3 billion arising from the modification of terms. The amount is the result of recognizing the new carrying amount of the long-term debt based on the present value of the modified contractual cash flows discounted at the original effective interest rate. The premium on long-term debt is attributable to the deferred interests payable by GMCAC on June 15, 2023 and December 15, 2023 under the Second Amendment Agreement which formed part of the new carrying amount of the long-term debt under the modified terms.

Debt issuance costs incurred in relation to the amendment of the terms of the OLSA amounting to P22.8 million was recognized and formed part of the new carrying amount of the loans.

The movements of debt issuance costs relating to drawn amounts follows:

	2022	2021
Balance at the beginning of the year	**P 228,065,053**	P 240,664,623
Additional debt issuance costs	**-**	22,795,530
Amortization during the year	**(46,760,427)**	(35,395,100)
Balance at the end of the year	**P 118,304,626**	P 228,065,053

Provision in the loan indicates that the borrower shall pay to the lenders, a commitment fee equivalent to 0.3% per annum of the undrawn or uncancelled portion of the commitment that GMCAC does not draw in accordance with the drawdown schedule.

In order to hedge the interest rate exposure on this floating rate US dollar-denominated loan maturing in June 2022, GMCAC entered into an interest rate swap transaction (see Note 7.1).

Total interest on these loans recognized as expense, including the amortization of debt issue costs, amounted to P1,320.9 million, P1,059.0 million and P1,050.7 million in 2022, 2021 and 2020, respectively, and is presented as part of Other Charges – net under Discontinued Operations section in the consolidated statements of income (see Note 10.2). Total accrued interest amounting to P97.7 million as of December 31, 2021, is presented as part of Interest payable under Trade and Other Payables in the 2021 consolidated statement of financial position (see Note 17). Capitalized borrowings amounted to P719.0 million and P604.1 million as at December 31, 2022 and 2021, respectively, at a capitalization rate of 4.99% to 9.69% in 2022 and 2021, respectively (see Note 10).

In 2022, as a result of the sale and deconsolidation of GMCAC, the outstanding balance of the loan amounting to P25,702.2 million was derecognized from the Group's consolidated statement of financial position.

(b) OLSA for PITX project

In 2015, MWMTI entered into an Omnibus Loan and Security Agreement (OLSA) with a local universal bank for a loan facility amounting to P3,300.0 million to finance the construction of the ITS Project. In 2019, MWMTI requested the lender to increase the loan by P600.0 million making the total principal loan to P3,900.0 million. In 2017, MWMTI made its first drawdown amounting to P825.0 million while the remaining loan facility was fully drawn in 2019 in tranches amounting to P3,075.0 million. The loan principal shall be amortized quarterly over 15 years and the first principal repayment is due on January 16, 2021. The interest-bearing loan is secured by the Joint Venturers and bears annual interest of 3.55%, 3.55%, and 4.62% in 2022, 2021, and 2020, respectively.

The interest-bearing loan requires the MWMTI to maintain a maximum debt-to-equity ratio of 70:30. In addition, the MWMTI is also required to observe at all times until full payment of the loan a debt service coverage ratio of at least 1.25.

In 2022 and 2021, MWMTI complied with all affirmative and negative covenants indicated in the OLSA.

Total interest expense on these loans, including the amortization of debt issue costs, amounted to P143.7 million, P138.4 million, and P173.5 million in 2022, 2021 and 2020, respectively, and is presented as part of Interest expense from bank loans under Finance costs under Income and Expenses section in the 2022 and 2021 consolidated statements of income (see Note 25.1). Total accrued interest amounting to P28.7 million and P17.3 million as of December 31, 2022 and 2021, respectively, is presented as part of Interest payable under Trade and Other Payables in the consolidated statements of financial position (see Note 17).

The current portion of the bank loans of MWMTI as of December 31, 2022 and 2021 amounted to P136.5 million and P117.0 million, while the non-current portion amounted to P3,588.0 million and P3,724.5 million, respectively.

(c) Other Bank Loans

In addition, the Group also obtained various bank loans with total outstanding balance of P14,525.0 million and P14,504.6 million as of December 31, 2022 and 2021, respectively, representing unsecured short-term loans from other local banks. The loans bear fixed annual interest rates ranging from 5.75% to 7.0% in 2022 and 5.10% to 7.5% in 2021 and 2020. Total interest on these bank loans amounted to P948.6 million, P624.4 million and P624.4 million in 2022, 2021 and 2020, respectively, and is presented as part of Interest expense from bank loans under Finance costs under Income and Expenses section in the consolidated statements of income (see Note 25.1). The unpaid portion of these interest amounted to P67.9 million and P49.0 million as of December 31, 2022 and 2021, respectively, and is presented as part of Interest payable under Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

18.3 Bonds Payable

On August 17, 2022, the Parent Company listed fixed-rate bonds in the total amount of P4,000.0 million, inclusive of the P1,000.0 million oversubscription option, with the Philippine Dealing & Exchange Corp. The Fixed-Rate Bonds consists of Series A (P1.6 billion maturing in three years and six months from issue date at rate of 6.9506%) and Series B (P2.4 billion maturing in five years from issue date a rate of 7.9663%).

The net proceeds of the fixed-rate bonds shall be used by the Parent Company primarily to refinance its short-term debts, fund its capital expenditures and other general corporate requirements. The bonds require the Parent Company to maintain a debt-to equity ratio of not more than 2.33 and a debt service coverage ratio of not less than 1.10. As of December 31, 2022, the Parent Company is in compliance with these covenants.

Bond issue cost capitalized as part of the bonds amounted to P64.6 million. As of December 31, 2022 amortization amounted to P4.9 million while its net carrying value amounted to P59.8 million. Unpaid interest as of December 31, 2022 amounting to P37.8 million is presented as Interest payable under Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

18.4 Finance Cost, Events of Default and Covenant Compliance

Total interest on interest-bearing loans and borrowings amounted to P1,451.5 million, P1,147.4 million and P1,171.9 million in 2022, 2021 and 2020, respectively, and is presented as Interest expense from bank loans and notes payable under Finance Costs account in the consolidated statements of income (see Note 25.1). Unpaid interest as of December 31, 2022 and 2021 amounting to P166.3 million and P195.3 million, respectively and is presented as Interest payable under Trade and Other Payables account in the consolidated statements of financial position (see Note 17).

The Group is in compliance with all covenants required to be observed under the loan facility agreements.

19. CONTRACT LIABILITIES

The significant changes in the contract liability balances during the reporting periods are as follows:

	2022	2021
Balance at beginning of year	**P 5,759,391,320**	P 4,593,930,101
Increase due to billings excluding amount recognized as revenue during the year	**3,608,178,155**	3,000,814,182
Revenue recognized that was included in contract liability at the beginning of the year	**(4,541,087,798)**	(1,955,644,394)
Effect of financing component	**169,030,640**	120,291,431
Balance at end of year	**P 4,995,512,317**	P 5,759,391,320

These are presented and classified in the consolidated statements of financial position as at December 31 as follows:

	2022	2021
Current	**P 3,590,333,090**	P 3,703,189,013
Non-current	**1,405,179,227**	2,056,202,307
	P 4,995,512,317	P 5,759,391,320

20. OTHER LIABILITIES

The details of this account are as follows:

	2022	2021
Current:		
Deferred output VAT	**P 118,719,439**	P 139,255,223
Deferred revenue	**99,459,645**	28,212,830
Withholding taxes	**53,705,510**	67,137,365
Government liabilities	**26,619,984**	30,641,077
Others	**8,023,980**	612,841
	306,528,558	265,859,336
Non-current:		
Security deposits	**186,164,653**	471,258,850
Unearned rent income	**185,309,810**	188,314,260
	371,474,463	659,573,110
	P 678,003,021	P 925,432,446

Deferred revenue represents advance payments from customers and concessionaires that are subject to refund or future billing applications within 12 months from the end of the reporting period.

As of December 31, 2021, security deposits include amounts received from lessees in relation to GMCAC's airport operations. In 2022, as a result of the sale and deconsolidation of GMCAC, these security deposits amounting to P122.3 million were derecognized from the Group's consolidated statement of financial position.

The Group also received security deposits upon full operations of MWMTI's PITX. These deposits on lease agreements will be refunded at the end of the lease terms, which ranges from one to eight years. The resulting day one gain amounting to P0.5 million in 2021 is presented as part of Finance Income in the 2021 consolidated statements of comprehensive income (see Note 25.2). There was no similar transaction in 2022 and 2020.

Interest expense, arising from the unwinding of discount on these deposits, amounted to P10.6 million, P10.1 million and P40.7 million in 2022, 2021 and 2020, respectively, is presented as accretion of security deposits under Finance Costs in the consolidated statements of comprehensive income (see Note 25.1).

Unearned rent income pertains to the difference between the fair value and principal amount of security deposits received at the inception of the lease with concessionaires, which are amortized over the corresponding lease term.

21. REVENUES

When the Group prepares its investor presentations and when the Group's Executive Committee evaluates the financial performance of the operating segments, it disaggregates revenue similar to its segment reporting as presented in Notes 2.15 and 4.

The Group determines that the categories used in the investor presentations and financial reports used by the Group's management can be used to meet the objective of the disaggregation disclosure requirement of PFRS 15, which is to disaggregate revenue from contracts with customers and other counterparties into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors.

As a result of the sale of a portion of the Group's interest in GMCAC, the airport operations and trading operations were derecognized from the Group's consolidated statements of income.

A summary of additional disaggregation from the segment revenues and other unallocated income for continuing operations are shown below.

	Notes	Point in time	Over time	Short-term	Long-term	Total
2022:						
Construction operations:	21.1					
Contract revenues		P -	P 13,862,957,060	P -	P 13,862,957,060	P 13,862,957,060
Sale of precast		-	392,303,843	392,303,843	-	392,303,843
Sale of ready mix concrete		-	247,376,586	247,376,586	-	247,376,586
Equipment rental		-	80,684,490	80,684,490	-	80,684,490
		-	14,583,321,979	720,364,919	13,862,957,060	14,583,321,979
Landport operations:	21.2					
Rental revenue – per contract		-	407,895,995	-	407,895,995	407,895,995
Rental revenue – effect of straight-line method		-	(236,926,470)	-	(236,926,470)	(236,926,470)
Revenue from grantor payments		-	87,359,012	-	87,359,012	87,359,012
		-	258,328,537	-	258,328,537	258,328,537
		P -	**P 14,841,650,516**	**P 720,364,919**	**P 14,121,285,597**	**P 14,841,650,516**
2021:						
Construction operations:	21.1					
Contract revenues		P -	P 13,334,034,527	P -	P13,334,034,527	P 13,334,034,527
Sale of precast		-	616,053,269	616,053,269	-	616,053,269
Sale of ready mix concrete		-	170,512,543	170,512,543	-	170,512,543
Equipment rental		-	208,863,240	208,863,240	-	208,863,240
		-	14,329,463,579	995,429,052	13,334,034,527	14,329,463,579
Landport operations:	21.2					
Rental revenue – effect of straight-line method		-	586,711,216	-	586,711,216	586,711,216
Rental revenue – per contract		-	128,328,244	-	128,328,244	128,328,244
		-	715,039,460	-	715,039,460	715,039,460
		P -	P 15,044,503,039	P 995,429,052	P 14,049,073,987	P 15,044,503,039
2020:						
Construction operations:	21.1					
Contract revenues		P -	P 10,424,370,239	P -	P10,424,370,239	P 10,424,370,239
Sale of precast		-	328,824,112	328,824,112	-	328,824,112
Sale of ready mix concrete		-	15,546,847	15,546,847	-	15,546,847
Equipment rental		-	73,458,747	73,458,747	-	73,458,747
		-	10,824,199,945	417,829,706	10,424,370,239	10,842,199,945
Landport operations:	21.2					
Rental revenue – effect of straight-line method		-	141,759,518	-	141,759,518	141,759,518
Rental revenue – per contract		-	759,069,445	-	759,069,445	759,069,445
Construction revenue		-	1,585,000	-	1,585,000	1,585,000
		-	902,413,963	-	902,413,963	902,413,963
		P -	P 11,744,613,908	P 417,829,706	P 11,326,784,202	P 11,744,613,908

21.1 Construction Operation Revenues

The details of this account for the years ended December 31, 2022, 2021 and 2020 are composed of the revenues from:

	2022	2021	2020
Contracts in progress	**P 13,095,315,463**	P 12,413,132,561	P 9,821,566,592
Completed contracts	**1,488,006,516**	1,916,331,018	1,020,633,353
	P 14,583,321,979	P 14,329,463,579	P 10,842,199,945

Approximately 12%, 5%, and 9% of the contract revenues for 2022, 2021 and 2020, respectively, were earned from contracts with an associate and certain related party under common ownership (see Note 28.1).

21.2 Landport Operations Revenue

The PITX Project undertaken by the Group with the DOTr gives the Group the control over the landport area and the right to collect concessionaire revenue. As disclosed in Note 9, contract assets include unbilled receivables which pertain to the cost of the landport area which is to be recovered through the Grantor payments (see Note 29.3.2).

The construction of the PITX Project was completed in 2019 and the Group has no unsatisfied performance obligations as of December 31, 2022 and 2021.

The details of landport operations revenue for the years ended December 31, 2022, 2021 and 2020 are composed of the revenues from:

	2022	2021	2020
Rental revenue – per contract	**P 407,895,995**	P 586,711,216	P 759,069,445
Rental revenue – effect of straight-line method	**(236,926,470)**	128,328,244	141,759,518
Revenue from grantor payments	**87,359,012**	-	-
Construction revenue	-	-	1,585,000
	P 258,328,537	P 715,039,460	P 902,413,963

22. DIRECT COSTS

22.1 Cost of Construction Operations

The following is the breakdown of this account for the years ended December 31:

	Notes	**2022**	2021	2020
Materials		**P 4,646,305,198**	P 4,487,949,063	P 3,589,871,892
Outside services		**4,520,729,381**	4,367,458,345	3,183,737,819
Salaries and employee benefits	24.1	**1,758,941,217**	1,354,772,256	1,243,034,290
Depreciation	14	**1,100,085,666**	1,006,018,603	924,021,681
Project overhead		**531,520,153**	914,499,809	452,881,087
	23	**P 12,557,581,615**	P 12,130,698,076	P 9,393,546,769

Project overhead includes insurance, repairs and maintenance, gas and oil, travel and transportation, professional fees, utilities, municipal permits, taxes, security services, office supplies and various rental expenses of staging areas.

22.2 Cost of Landport Operations

The following is the breakdown of cost of landport operations:

	Notes	2022	2021	2020
Depreciation and amortization	14, 15	**P 231,342,745**	P 220,033,741	P 210,719,258
Terminal costs		**63,703,570**	123,478,825	132,919,417
Construction cost		**-**	-	1,585,000
Others		**69,260,073**	25,961,107	10,671,844
	23	**P 364,306,388**	P 369,473,673	P 355,895,519

23. EXPENSES BY NATURE

The details of expenses for continuing operations by nature are shown below.

	Notes	2022	2021	2020
Materials, supplies, and facilities		**P 4,651,044,695**	P 4,496,296,907	P 3,592,553,941
Outside services		**4,605,722,251**	4,516,798,808	3,268,781,592
Salaries and employee benefits	24.1	**2,144,693,362**	1,621,245,140	1,615,432,205
Impairment losses on receivables and contract assets	6, 9	**1,722,576,955**	213,281,637	22,597,200
Finance costs	25.1	**1,657,069,895**	1,515,276,560	1,452,362,976
Depreciation and amortization	12.5, 14, 15	**1,451,847,939**	1,367,563,482	1,243,870,586
Project overhead		**531,520,153**	914,499,809	452,881,087
Taxes and licenses	15	**253,593,588**	236,260,148	226,044,703
Professional fees		**67,772,597**	97,994,628	65,324,544
Rentals	16.3, 28.2	**63,732,951**	50,320,752	15,922,239
Utilities		**27,083,222**	73,149,075	51,687,462
Travel and transportation		**21,836,421**	15,282,050	25,038,365
Repairs and maintenance	15	**15,516,082**	21,819,966	11,752,081
Insurance		**14,654,890**	37,705,784	12,281,105
Security services		**14,190,574**	10,306,007	4,821,098
Representation		**10,843,055**	24,182,471	12,803,771
Advertising		**10,172,446**	3,423,303	2,574,947
Gas and oil		**769,665**	701,985	1,040,848
Miscellaneous		**230,530,268**	144,849,347	102,593,511
		P17,495,171,009	P15,360,957,859	P12,180,364,261

Miscellaneous includes certain construction reworks and warranty cost for certain projects already completed.

These expenses for continuing operations are classified in the consolidated statements of income as follows:

	Note	2022	2021	2020
Cost of construction operations	22.1	**P 12,557,581,615**	P12,130,698,076	P 9,393,546,769
Cost of landport operations	22.2	**364,306,388**	369,473,673	355,895,519
Impairment losses on receivables and other assets		**1,722,576,955**	213,281,637	22,597,200
Finance costs	25.1	**1,657,069,895**	1,515,276,560	1,452,362,976
Other operating expenses		**1,193,636,156**	1,132,227,913	955,961,797
		P 17,495,171,009	P15,360,957,859	P12,180,364,261

24. SALARIES

24.1 Salaries and Employee Benefits Expense

Expenses recognized for salaries and employee benefits for continuing operations are presented below.

	Notes	2022	2021	2020
Short-term employee benefits		**P 2,093,624,924**	P1,571,434,600	P1,556,424,770
Post-employment benefit	24.2	**51,068,438**	49,810,540	59,007,435
	23	**P 2,144,693,362**	P1,621,245,140	P1,615,432,205

The expenses for continuing operations are allocated in the consolidated statements of income as follows:

	Notes	2022	2021	2020
Contract costs	22.1	**P 1,758,941,217**	P1,354,772,256	P1,243,034,290
Other operating expenses		**385,752,145**	266,472,884	372,397,915
	23	**P 2,144,693,362**	P1,621,245,140	P1,615,432,205

24.2 Post-employment Benefit

(a) *Characteristics of Defined Benefit Plan*

The Group maintains a partially funded and non-contributory post-employment defined benefit plan covering all regular full-time employees. The Group conforms to the minimum regulatory benefit under the R.A. No. 7641, *Retirement Pay Law*, which is of the defined benefit type and provides a retirement benefit in lump sum equal to 22.5-day pay for every year of credited service. The regulatory benefit is paid in a lump sum upon retirement. The normal retirement age is 60 with a minimum of 5 years of credited service.

(b) *Explanation of Amounts Presented in the Consolidated Financial Statements*

Actuarial valuations are made annually to update the retirement benefit costs and the amount of contributions. All amounts presented below and in the succeeding pages are based on the actuarial valuation report obtained from an independent actuary in 2022, 2021 and 2020.

The amounts of post-employment DBO in the consolidated statements of financial position are determined as follows:

	2022	2021
Present value of the DBO	**P 242,077,688**	P 304,816,782
Fair value of plan assets	**(4,677,017)**	(4,691,732)
	P 237,400,671	P 300,125,050

The movements in the present value of the DBO are as follows:

	2022	2021
Balance at beginning of year	**P 304,816,782**	P 348,036,884
Current service cost	**53,923,923**	55,923,548
Interest cost	**15,576,527**	13,746,478
Past service cost	**-**	(3,815,513)
Benefits paid directly from book reserve	**(2,424,932)**	-
Net released liability due to employee transfers	**(1,721,017)**	-
Effect of disposal of a subsidiary	**(21,689,826)**	-
Remeasurement/actuarial losses (gains) arising from:		
Changes in financial assumptions	**(84,073,862)**	9,897,353
Experience adjustments	**(22,329,907)**	(28,750,969)
Changes in demographic assumptions	**-**	(90,220,999)
Balance at end of year	**P 242,077,688**	P 304,816,782

Actuarial losses arising from experience adjustments pertain to the net effect of differences between previous actuarial assumptions and what actually incurred.

The movements in the fair value of plan assets are presented below.

	2022	2021
Balance at beginning of year	**P 4,691,732**	P 4,634,679
Interest income	**135,794**	183,070
Loss on plan assets (excluding amounts included in net interest)	**(150,509)**	(126,017)
Balance at end of year	**P 4,677,017**	P 4,691,732

The plan assets as of December 31, 2022 and 2021 consist mainly of the Unit Investment Trust Fund (UITF) amounting to P4.7 million. The Group has 2,070 participation units on UITF managed by the trust department of a certain universal bank [see Note 32.2(c)]. Actual gain or loss on plan assets amounted to P0.2 million and P0.1 million loss in 2022 and 2021, respectively.

The components of amounts recognized in consolidated statements of income and in the consolidated statements of comprehensive income in respect of the defined benefit post-employment plan are as follows:

	2022	2021	2020
Recognized in consolidated profit or loss from continuing operations:			
Current and past service cost	**P 51,068,438**	P 49,810,540	P 59,007,435
Net interest expense	**14,384,733**	12,500,223	16,617,574
	P 65,453,171	P 62,310,763	P 75,625,009
Recognized in consolidated other comprehensive income (loss):			
Actuarial gains (losses) arising from:			
Changes in financial assumptions	**P 84,073,862**	(P 9,897,354)	P 8,729,618
Experience adjustments	**22,329,907**	28,750,969	65,494,335
Changes in demographic assumptions	**-**	90,220,999	3,297,747
Return on plan assets (excluding amounts included in net interest)	**(150,509)**	(126,017)	21,535
	P 106,253,260	P 108,948,597	P 77,543,235

Current service costs are included as part of Salaries and employee benefits under Other Operating Expenses account in the consolidated statements of income. The net interest expense is included as part of Finance Costs account in the consolidated statements of income (see Note 25.1).

Amounts recognized in other comprehensive income (loss) are presented under item that will not be reclassified subsequently to profit or loss.

In determining the amounts of the post-employment DBO, the following significant actuarial assumptions were used:

	2022	2021	2020
Discount rate	**7.34%**	5.17%	3.95%
Expected return on plan assets	**3.50%**	3.50%	5.00%
Employee turn-over rate	**3.00%**	3.00%	3.00%
Salary increase rate	**6.00%**	6.00%	4.50%

Assumptions regarding future mortality experience are based on published statistics and mortality tables. The average remaining working lives of an individual retiring at the age of 60 is 24 years. These assumptions were developed by management with the assistance of an independent actuary. Discount factors are determined close to the end of each reporting period by reference to the interest rates of a zero coupon government bonds with terms to maturity approximating to the terms of the post-employment obligation. Other assumptions are based on current actuarial benchmarks and management's historical experience.

(c) Risks Associated with the Defined Benefit Plan

The plan exposes the Group to actuarial risks such as investment risk, interest rate risk, longevity risk and salary risk.

(i) Investment and Interest Risks

The present value of the DBO is calculated using a discount rate determined by reference to market yields of government bonds. Generally, a decrease in the interest rate of a reference government bonds will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan and if the return on plan asset falls below this rate, it will create a deficit in the plan. As of December 31, 2022 and 2021, the plan has short-term investments managed through UITF.

(ii) Longevity and Salary Risks

The present value of the DBO is calculated by reference to the best estimate of the mortality of the plan participants during their employment and to their future salaries. Consequently, increases in the life expectancy and salary of the plan participants will result in an increase in the plan obligation.

(d) Other Information

The information on the sensitivity analysis for certain significant actuarial assumptions, the Group's asset-liability matching strategy, and the timing and uncertainty of future cash flows related to the post-employment defined benefit plan are described in the succeeding page.

(i) Sensitivity Analysis

The following table summarizes the effects of changes in the significant actuarial assumptions used in the determination of the post-employment DBO as of December 31:

	Impact on Post-Employment Defined Benefit Obligation		
	Change in Assumption	Increase in Assumption	Decrease in Assumption
2022:			
Discount rate	**+/- 1%**	**(P236,568,589)**	**P296,875,580**
Salary growth rate	**+/- 1%**	**301,895,302**	**(231,328,541)**
2021:			
Discount rate	+/- 1%	(P 244,506,021)	P329,543,645
Salary growth rate	+/- 1%	330,011,003	(243,445,519)

The sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. This analysis may not be representative of the actual change in the DBO as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the DBO has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the post-employment DBO recognized in the consolidated statements of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous years.

(ii) Funding Arrangements and Expected Contributions

The retirement plan trustee has no specific matching strategy between the plan assets and the plan liabilities.

The Group is not required to pre-fund the future defined benefits payable under the plan assets before they become due. For this reason, the amount and timing of contributions to the plan assets are at the Group's discretion. However, in the event a benefit claim, the shortfall will be due and payable from the Group to the plan assets.

The maturity profile of undiscounted expected benefit payments within 10 years from the end of the reporting periods follows:

	2022	2021
More than 1 year to 5 years	**P 54,779,860**	P 60,165,280
More than 5 years to 10 years	**281,742,726**	100,148,370
	P 336,522,586	P 160,313,650

The weighted average duration of the DBO at the end of the reporting period is 17.7 years.

25. OTHER INCOME (CHARGES)

25.1 Finance Costs

The breakdown of this finance costs for continuing operations is as follows:

	Notes	2022	2021	2020
Interest expense from:				
Bank loans	18.2	**P 948,580,319**	P 773,861,040	P 797,760,441
Notes payable	18.1	**347,316,608**	328,542,199	338,071,478
Bonds payable	18.3	**118,252,289**	-	-
Lease liabilities	16.4	**37,311,233**	44,966,662	36,104,890
Accretion of security deposit	20	**10,592,994**	10,056,267	40,688,625
		1,462,053,443	1,157,426,168	1,212,625,434
Finance cost – PFRS 15		**169,052,500**	285,376,164	221,797,799
Interest expense on retirement obligation – net	24.2	**14,384,733**	12,500,223	16,617,574
Bank charges		**11,579,219**	51,030,844	1,322,169
Foreign currency losses – net	18.2(a)	**-**	8,943,161	-
		P 1,657,069,895	P 1,515,276,560	P 1,452,362,976

Finance cost – PFRS 15 pertains to the portion of the transaction price regarded as interest expense due to the significant financing components within contracts [see Notes 2.19 and 3.1(b)]. This is the adjustment to the transaction price due to the time value of money. A contract is considered to have a significant financing component if the timing of payments agreed to by the parties provides the customer or the entity with a significant benefit of financing the transfer of goods or services.

Foreign currency losses - net mainly resulted from the Group's foreign currency-denominated transactions especially its off-shore loan [see Note 18.2(a)].

25.2 Finance Income

The details of finance income for continuing operations are the following:

	Notes	2022	2021	2020
Interest income from:				
Advances to related parties	28.4	**P 480,228,269**	P 441,000,000	P 433,125,000
Cash in banks	5	**15,208,876**	14,657,040	7,199,263
Short-term placements	5	**8,893,172**	9,228,276	18,194,897
Foreign currency gains – net	18.2(a)	**21,672,978**	-	18,758,878
Day one gain	20	**-**	516,268	-
Other finance income		**18,449**	7,097,521	196,791
		P 526,021,744	P 472,499,105	P 477,474,829

Foreign currency gains – net mainly resulted from the Group's foreign currency-denominated transactions especially its off-shore loan [see Note 18.2(a)].

25.3 Others – Net

This account from continuing operations consists of the following:

	Notes	2022	2021	2020
Impairment losses on non-financial assets	11.1(a), 12.7	**(P 915,675,187)**	P -	P -
Income from scrap sales	8	**63,469,096**	-	1,682,895
Common usage service area (CUSA) charges		**60,245,281**	109,916,695	109,477,445
Utility recoveries		**30,123,802**	23,450,364	81,823,643
Equity in net profit (losses) of associates	11.1	**4,572,378**	(10,632,625)	10,654,509
Gain on disposals of property and equipment	14	**3,407,646**	24,279,017	1,874,270
Others – net	11.2, 28.2	**320,176,420**	268,146,694	115,185,769
		(P 433,680,564)	P 415,160,145	P 320,698,531

In prior years, the Parent Company and GMCAC entered into construction contracts wherein the Parent Company charged certain mark up on costs. The unrealized profit on these contracts were eliminated in the consolidated financial statements of the Group in prior years. In 2022, as a result of the sale and deconsolidation of GMCAC, the Group realized the profit on these construction contracts amounting to P751.0 million.

CUSA pertains to fees charged used to maintain the common areas such as restroom, lobby, and other shared spaces that can be used by all tenants of the building and its customer.

The recognition of CUSA was made by MWMTI by grossing up charges to reflect the income and expense arising from these transactions as management determined that the MWMTI is acting as a principal on transactions.

Utility recoveries include aircon repair and maintenance charges which are charged based on leasable area for the month and other such utility recovery billings such as electricity, water, fuel and bioaugmentation.

Others – net represent various technical, and management services provided by the Group arising from the execution of its contract with the customers. The amount also includes various other charges arising from settlement agreement with suppliers.

26. TAXES

26.1 Registration with the Board of Investments

On May 29, 2015, the BOI approved the Parent Company's application for registration of its projects as PPP for School Infrastructure Project Phase 2 – Contract Package A pursuant to Build-Lease-Transfer Agreement with the Philippine DepEd on a nonpioneer status under the Omnibus Investment Code of 1987. Under such registration, the Parent Company is entitled of the following incentives:

(a) Income tax holiday (ITH) for a period of four years from May 30, 2015 or actual start of commercial operations, whichever is earlier;

(b) Importation of capital equipment, spare parts and accessories at zero duty for a period of five years from May 30, 2015;

(c) Additional deduction from taxable income of 50% of the wages corresponding to the increment in number of direct labor for skilled and unskilled workers in the year of availment; and,

(d) Employment of foreign nationals which will hold supervisory, technical or advisory positions for five years from May 30, 2015.

On June 13, 2019, the BOI has approved the Parent Company's request for extension of the ITH incentive from May 28, 2019 to February 28, 2021 in relation to its PPP for School Infrastructure Project Phase 2.

On September 22, 2020, the Parent Company filed another request for extension of the ITH incentive with the BOI until February 28, 2022, due to delays in obtaining ownership documents and necessary permits as condition for release of Certificate of Final Acceptance.

On February 22, 2019, the BOI approved the Parent Company's application for registration as New Producer of Housing Components (Hollow Core Precast Pre-Stressed Slab) on a Non-Pioneer Status under the Omnibus Investments Code of 1987 (Executive Order No. 226). As such, the Parent Company is entitled to the following incentives:

(a) ITH for a period of four years from February 2019 or actual start of commercial operations, whichever is earlier;

(b) Importation of capital equipment, spare parts and accessories at zero-duty under Executive Order No. 57 and its Implementing Rules and Regulations:

(c) Additional deduction from taxable income of 50% of the wages corresponding to the increment in number of direct labor for skilled and unskilled workers in the year of availment; and,

(d) Employment of foreign nationals which will hold supervisory, technical or advisory positions for five years from the date of registration.

On June 20, 2016, GMCAC was registered with the BOI as a PPP Project for the GMCAC Phase 2 – Operation and maintenance of Terminal 2 (Phase 2 O&M of T2) under the Concession Agreement with the DOTr and MCIA as an expansion Project on a Non-pioneer status under the Omnibus Investment Code of 1987 (Executive Order No. 226).

Under the registration, GMCAC is entitled, among others, to ITH incentives for three years from December 2018 and July 2018 for Phase 1 and Phase 2, respectively, or actual start of commercial operations, whichever is earlier but in no case earlier than the date of registration. GMCAC has informed the BOI that the actual start of commercial operations of Phase I is on January 1, 2016 for ITH purposes.

Also, GMCAC is entitled to additional deduction from taxable income of 50% of the wages corresponding to the increment in number of direct labor in the year of availment as against the previous year, if the project meets the prescribed ratio of capital equipment to the number of workers set by the Board. This may be availed for the first five years from date of registration but not simultaneously with ITH.

GMCAC voluntarily waived the ITH incentive for Phase 2 O&M of T2 for the taxable year 2020. For the period starting January 1, 2021 to June 30, 2021, the end of ITH period, GMCAC filed with the BOI a formal notice of its intention to waive the ITH incentive for Phase 2 O&M of T2 on April 16, 2021. The formal notice was acknowledged as received by the BOI on the same date. GMCAC subjected all revenues and expenses of Phase 2 to RCIT for the year ended December 31, 2021.

26.2 Registration with Clark Freeport Zone

MGCJVI was registered as Clark Freeport Zone (CFZ) enterprise on April 12, 2018 with registration number C2018-169. On April 26, 2007, R.A. 9400 or "An Act Amending R.A. 7227 as Amended, otherwise known as the Bases Conversion and Development Act of 1992 and for Other Purposes" was approved.

One of the major amendments to R.A. 7227, now embodied in R.A. 9400, is the official declaration of Clark, which used to be a Special Economic Zone, as a Freeport Zone that would cover 4,400 hectares of the former Clark Air Base. Under R.A. 9400, the CFZ shall be operated and managed as a separate customs territory ensuring free flow or movement of goods and capital equipment within, into and exported out of Clark, as well as provide incentives such as tax and duty-free importation of raw materials and capital equipment. However, exportation or removal of goods from the territory of Clark to other parts of the country will also be subjected to customs duties and taxes under the Tariff and Customs Code of the Philippines, as amended by the National Internal Revenue Code. As a CFZ-registered enterprise, in lieu of paying the regular corporate income tax rate of 30%, MGCJVI shall pay 5% tax on gross income earned, divided as follows: 3% to the national government and 2% to the municipality or city where the zone is located. In addition, it is exempt from other internal revenue tax dues for its registered activities within the Freeport Zone, such as business tax, VAT and excise tax.

Under Revenue Regulation No. 02-01, enterprises registered pursuant to the Bases Conversion and Development Act of 1992 under R.A. 7227, as well as other enterprises duly registered under special economic zones declared by law which enjoy payment of special tax rate on their registered operations or activities in lieu of other taxes, are not subject to improperly accumulated earnings tax.

26.3 CREATE Act

On March 26, 2021, R.A. No. 11534, *Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act*, as amended, was signed into law and shall be effective beginning July 1, 2020. The following are the major changes brought about by the CREATE Act that are relevant to and considered by the Group:

- regular corporate income tax (RCIT) rate was reduced from 30% to 25% starting July 1, 2020;
- minimum corporate income tax (MCIT) rate was reduced from 2% to 1% starting July 1, 2020 until June 30, 2023; and,
- the allowable deduction for interest expense is reduced from 33% to 20% of the interest income subjected to final tax.

As a result of the application of the lower RCIT rate of 25% starting July 1, 2020, the current income tax expense and income tax payable would be lower by P6.2 million than the amount presented in the 2020 consolidated financial statements and such amount was charged to 2021 profit or loss. In 2021, the recognized net deferred tax liabilities as of December 31, 2020 was remeasured to 25%. This resulted in a decline in the recognized net deferred tax liabilities in 2020 by P139.7 million and such was recognized in the 2021 profit or loss amounting to P139.0 million and in other comprehensive income or loss amounting to P0.7 million

26.4 Current and Deferred Taxes

The components of tax expense (income) as reported in profit or loss and other comprehensive income in the consolidated statements of income and consolidated statements of comprehensive income are presented below and in the succeeding page.

Continuing operations:

	2022	2021	2020
Reported in consolidated profit or loss			
Current tax expense:			
RCIT at 25% in 2022 and 2021 and 30% in 2020	**P 37,349,630**	P 126,984,852	P 35,073,613
MCIT at 1%	**21,991,057**	6,756,827	12,979,160
Other corporate tax of foreign subsidiaries at 42% or 17%	**11,534,299**	8,329,060	1,760,064
Final tax at 20% and 7.5%	**3,923,899**	2,901,949	4,879,796
Gross income tax (GIT) at 5%	**3,658,363**	1,772,148	8,980,018
Effect of change in income tax rate	**-**	(6,227,434)	-
Balance forwarded	**78,457,248**	140,517,402	63,672,651

	2022	2021	2020
Balance forwarded	**P 78,457,248**	P 140,517,402	P 63,672,651
Deferred tax income arising from origination and reversal of temporary differences	**(767,614,327)**	(34,492,120)	(16,341,863)
Effect of change in income tax rate	**-**	(13,517,017)	-
	(767,614,327)	(48,009,137)	(16,341,863)
	(P 689,157,079)	P 92,508,265	P 47,330,788
Reported in consolidated other comprehensive income (loss)			
Deferred tax expense (income) relating to origination and reversal of temporary differences	**P 25,535,309**	P 25,134,358	P 23,435,702
Effect of change in income tax rate	**-**	(596,630)	-
	P 25,535,309	P 24,537,728	P 23,435,702

Discontinued operations:

	2022	2021	2020
Reported in consolidated profit or loss			
Current tax expense:			
RCIT at 25% in 2022 and 2021 and 30% in 2020	**P 9,102,392**	(P 167,492)	P -
MCIT at 2%	**-**	-	1,316,289
Final tax at 20% and 7.5%	**-**	-	29,302
	9,102,392	(167,492)	1,345,591
Deferred tax income arising from origination and reversal of temporary differences	**174,259,908**	202,492,660	216,110,436
Effect of change in income tax rate	-	(125,460,771)	-
	174,259,908	77,031,889	216,110,436
	P 183,362,300	P 76,864,397	P 217,456,027

	2022	2021	2020
Reported in consolidated other comprehensive income (loss)			
Deferred tax expense (income) relating to origination and reversal of temporary differences	**P -**	P 2,260,865	(P 172,732)
Effect of change in income tax rate	**-**	(79,037)	-
	P -	P 2,181,828	(P 172,732)

A reconciliation of tax on pretax profit (loss) computed at the applicable statutory rates to tax expense for the year ended December 31 is as follows:

Continuing operations:

	2022	2021	2020
Tax on pretax profit (loss) at 25% in 2022 and 2021 and 30% in 2020	**(P 640,294,829)**	P 142,801,108	P 108,726,902
Adjustment for income subjected to lower tax rates	**(32,830,245)**	(15,641,140)	(29,754,628)
Tax effects of:			
Non-taxable net profit under ITH	**(33,533,722)**	(31,460,089)	-
Non-taxable income	**10,960,383**	2,279,011	11,126,212
Non-deductible expenses	**4,158,616**	10,712,298	26,664,841
MCIT applied	**2,382,718**	3,551,780	-
Effect of change in income tax rate due to CREATE	**-**	(19,744,450)	(71,925,786)
Unrecognized deferred tax asset	**-**	9,747	2,493,247
	(P 689,157,079)	P 92,508,265	P 47,330,788

Discontinued operations:

	2022	2021	2020
Tax on pretax profit (loss) at 25% in 2022 and 2021 and 30% in 2020	**P 1,222,032,613**	(P 323,746,547)	(P 291,669,625)
Adjustment for income subjected to lower tax rates	**-**	(1,538,647)	(9,719,915)
Tax effects of:			
Non-taxable income	**(1,642,266,315)**	-	-
Unrecognized deferred tax asset	**603,596,002**	582,526,222	484,767,438
Effect of change in income tax rate due to CREATE	**-**	(125,460,771)	-
Non-deductible expenses	**-**	16,703,689	34,078,129
	P 183,362,300	P 76,864,397	P 217,456,027

The amount of deferred tax assets and deferred tax liabilities presented in the consolidated statements of financial position as at December 31, 2022 and 2021 are as follows:

	2022	2021
Deferred tax assets	**P 689,304,708**	P 24,595,138
Deferred tax liabilities	**-**	(872,560,526)
	P 689,304,708	(P 847,965,388)

In 2022, all subsidiaries reported net deferred tax assets. In 2021, the Parent Company, GMI and BVI have reported net deferred tax assets while GMCAC and MWM have reported net deferred tax liabilities.

The details of net deferred tax assets (liabilities) as of December 31, 2022 and 2021 are as follows:

	2022	2021
Net operating loss carry over	**P 349,596,903**	P 3,540,682
Impairment losses on contract assets	**212,170,038**	-
Deferred fulfilment costs	**(121,097,901)**	(225,033,138)
Impairment losses on trade receivables	**97,581,442**	97,534,307
Impairment losses on deferred fulfilment costs	**81,688,295**	-
Post-employment defined benefit obligation	**60,485,452**	75,130,061
Rent received in advance	**(56,212,110)**	(119,250,906)
Effect of significant financing component	**54,060,275**	97,939,225
Effect of PFRS 16	**(48,425,312)**	(14,343,293)
Uncollected non-taxable income*	**25,207,474**	25,207,474
Excess MCIT	**19,685,665**	35,082,251
Unrealized foreign currency losses (gains) – net	**14,720,806**	60,448,472
Fair value gains on financial assets at FVTPL	**(165,792)**	(165,792)
Accrued expenses with no withholding taxes	**9,473**	38,076,550
Amortization of concession assets	**-**	(923,983,080)
Deferred revenue	**-**	1,851,799
	P 689,304,708	(P 847,965,388)

**This pertains to the excess of revenue recognized under percentage of completion over collection of non-taxable revenues under ITH.*

The deferred tax expense (income) recognized in the consolidated statements of income and consolidated statements of comprehensive income for December 31 relate to the following:

	Profit or Loss			Other Comprehensive Income		
	2022	2021	2020	**2022**	2021	2020
NOLCO	**(P 346,056,221)**	P 175,396	P 65,934,913	**P -**	P -	P -
Impairment losses on contract assets	**(212,170,038)**	-	-	**-**	-	-
Deferred fulfilment cost	**(103,935,237)**	(2,105,918)	-	**-**	-	-
Impairment losses on deferred fulfilment costs	**(81,688,295)**	-	-	**-**	-	-
Rent received in advance	**(63,079,663)**	13,501,584	(77,192,549)	**-**	-	-
Construction revenue – PFRS 15	**43,878,950**	(29,937,575)	(33,976,495)	**-**	-	-
Leases – PFRS 16	**34,082,019**	14,438,506	(523,573)	**-**	-	-
Excess MCIT	**(19,685,666)**	-	11,126,212	**-**	-	-
Amortization of concession assets	**-**	-	-	**-**	-	-
Post-employment defined benefit obligation	**(16,363,293)**	861,766	(22,806,059)	25,535,309	24,537,728	23,435,702
Impairment losses on trade receivables	**(3,583,709)**	(45,362,005)	(6,779,160)	**-**	-	-
Unrealized foreign currency gains (losses) – net	**986,826**	(632,483)	(2,067,230)	**-**	-	-
Accruals	**-**	(3,956,745)	-	**-**	-	-
Uncollected non-taxable income*	**-**	5,041,495	59,825,351	**-**	-	-
Fair value gains on FA at FVPTL	**-**	(33,158)	-	**-**	-	-
Advance payments from customers	**-**	-	(12,487,551)	**-**	-	-
Excess of actual over estimated cost	**-**	-	2,604,278	**-**	-	-
Deferred tax expense (income)	**(P 767,614,327)**	(P 48,009,137)	(P 16,341,863)	**P 25,535,309**	P 24,537,728	P 23,435,702
Deferred tax expense (income) – *Discontinued operations*	**P 174,259,908**	P 77,031,889	P 216,110,435	**P 1,370,675**	P 2,181,828	(P 172,732)

The Parent Company, GMCAC and MWMTI are subject to the MCIT, which is computed at 1% of gross income in 2022 and 2021 and 2% of gross income in 2020 as defined under the tax regulations, or RCIT, whichever is higher.

In 2022, 2021 and 2020, the Group opted to claim itemized deductions in computing for its income tax due.

27. EQUITY

27.1 Capital Stock

Capital stock consists of:

	Shares			Amount		
	2022	2021	2020	**2022**	2021	2020
Common shares – P1 par value						
Authorized	**4,930,000,000**	4,930,000,000	4,930,000,000	**P 4,930,000,000**	P4,930,000,000	P4,930,000,000
Subscribed and paid in:	**2,399,426,127**	2,399,426,127	2,399,426,127	**P 2,399,426,127**	P2,399,426,127	P2,399,426,127
Less: Treasury shares						
Balance at beginning of year	**386,016,410**	386,016,410	335,792,310	**P 4,615,690,576**	P 4,615,690,576	P3,912,617,536
Reacquisition	**-**	-	50,224,100	**-**	-	703,073,040
Balance at end of year	**386,016,410**	386,016,410	386,016,410	**P 4,615,690,576**	P 4,615,690,576	P4,615,690,576
Issued and outstanding	**2,013,409,717**	2,013,409,717	2,013,409,717			

	Shares			Amount		
	2022	2021	2020	**2022**	2021	2020
Preferred shares – P1 par value						
Authorized						
Balance at beginning of year	**150,000,000**	124,000,000	70,000,000	**P 150,000,000**	P 124,000,000	P 70,000,000
Increase during the year	**-**	26,000,000	54,000,000	**-**	26,000,000	54,000,000
Balance at end of year	**150,000,000**	150,000,000	124,000,000	**150,000,000**	150,000,000	124,000,000
Subscribed and paid in:						
Balance at beginning of year:						
Series 1	**40,000,000**	40,000,000	40,000,000	**40,000,000**	40,000,000	40,000,000
Series 2A	**26,220,130**	26,220,130	-	**26,220,130**	26,220,130	-
Series 2B	**17,405,880**	17,405,880	-	**17,405,880**	17,405,880	-
Series 3	**20,000,000**	13,500,000	-	**20,000,000**	13,500,000	-
Series 4	**40,000,000**	-	-	**40,000,000**	-	-
Issuance during the year:						
Series 2A	**-**	-	26,220,130	**-**	-	26,220,130
Series 2B	**-**	-	17,405,880	**-**	-	17,405,880
Series 3	**-**	6,500,000	13,500,000	**-**	6,500,000	13,500,000
Series 4	**-**	40,000,000	-	**-**	40,000,000	-
	143,626,010	143,626,010	97,126,010	**143,626,010**	143,626,010	97,126,010
Less: Subscription receivable:						
Balance at beginning of year	**15,000,000**	10,125,000	-	**15,000,000**	10,125,000	-
Subscription – Series 3	**-**	4,875,000	10,125,000	**-**	4,875,000	10,125,000
Balance at end of year	**15,000,000**	15,000,000	10,125,000	**15,000,000**	15,000,000	10,125,000
Balance at end of year	**128,626,010**	128,626,010	87,001,010	**P 128,626,010**	P 128,626,010	P 87,001,010
Less: Treasury shares						
Redemption of Series 1 preferred shares	**40,000,000**	40,000,000	-	**P4,000,000,000**	P4,000,000,000	P -
Issued and outstanding	**88,626,010**	88,626,010	87,001,010			

On September 22, 2014, the SEC approved the Parent Company's amendment of articles of incorporation, which includes: (i) the Parent Company's power to extend corporate guarantees to its subsidiaries and affiliates; and, (ii) the increase in its authorized capital stock of P5,000.0 million divided into 4,930.0 million common shares and 70.0 million cumulative, non-voting, non-participating, non-convertible to common shares and redeemable, at the option of the Parent Company, perpetual preferred shares
Both common and preferred shares have a par value of P1.00 per share.

On August 16, 2017, Megacore Holdings, Inc. (Megacore) acquired 313,786,575 shares representing 14.7% ownership over the Parent Company from Citicore Holdings Investment, Inc. (Citicore). This resulted in a decrease in Citicore's ownership from 66.7% to 51.0%.

On December 20, 2017, the state-owned Social Security System acquired a total of 110,532,500 shares or equivalent to 5.2% interest of the Parent Company through purchase of 3.45% stake held by Megacore and the remaining interest from the public. On December 22, 2017, Megacore further acquired additional shares from Citicore which resulted in an increase in Megacore's equity interest to the Parent Company equivalent to 28.9% or 617,709,197 as of December 31, 2017.

On September 22, 2020, the SEC has approved the increase of the authorized capital stock of the Parent Company increasing the total authorized capital stock of the Parent Company to P5,054,000,000, divided into the following classes:

a. 4,930,000,000 voting common shares with the P1 par value; and
b. 124,000,000 cumulative, non-voting, non-participating, non-convertible, perpetual preferred shares with the P1 par value

The Preferred Shares shall be issued in series, sub-series or in tranches as the BOD may determine, and authority is hereby expressly granted to the BOD, to establish and designate the series, sub-series or tranches of the Preferred Shares, fix the issue price and the number of shares in each sub-series or tranche, establish the specific terms and conditions of each sub-series or tranche and determine the manner by which the Preferred Shares will be subscribed and paid for, such as but not limited to, a private placement transaction or public offering.

Preferred shares of stock shall be cumulative, non-voting, non-participating, non-convertible, perpetual; Provided, that no share will be issued below par value. The preferred shares shall have the following features, rights and privileges:

a. The issue value of shares shall be determined by the BOD at the time of the issuance of the shares;
b. The BOD shall declare a dividend rate equivalent to the 7-year benchmark rate or any other rate determined by the BOD as of issue date, payable on a date to be set by the BOD in accordance with Philippine laws, rules and regulations;
c. Preferred shares shall be non-convertible into common shares;
d. Preference over holders of common stock in the distribution of the corporate assets in the event of dissolution and liquidation of the corporation and in the payment of the dividend at the rate specified at the time of issuance;
e. Preferred shares shall be cumulative;
f. Preferred shares shall be non-participating in any other or further dividends beyond that specifically payable on the shares;
g. Holders of preferred shares shall have no pre-emptive rights to any issue of shares, common or preferred; and,
h. The preferred shares may be redeemed by the corporation at the sole option of the BOD at the price to be determined by the BOD.

On September 30, 2020, the Parent Company entered into a Subscription Agreement with Citicore whereby Citicore subscribed to 13,500,000 preferred shares of the Parent Company at P1.00 each and paid 25% of such subscription in cash amounting to P3.4 million.

On November 5, 2020, the SEC has approved the Parent Company's offer and sale of Series 2 preferred shares which are to be issued in two subseries: Series 2A and Series 2B preferred shares, at a subscription price of P100.00. As of December 31, 2020, preferred shares of 26,220,130 and 17,405,880 for Series 2A and 2B, respectively, were subscribed and listed in the PSE. As a result, the Parent Company recognized additional paid in capital amounting to P4,281.4 million, arising from the excess of subscription price over par value of the issuance of Series 2A and 2B preferred shares. The Parent Company also recognized issuance-related costs amounting to P37.1 million which was charged against the additional paid in capital recorded from the issuance of Series 2A and 2B preferred shares.

On February 26, 2021, the Parent Company's BOD approved the resolution increasing the Parent Company's authorized capital stock on preferred shares by 26.0 million shares , to a total of 150.0 million cumulative, non-voting,non-participating, non-convertible, perpetual preferred shares at a par value of P1.00 per share, thereby increasing the Parent Company's total authorized capital stock to P5,080.0 million. At the same date, the BOD approved the offer and sale of up to 40.0 million preferred shares from the unissued authorized capital stock of the Parent Company and the issuance of 6.5 million shares to Citicore. On September 9, 2021, the SEC has approved the increase in capital stock of preferred shares.

On July 23, 2021, the Parent Company filed with the SEC a registration statement and preliminary prospectus relating to its offer and sale of up to 40.0 million Series 4 preferred shares with a par value of P1.00 per share, composed of a base offer of 30.0 million shares and an oversubscription option of up to 10.0 million shares, at an offer price of P100.00 per share. On September 30, 2021, the SEC has approved the Parent Company's offer and sale of Series 4 preferred shares. As a result, the Parent Company recognized additional paid-in capital amounting to P3,930.1 million, arising from the excess of subscription price over par value related to the issuance of Series 4 preferred shares. Transaction costs from the issuance amounting to P29.9 million was charged against the additional paid in capital relating to this issuance. The proceeds from such issuance were used for the redemption of the outstanding Series 1 preferred shares as discussed in the succeeding paragraphs.

On September 10, 2021, Citicore subscribed to additional 6.5 million preferred shares at a price of P1.00 per share and paid P1.6 million in cash representing the 25% of such subscription. As of December 31, 2021, Citicore has subscribed to a total of 20.0 million preferred shares at a par value of P1.00 per share, and has paid 25% of such subscription.

On October 19, 2021, the BOD approved the redemption of the Parent Company's Series 1 Preferred Shares on December 3, 2021, at a redemption price of P100.00 per share, increasing the treasury shares by P4,000.0 million. The cost of the redemption was considered temporarily as part of treasury shares until such time that the SEC approves the decrease in authorized capital stock of the Parent Company to reflect such redemption wherein the redemption price will be charged against the paid-up capital arising from the original issuance. The details of the redemption are as follows:

Ex- date	November 4, 2021
Record date	November 9, 2021
Redemption date	December 3, 2021

On November 4, 2022 and December 20, 2022, the Parent Company's BOD and stockholders, respectively, has approved the following increase in its authorized capital stock:

	Common Shares		Preferred Shares	
	Number of shares	Amount	Number of shares	Amount
FROM –				
Authorized – P1 par value	**4,930,000,000**	P 4,930,000,000	**150,000,000**	P 150,000,000
TO –				
Authorized – P1 par value	**4,930,000,000**	P 4,930,000,000	**186,000,000**	P 186,000,000

Common shares – Voting
Preferred shares – Cumulative, non-voting, non-participating, non-convertible, perpetual

On December 23, 2022, the Parent Company received deposits from Citicore amounting to P2.3 million equivalent to 25% of the subscription price of 9.0 million shares of stock of the Parent Company at par value of P1.00 per share. The deposit is presented as Deposit for Future Stock Subscription under Equity section in the 2022 consolidated statement of financial position.

On February 15, 2023, the Parent Company's application for the increase in authorized capital stock was approved by the SEC.

As of December 31, 2022, and 2021, the Parent Company has 29 and 33 holders of its common equity securities owning at least one board lot of 100 shares listed in the PSE, respectively, and its share price closed as of such dates at P3.11 and P5.18 per share in 2022 and 2021, respectively. The Parent Company has 2,399.4 million common shares traded in the PSE as of December 31, 2022, and 2021.

As of December 31, 2022, and 2021, the Parent Company has the following preferred shares traded in the PSE:

	2022			2021		
	No of Shares		**Closing Price**	No of Shares		Closing Price
Series 2A	**26,220,130**	**P**	**95.0**	26,220,130	P	100.0
Series 2B	**17,405,880**		**99.6**	17,405,880		100.4
Series 4	**40,000,000**		**97.9**	40,000,000		100.9

27.2 Retained Earnings

27.2.1 Common Shares Dividends

On December 26, 2019, the Parent Company's BOD approved the declaration of cash dividends for common shares in the amount of P0.12 per share or equivalent to P247.6 million to all stockholders of record as of January 15, 2020, payable on January 31, 2020. Outstanding dividend payable amounting to P239.9 million as of December 31, 2019 was subsequently paid in January 2020. No dividends were paid to common stockholders in 2022, 2021 and 2020.

27.2.2 Preferred Shares Dividends

a) Series 1 Preferred Shares

In 2021 and 2020, the Parent Company's BOD approved the declaration of cash dividends of P1.76 per share or equivalent to P70.3 million per quarter (total of P281.0 million per year) to holders of Series 1 preferred shares, which were taken out of the unrestricted earnings of the Parent Company as of December 31, 2020, and 2019, respectively. In 2021, the BOD approved the redemption of the Parent Company's Series 1 Preferred Shares (see Note 27.1)

The dividends on Series 1 preferred shares bear cumulative, non-participating cash dividends based on the issue price, payable quarterly in arrears every dividend payment date, at the fixed rate of 7.03% per annum from listing date.

b) Series 2A and Series 2B Preferred Shares

In 2022 and 2021, the Parent Company's BOD approved the declaration of cash dividends of P1.2 per share and P1.4 per share or equivalent to P31.1 million and P25.0 million per quarter (total of P124.5 million and P100.1 million) to holders of Series 2A and Series 2B preferred shares, respectively, which were taken out of the unrestricted earnings of the Parent Company as of December 31, 2021 and 2020, respectively.

c) Series 4 Preferred Shares

In 2022, the Parent Company's BOD approved the declaration of cash dividends of P1.3 per share or equivalent to P53.0 million per quarter (total of P212.0 million per year) to holders of Series 4 preferred shares, which were taken out of the unrestricted earnings of the Parent Company as of December 31, 2021. In 2021, dividends were declared only for the fourth quarter amounting to P53.0 million, which were taken out of the unrestricted earnings of the Parent Company as of December 31, 2020.

The series of record dates and payments are as follows:

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2022:				
Series 2A Preferred Shares:				
Approval dates	January 18, 2022	April 21, 2022	July 22, 2022	October 19, 2022
Record dates	February 4, 2022	May 9, 2022	August 8, 2022	November 7, 2022
Payment dates	February 28, 2022	May 27, 2022	August 30, 2022	November 28, 2022
Series 2B Preferred Shares:				
Approval dates	January 18, 2022	April 21, 2022	July 22, 2022	October 19, 2022
Record dates	February 4, 2022	May 9, 2022	August 8, 2022	November 7, 2022
Payment dates	February 28, 2022	May 27, 2022	August 30, 2022	November 28, 2022
Series 4 Preferred Shares:				
Approval dates	March 22, 2022	June 23, 2022	September 23, 2022	December 21, 2022
Record dates	April 6, 2022	July 8, 2022	October 10, 2022	January 9, 2023
Payment dates	April 29, 2022	July 29, 2022	October 29, 2022	January 30, 2023
2021:				
Series 1 Preferred Shares:				
Approval dates	January 11, 2021	April 8, 2021	June 30, 2021	October 19, 2021
Record dates	February 8, 2021	May 18, 2021	August 9, 2021	November 9, 2021
Payment dates	March 1, 2021	June 3, 2021	September 3, 2021	December 3, 2021
Series 2A Preferred Shares:				
Approval dates	January 18, 2021	April 8, 2021	June 30, 2021	October 19, 2021
Record dates	February 3, 2021	May 4, 2021	August 5, 2021	November 5, 2021
Payment dates	March 3, 2021	May 27, 2021	August 27, 2021	November 29,2021
Series 2B Preferred Shares:				
Approval dates	January 18, 2021	April 8, 2021	June 30, 2021	October 19, 2021
Record dates	February 3, 2021	May 4, 2021	August 5, 2021	November 5, 2021
Payment dates	March 3, 2021	May 27, 2021	August 27, 2021	November 29, 2021
Series 4 Preferred Shares:				
Approval dates	-	-	-	December 23, 2021
Record dates	-	-	-	January 10, 2022
Payment dates	-	-	-	January 29, 2022
2020:				
Series 1 Preferred Shares:				
Approval dates	January 8, 2020	May 8, 2020	July 7, 2020	October 5, 2020
Record dates	February 6, 2020	May 25, 2020	August 8, 2020	November 6, 2020
Payment dates	March 3, 2020	June 3, 2020	September 3, 2020	December 3, 2020

The Group's retained earnings are restricted up to the extent of the cost of its treasury shares, except those treasury shares acquired in the redemption of redeemable preferred shares amounting to P4,000.0 million as of December 31, 2022.

Under Section 4(1) of the SEC's 1982 Rules Governing Redeemable and Treasury Shares, the amount of unrestricted retained earnings equivalent to the cost of the treasury shares being held, other than those acquired in accordance with the exceptions provided in Section 3(1) of these rules, shall be restricted from being declared and issued as dividends. Section 3(1) provides that redeemed redeemable shares, although part of treasury shares, is not subtracted from the unrestricted retained earnings to determine the Retained Earnings Available for Dividend Declaration provided that the corporation must still have sufficient assets to cover debts and liabilities inclusive of capital stock, after redemption of the redeemable preferred shares.

27.3 Treasury Shares

On July 20, 2016, the Parent Company's BOD approved the buy-back of 410.8 million common shares held by Sybase Equity Investment Corporation at a price equal to the seven-trading day volume weighted average price ending on July 28, 2016 or equivalent to P10.03 per share. Total purchase price of the treasury shares including incidental cost of the buy-back amounted P4,138.8 million.

On October 20, 2016, the Parent Company's BOD approved the sale of its 150.0 million treasury shares at P14.90 per share. Net proceeds of the sale of treasury share amounted to P2,181.7 million, net of incidental cost of the transaction. Outstanding balance of the treasury shares after the sale is 260.8 million treasury shares at cost of P2,627.7 million.

On October 1, 2018, the Parent Company's BOD approved a share buyback program worth up to P2.0 billion over a period of two years. Total cost to acquire treasury shares in 2019 and 2018 amounted to P457.8 million and P827.1 million, respectively, which is equivalent to 26.1 million and 48.8 million shares, respectively.

On March 3, 2020, the Parent's BOD approved an additional P3.0 billion to its share buyback program, making it a total of P5.0 billion and removal of the period within which to execute the program, making it open-ended. Total cost of acquired treasury shares in 2020 amounted to P703.1 million, which is equivalent to 50.2 million shares. There are no buyback transactions in 2022 and 2021.

On October 19, 2021, the Parent's BOD approved the redemption of the Parent Company's Series 1 Preferred Shares on December 3, 2021, at a redemption price of P100.00 per share, increasing the treasury shares by P4,000 million.

27.4 Non-controlling Interest

Noncontrolling interests pertain to the equity ownership of minority stockholders in GMCAC, GMI, MCLI, MCEI, MOMC and TPC as follows:

	Proportion of Ownership Interests And Voting Rights Held by NCI			Accumulated Equity of NCI		
	2022	2021	2020	**2022**	2021	2020
GMCAC	-	40%	40%	**P -**	P2,612,024,719	P3,152,592,405
GMI	-	50%	50%	**-**	59,664,056	66,765,072
MCLI	40%	40%	40%	**2,500,000**	2,500,000	2,500,000
MCEI	40%	40%	40%	**(712,295)**	(712,295)	(703,547)
MOMC	20%	-	-	**760,828**	-	-
TPC	10%	-	-	**-**	-	-
				P 2,548,533	P2,673,476,480	P3,221,153,930

Upon incorporation, the Parent Company acquired 15.0 million shares of GMCAC. The purchase of the shares is part of the shareholders' agreement to execute, undertake, and implement the Project in accordance with the concession agreement. The shares acquired represent 60% of the total issued and outstanding shares of GMCAC (see Note 1.2). The non-controlling interest represents 38.24% ownership of GMR Infrastructure (Singapore) Pte. Ltd. (GISPL) and 1.66% ownership of GIL in GMCAC.

In 2016, the Parent Company acquired 12.0 million shares of GMI representing 60% of the total issued and outstanding shares of GMI. On March 15, 2017, the Parent Company sold 2,000,000 shares or 10% interest of GMI to GHOSPL. As of December 31, 2017, GMI is 50% owned by the Parent Company.

The non-controlling interest in MCEI represents 30% ownership of Philcarbon, Inc. The Group's controlling 60% ownership in MCLI resulted in 40% non-controlling interest of the other stockholder. The non-controlling interest represents 50% ownership of GHOSPL in GMI and 40% of another stockholder in MCLI.

As of December 31, 2022, 2021 and 2020, the non-controlling interests amounting to P2.6 million, P2,673.5 million, and P3,221.2 million, respectively, as presented in the consolidated statements of financial position.

There were no dividends declared to non-controlling interests in 2022, 2021, and 2020.

The Group determined that only the minority interest in GMCAC is considered as a material non-controlling interest, and accordingly, presented the relevant financial information as follows:

	2021	2020
Current assets	P 1,289,783,173	P 1,961,180,023
Non-current assets	33,568,753,075	33,187,261,618
Total assets	P 34,858,536,248	P 35,148,441,641
Current liabilities	P 1,042,499,202	P 2,984,748,802
Non-current liabilities	24,433,999,569	24,025,818,279
Total liabilities	25,476,498,771	27,010,567,081
Equity	9,382,037,477	8,137,874,560
Total liabilities and equity	P 34,858,536,248	P 35,148,441,641
Revenues	576,042,561	1,108,667,715
Net loss	(1,357,648,552)	(1,183,980,866)
Total comprehensive loss	(1,351,419,215)	(1,184,383,906)
Equity in NCI:		
Beginning balance	P 3,152,592,405	P 3,626,345,966
Net loss allocated to NCI	(540,567,686)	(473,753,561)
Ending balance	P 2,612,024,719	P 3,152,592,405

In 2022, as a result of the sale and deconsolidation of GMCAC, the non-controlling interest in GMCAC was derecognized in the consolidated statement of financial position (see Note 10).

27.5 Revaluation Reserves

The movements of this account which are attributable to the shareholders of the Parent Company are as follows:

	Retirement Benefit Obligation (See Note 24.2)	Foreign Currency Translation (See Note 2.21)	Total
Balance as of January 1, 2022	P 70,720,584	P 23,291,312	P 94,011,896
Remeasurements of post-employment defined benefit plan	106,253,260	-	106,253,260
Foreign currency translation	-	(17,785,487)	(17,785,488)
Other comprehensive income before tax	106,253,260	(17,785,487)	88,467,773
Tax expense	(25,535,309)	-	(25,535,309)
Other comprehensive income after tax	80,717,951	(17,785,487)	62,932,464
Non-controlling interest	(1,644,810)	-	(1,644,810)
Effect of disposal of a subsidiary	(5,540,912)	-	(5,540,912)
Balance as of December 31, 2022	**P 144,252,813**	**P 5,505,825**	**P 149,758,638**
Balance as of January 1, 2021	(P 9,016,722)	P 65,799	(P 8,950,923)
Remeasurements of post-employment defined benefit plan	108,948,597	-	108,948,597
Foreign currency translation	-	23,225,513	23,225,513
Other comprehensive income before tax	108,948,597	23,225,513	132,174,110
Tax expense	(26,719,556)	-	(26,719,556)
Other comprehensive income after tax	82,229,041	23,225,513	105,454,554
Non-controlling interest	(2,491,735)	-	(2,491,735)
Balance as of December 31, 2021	P 70,720,584	P 23,291,312	P 94,011,896

	Retirement Benefit Obligation (See Note 24.2)	Foreign Currency Translation (See Note 2.21)	Total
Balance as of January 1, 2020	(P 63,458,202)	P 74,555	(P 63,383,647)
Remeasurements of post-employment defined benefit plan	77,543,235	-	77,543,235
Foreign currency translation	-	(8,756)	(8,756)
Other comprehensive income before tax	77,543,235	(8,756)	77,534,479
Tax expense	(23,262,970)	-	(23,262,970)
Other comprehensive income after tax	54,280,265	(8,756)	54,271,509
Non-controlling interest	161,215	-	161,215
Balance as of December 31, 2020	(P 9,016,722)	P 65,799	(P 8,950,923)

28. RELATED PARTY TRANSACTIONS

The Group's related parties include its ultimate parent company and other shareholders, subsidiaries, associates, joint venture, parties related to the Parent Company by common ownership and key management personnel.

The summary of the Group's transactions with related parties for December 31, 2022 is as follows:

Related Party Category	Notes	Outstanding Amount of Transaction	Receivable (Payable)	Terms	Conditions
Ultimate Parent Company:					
Cash advance granted	6, 28.4	(P 200,000)	P 3,089,095,108	Interest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	220,500,000	958,248,661	On demand; Noninterest-bearing	Unsecured; Unimpaired
Rent income	6, 28.2	53,571	211,205	Normal credit terms	Unsecured; Unimpaired
Associate:					
Revenue from services	6, 21.1, 28.1	-	997,248,017	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(32,999,250)	9,179,796	On demand; Noninterest-bearing	Unsecured; Unimpaired
Cash advance obtained	17, 28.4	10,000,000	(30,000,000)	On demand; Noninterest-bearing	Unsecured; Unimpaired
Rent income	6, 28.2	57,321	343,929	Normal credit terms	Unsecured; Unimpaired
Joint Arrangement:					
Revenue from services	6, 21.1, 28.1	819,482,059	69,836,004	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(334,734)	286,620	On demand; Noninterest-bearing	Unsecured; Unimpaired
Cash advance obtained	17, 21.1, 28.4	19,325,804	(19,325,804)	On demand; Noninterest-bearing	Unsecured; Unimpaired
Shareholder:					
Revenue from services	6, 28.1	254,814,248	613,013,120	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	1,037,914	1,037,914	On demand; Noninterest-bearing	Unsecured; Unimpaired
Related Parties Under Common Ownership:					
Rent income	6, 28.2	10,719,541	29,193,207	Normal credit terms	Unsecured; Unimpaired
Revenue from services	6, 21.1, 28.1	728,155,948	932,421,309	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(11,055,137)	3,275,727,109	On demand; Interest-bearing and noninterest-bearing	Unsecured; Unimpaired
Cash advance obtained	17, 28.4	1,721,017	(1,721,017)	On demand; Noninterest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	259,728,269	978,257,203	On demand; Noninterest-bearing	Unsecured; Unimpaired
Retirement fund		(14,715)	4,677,017	Upon retirement of beneficiaries	Partially funded; Unimpaired
Advances to Officers and Employees	6, 28.3	12,793,296	98,591,371	Upon liquidation, Noninterest-bearing	Unsecured; Unimpaired
Key Management Personnel – Compensation	28.6	302,992,110	-	On demand	Unsecured; Unimpaired

The summary of the Group's transactions with related parties for December 31, 2021 is as follows:

Related Party Category	Notes	Outstanding Amount of Transaction	Receivable (Payable)	Terms	Conditions
Ultimate Parent Company –					
Cash advance granted	6, 28.4	P -	P 3,089,295,108	Interest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	220,500,000	726,037,823	On demand; Noninterest-bearing	Unsecured; Unimpaired
Associate:					
Revenue from services	6, 21.1, 28.1	-	1,105,839,908	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(26,922)	42,179,046	On demand; Noninterest-bearing	Unsecured; Unimpaired
Cash advance obtained	17, 28.4	-	(20,000,000)	On demand; Noninterest-bearing	Unsecured; Unimpaired
Rent income	6, 28.2	53,571	286,607	Normal credit terms	Unsecured; Unimpaired
Joint Arrangement:					
Revenue from services	6, 21.1, 28.1	356,773,700	80,247,052	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(735,000)	621,354	On demand; Noninterest-bearing	Unsecured; Unimpaired
Related Parties Under Common Ownership:					
Rent income	6, 28.2	3,804,016	18,473,666	Normal credit terms	Unsecured; Unimpaired
Revenue from services	6, 21.1, 28.1	378,457,534	1,057,734,512	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	8,950,004	3,286,782,246	On demand; Interest-bearing and noninterest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	220,500,000	726,037,823	On demand; Noninterest-bearing	Unsecured; Unimpaired
Management and consultancy	6, 28.5	103,280,955	103,280,955	Normal credit terms	Unsecured; Unimpaired
Retirement fund		57,053	4,691,732	Upon retirement of beneficiaries	Partially funded; Unimpaired
Advances to Officers and Employees	6, 28.3	11,316,768	85,798,075	Upon liquidation, Noninterest-bearing	Unsecured; Unimpaired
Key Management Personnel –					
Compensation	28.6	286,309,661	-	On demand	Unsecured; Unimpaired

The summary of the Group's transactions with related parties for December 31, 2020 is as follows:

Related Party Category	Notes	Amount of Transaction	Receivable (Payable)	Terms	Conditions
Ultimate Parent Company:					
Cash advance granted	6, 28.4	P 19,923,383	P 3,089,295,108	Interest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	216,562,500	505,537,823	On demand; Noninterest-bearing	Unsecured; Unimpaired
Minority shareholders and their affiliates -					
Revenue from services	6, 21.1, 28.1	115,289,396	153,195,977	On demand; Noninterest-bearing	Unsecured; Unimpaired
Associate:					
Revenue from services	6, 21.1, 28.1	231,199,602	1,093,283,188	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	36,205,968	42,205,968	On demand; Noninterest-bearing	Unsecured; Unimpaired
Cash advance obtained	17, 28.4	-	(20,000,000)	On demand; Noninterest-bearing	Unsecured; Unimpaired
Rent income	6, 28.2	53,571	229,286	Normal credit terms	Unsecured; Unimpaired
Joint Arrangement:					
Revenue from services	6, 21.1, 28.1	272,993,860	364,434,825	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	(4,047,911)	1,356,355	On demand; Noninterest-bearing	Unsecured; Unimpaired
Related Parties Under Common Ownership:					
Rent income	6, 28.2	5,956,791	332,411	Normal credit terms	Unsecured; Unimpaired
Revenue from services	6, 21.1, 28.1	338,869,209	202,211,820	Normal credit terms	Unsecured; Unimpaired
Cash advance granted	6, 28.4	91,061,375	3,277,832,242	On demand; Interest-bearing and noninterest-bearing	Unsecured; Unimpaired
Interest receivable	6, 25.2, 28.4	216,562,500	505,537,823	On demand; Noninterest-bearing	Unsecured; Unimpaired
Retirement fund		295,978	4,634,679	Upon retirement of beneficiaries	Partially funded; Unimpaired
Advances to Officers and Employees	6, 28.3	22,977,518	74,481,307	Upon liquidation, Noninterest-bearing	Unsecured; Unimpaired
Key Management Personnel – Compensation	28.6	320,043,868	-	On demand	Unsecured; Unimpaired

28.1 Rendering of Services

In the normal course of business, the Group provides construction services to its associate, a certain previous shareholder, and other related parties. The related revenue from these transactions amounted to P1,802.5 million, P735.2 million and P958.3 million and in 2022, 2021 and 2020, respectively, and is recognized as part of Construction Operation Revenues account in the consolidated statements of income (see Note 21.1). Services rendered to the above related parties are based on normal terms similar to terms that would be available to non-related parties.

The outstanding contract receivables from these transactions, which are generally unsecured and settled through cash within three to six months, and the related retention receivables, which can only be collected after a certain period of time upon acceptance by project owners of the certificate of completion, are presented as part of Contract and Retention receivables under Trade and Other Receivables account in the consolidated statements of financial position (see Note 6).

Through application of the ECL model based on the lifetime expected credit loss wherein the Group used its historical experience, external indicators and forward-looking information to calculate the ECL using the provision matrix, no impairment losses was required to be recognized for the years ended December 31, 2022, 2021 and 2020.

28.2 Rental of Land and Building

The Group is a lessee of certain parcels of land and building owned by related parties under common ownership.

The Parent Company also leases out its office space to its associates and related parties under common ownership. As a result, the Group recognized rent income amounting to P10.8 million, P3.8 million, and P6.1 million in 2022, 2021 and 2020, respectively, from the lease of its office building to several related parties. This is recognized as part of Others – net under Income and Expenses section in the consolidated statements of income (see Note 25.3). The outstanding balances arising from these transactions are presented as part of Other receivables under the Trade and Other Receivables account in the consolidated statements of financial position (see Note 6).

28.3 Advances to Officers and Employees

Advances to officers and employees represent unsecured, noninterest-bearing cash advances for business-related expenditures that are to be liquidated 60 days from the date the cash advances were received. The outstanding receivables from these transactions are presented as part of Trade and Other Receivables (see Note 6).

No impairment losses were recognized in 2022, 2021 and 2020 for these advances.

28.4 Advances to and from Related Parties

The Group has provided unsecured, interest-bearing, and noninterest-bearing cash advances to its associates and certain related parties under common ownership for their working capital requirements. Interest income arising from advances to related parties amounted to P480.2 million, P441.0 million and P433.1 million in 2022, 2021 and 2020, respectively, are presented under finance income (see Note 25.2). Outstanding interest receivable relating to advances to related parties amounting to P1,936.5 million and P1,452.1 million in 2022 and 2021, are presented under trade and other receivables (see Note 6). In 2022 and 2021, the Parent Company provided bridge financing to its parent and associates for the Group's business expansion and diversification program.

Ultimate Parent Company
In 2022, the Group has collected advances to its Ultimate Parent Company amounting to P0.02 million. There was no similar transaction in 2021. The outstanding balance of the Group's advances to its Ultimate Parent Company as of December 31, 2022 and 2021 amounted to P3.09 billion.

Associates
In 2022 and 2021, the Group has collected advances to its associates amounting to P33.0 million and P0.03 million, respectively. The outstanding balance of the Group's advances to its associates as of December 31, 2022 and 2021 amounted to P9.2 million and P42.2 million, respectively. On the other hand, the Group has also received advances from its associates amounting to P10.0 million in 2022. The outstanding balance of the Group's due to its associates as of December 31, 2022 and 2021 amounted to P30.0 million and P20.0 million, respectively.

Joint arrangement
In 2022 and 2021, the Group has collected advances to entities under the joint arrangement amounting to P0.3 million and P0.7 million, respectively. The outstanding balance of the Group's advances to entities under the joint arrangement as of December 31, 2022 and 2021 amounted to P0.3 million and P0.6 million, respectively.

Shareholders
In 2022, the Group has granted advances to its shareholders amounting to P1.0 million. There was no similar transaction in 2021. The outstanding balance of the Group's advances to its shareholders amounted to P1.0 million as of December 31, 2022.

Related parties under the common ownership
In 2022 and 2021, the Group has collected and granted advances to its related parties under the common ownership amounting to P11.1 million and P9.0 million, respectively. The outstanding balance of the Group's advances to its related parties as of December 31, 2022 and 2021 amounted to P3.3 billion. The Group also obtained advances from its related parties under common ownership amounting to P1.7 million in 2022. There was no similar transaction in 2021. The outstanding balance of the Group's due to related parties under common ownership as of December 31, 2022 amounted to P1.7 million.

The breakdown of the outstanding balances are as follows:

	2022	2021
Due to related parties:		
Associates	**P 30,000,000**	P 20,000,000
Joint arrangement	**19,325,804**	-
Related party under common ownership	**1,721,017**	-
	P 51,046,821	P 20,000,000
Advances to related parties (see Note 6):		
Related party under common ownership	**P 3,275,727,109**	P 3,286,782,246
Ultimate parent company	**3,089,095,108**	3,089,295,108
Associates	**9,179,796**	42,179,046
Shareholder	**1,037,914**	-
Joint arrangement	**286,620**	621,354
	P 6,375,326,547	P 6,418,877,754

Further, upon assessment of recoverability based on the capacity to pay and expected collectability of these advances, no impairment losses were recognized in 2022, 2021 and 2020.

The Group's outstanding receivables from and payables to the same related parties as presented can be potentially offset to the extent of their corresponding outstanding balances (see Note 33.2).

28.5 Others

The Parent Company's retirement plan is in the form of a bank-trustee managed account. The fair value of the retirement plan totalled P4.7 million as of December 31, 2022 and 2021. The details of the retirement plan are presented in Note 24.2.

In 2021, the Parent Company provided certain project management and consultancy services to a related party under common ownership amounting to P103.3 million. The amount is outstanding as of December 31, 2022 and is presented as part of Other Receivables (see Note 6). There were no similar transactions in 2022 and 2020.

28.6 Key Management Compensation

The compensation of key management personnel is broken down as follows:

	2022	2021	2020
Short-term employee benefits	**P 295,782,971**	P 276,313,110	P 308,711,552
Post-employment benefits	**7,209,139**	9,996,551	11,332,316
	P 302,992,110	P 286,309,661	P 320,043,868

29. COMMITMENTS AND CONTINGENCIES

The following are the significant commitments and contingencies involving the Group:

29.1 Lease Commitments - Group as Lessor

The Group is a lessor under operating leases covering rentals from lease of office and commercial spaces presented in the consolidated statements of financial position as Investment Properties. Rental income earned amounted to P171.0 million, P715.0 million and P900.8 million in 2022, 2021 and 2020, respectively, which is recognized under Landport Operations Revenues in the consolidated statements of income (see note 21.1).

The future minimum lease receivables under the non-cancellable operating leases as of the end of 2022 and 2021 are as follows:

		2022		2021
Within one year	P	**718,240,810**	P	805,287,019
After one year but not more than two years		**597,558,121**		759,041,887
After two years but not more than three years		**57,612,103**		725,026,482
After three years but not more than four years		**44,495,004**		30,328,800
After four years but not more than five years		**21,796,458**		17,852,040
More than five years		**29,022,155**		2,160,000
	P	**1,468,724,651**	P	2,339,696,228

Variable rent, which pertains to a certain percentage share in the lessees' sales, is included as part of total rent income amounting to P81.8 million, P32.5 million, and P36.7 million in 2022, 2021, and 2020 respectively.

The Group is subject to risks associated with the rights it retains in the properties it leases, such as alterations made by the lessee that may impair the value of the leased properties. To manage the exposure on such risks, the Group exercises strict control over the fit-out process through Construction and Fitout Guidelines and closure of construction punchlists prior to opening. No alterations are allowed to be made without prior approval of the Group. Approvals are accorded based on submission of Architectural, Mechanical, Electrical, Plumbing and Fire Protection Plans and as per guidelines of the regulatory authorities. Moreover, the Group retains its right to inspect the leased properties over the lease term and cite violations on the House rules of the Complex. In case of expiration of lease term or early termination due to the default of the lessee, the Group is entitled to the improvements installed on the leased properties without any obligation to reimburse the lessee for the costs of improvements.

29.2 PPP with DepEd

On October 8, 2012, the Parent Company, together with Citicore (collectively referred to as proponent), executed a build-lease-transfer agreement with the Philippine Government, through DepEd under the PPP for school infrastructure project, which provides initiatives on the construction of classroom nationwide to address the current classroom backlog and future requirements for classrooms.

The agreement requires the construction, maintenance, and lease of school buildings, whereby, the project proponent is authorized to finance and construct the school facility within 16 months from the execution date and upon its completion turns it over to the government agency or local government unit concerned on a lease agreement for a period of 10 years from the issuance of certificate of completion. After which, ownership of the facility is automatically transferred to the government agency or local government unit concerned.

During the lease period, the proponent shall be responsible for the maintenance works, which shall be performed twice, the first time at any point between the fourth and fifth years, and the second time at any point between the eighth and ninth years. At the end of the 10-year term, the proponent shall bear all costs incurred in connection with the transfer of rights to the Philippine Government.

Pursuant to the above agreements, the Parent Company and Citicore established CMCI to handle the PPP school infrastructure project. As of December 31, 2022 and 2021, the school infrastructure project is 100% complete for both Phases 1 and 2. There is no remaining commitment as of December 31, 2022 and 2021.

29.3 Build-Operate-Transfer Agreements

29.3.1 Mactan-Cebu International Airport Project

(a) BOT Agreement

In 2014, GMCAC entered into a BOT agreement with the Grantors relative to the MCIA Project. GMCAC was established to undertake the Project involving, among others, the construction of a world-class airport passenger terminal (along with associated infrastructure and facilities), the renovation and expansion of the existing airport terminal and the operation and maintenance of both airport passenger terminals for a period of 25 years.

On April 8, 2014, the Parent Company entered into Shareholders' Agreement with GIL setting forth the terms and conditions governing their participation in the share capital of GMCAC, their rights and obligations as shareholders in relation to GMCAC. Under the said Shareholders' Agreement, the parties defined the business of GMCAC, the required manpower support from each shareholder, the composition of the board, formation of committees and the management team for the orderly management of the Project, conduct of board and shareholder meetings as well as restrictions on the transfer rights of the stockholders and issuance of additional shares.

GMCAC is a pioneer in the privately operated airport space in the Philippines when it took over the Mactan Cebu International Airport on the scheduled take over date of November 1, 2014.

(b) Technical Service Agreement

On August 19, 2014, GMCAC entered into a Technical Services Agreement (the Agreement) with GIL to provide for the services in compliance with the Concession Agreement are described as follows.

(i) The preparation of policies and procedures such as O&M Manual and the updating of such every January 30th of each calendar year, Fire Safety Manual, and any other additional systems, documentation, and manuals to meet the Performance Standards under the Concession Agreement;

(ii) Provide training or technical services to key personnel of GMCAC so that GMCAC may undertake the O&M of the facilities;

(iii) Provide qualified experts, on a permanent or long-term basis; and,

(iv) Provide other staff on non-permanent basis either based on GIL's location or seconded to GMCAC.

As stated in the Agreement and as agreed by the parties, GIL may provide services through any of its offices, subsidiaries, or branches where the qualified experts may be located, which shall include GISPL and/or GISPL's or GIL's branch to be incorporated in the Philippines. GMCAC also agreed to pay the relevant fees upon the invoice raised, directly and under the instructions of GIL, by such office, subsidiary, or branch.

The service fee shall be 1.25% of the actual audited gross revenue. The Agreement is effective up to the expiry of the Concession Period unless terminated earlier upon mutual consent of the parties.

Airport operator's fee recognized for 2022, 2021 and 2020 amounted to P23 million, P7.5 million and P14.3 million, respectively.

29.3.2 Parañaque Integrated Terminal Exchange Project

On February 25, 2015, MWMTI entered into a BOT agreement with the DOTr to undertake the PITX Project. Upon completion of the project, MWMTI shall operate and maintain the facility, which is divided into landport and commercial areas, within the agreed concession period of 35 years from the date of the completion of the construction, which is equivalent to 18 months.

The development and implementation of the PITX Project is divided into landport and commercial areas and related developments therein for a total lot area of 193.4 hectares (the Project Assets). Specifically, the PITX Project to be undertaken by MWMTI, as the concessionaire, consists of the following:

- The design, engineering and construction of the PITX Terminal, access road and the pedestrian connections between the PITX Terminal and Asia World Station concourse within 18 months from the construction date;
- From its completion until the end of the concession period, the operation and maintenance of the PITX Terminal in accordance with the Concession Agreement;
- The collection and remittance to the Grantor of landport fee from users of the PITX Terminal;
- The financing of the above activities;
- The design, financing, engineering, and construction of commercial assets, carrying out of the commercial business, and collection of any commercial revenue at the concessionaire's option; and,
- Turn-over of the Project Assets to the Grantor at the end of the Concession Period.

Pursuant to the Concession Agreement, MWMTI shall be entitled to collect and receive the concessionaire revenue comprising of AGP, commercial revenue, and any applicable grantor compensation payments. The AGP is collectible from the Grantor at the end of every anniversary year from the construction completion date thereof. For commercial revenue, MWMTI is free to impose and collect commercial charges from the use of commercial areas. On the other hand, the Grantor shall be entitled to the landport fee revenue from the users of the public service and other charges.

At the end of the concession period, MWMTI shall hand-over the PITX Project Assets to the Grantor without cost, free from any liens and encumbrances, including all improvements made to the landport facilities, commercial assets, works in progress and right to receive commercial revenues.

On November 5, 2018, MWMTI opened the landport while the construction of commercial areas and related developments were completed in 2019.

29.4 Credit Lines and Guarantees

29.4.1 Credit Lines

The Group has existing credit lines with local banks totalling P21,055.0 million in 2022 and P43,770.0 million in 2021.

In 2022 and 2021, the Group has availed additional bank loans amounting P16,541.8 million and P4,291.9 million, respectively (see Notes 18.2 and 34). Unused credit lines as of December 31, 2022 and 2021 amounted to P6,666.0 million and P2,923.1 million, respectively.

29.4.2 Guarantees and Others

On December 26, 2019 the BOD approved the issuance of corporate guaranty in the amount of P4.5 billion in favor of Citicore. Subsequently on March 28, 2020, the BOD of the Parent Company approved the reduction of the amount of corporate guaranty from P4.5 billion to P1.5 billion. The approval is part of the governance initiative of the Parent Company and is deemed a regular corporate transaction to provide assistance, as needed, to new and other businesses to help them mature and produce strong and predictable cash flows to become stable and consistent contributors to the Group. These include forward integration opportunities in real estate development such as affordable housing segment and mid to high-end residential developments as well as in high-growth potential and fast-growing industries to support Group's long-term goal of strengthening its portfolio to provide additional legs for next level of growth.

On March 23, 2015, CMCI, with the Parent Company as guarantor, executed a Receivable Purchase Agreement (RPA) with certain local commercial banks, whereby the CMCI shall offer an outstanding finance lease receivable arising from PPP school infrastructure project within the purchase period on a limited recourse basis such as upon the occurrence of certain repurchase event under the RPA. Pursuant to the continuing obligations of the CMCI under the RPA, CMCI has been in compliance with the RPA during the reporting periods.

In 2015, MWMTI entered in to an OLSA with a local universal bank, with the Parent Company as guarantor, for a loan facility amounting to P3,300.0 million to finance the construction of the PITX Project. In 2019, the Parent Company requested the lender to increase the loan facility by P600.0 million making the total principal loan to P3,900.0 million [see Note 18.2(b)].

29.5 Capital Commitments on Use of Proceeds and Joint Operations

29.5.1 Use of Proceeds

The Parent Company has capital commitments to utilize the proceeds from the issuance of its preferred shares amounting to P4,362.6 million for various expansion of its facilities and construction of infrastructure projects as stated in the use of proceeds report. As of December 31, 2022 and 2021, the balance of the unutilized proceeds amounted to P1,555.8 million and P2,644.7 million, respectively.

29.5.2 Joint Operations

As of December 31, 2022, HMDJV has capital commitments to purchase equipment amounting P217.5 million for the construction works of the Malolos-Clark Railway Project which is expected to be fully utilized upon the completion of the project. There are no commitments pertaining to MGCJV and MGCJVI as the related projects are already completed.

29.6 Legal Claims

In a Resolution dated October 8, 2021, the Department of Justice (DOJ) found probable cause against the general manager of the MCIA Authority, including four (4) Filipino directors and officers (Filipino Respondents) and eleven (11) foreign advisors (Foreign Respondents) of GMCAC for allegedly allowing non-Filipino officers and employees to manage, operate, and control the MCIA in violation of the Section 2-A of Commonwealth Act No. 108, as amended by Presidential Decree No. 715, otherwise known as the "Anti-Dummy Law".

To assail and refute such finding of probable cause, the Filipino Respondents filed a Petition for Review with the Secretary of Justice on October 29, 2021, while the Foreign Respondents filed a Motion for Reconsideration with the DOJ on November 26, 2021.

On June 27, 2022, Megawide received from the Regional Trial Court (RTC), the Omnibus Order dated June 14, 2022 dismissing the criminal case against the Respondents. The said dismissal arose from the Motion to Quash filed by the Respondents on March 24, 2022 in light of the enactment of RA No. 11659, otherwise known as the "Public Service Act", signed into law on March 21, 2022, which clearly excluded airport operations and maintenance from the definition of a public utility thereby removing the applicability of the nationality restrictions on GMCAC in operating the Mactan Cebu International Airport. Consequently, RA No. 11659 has completely eradicated any alleged violation of the Anti-Dummy Law of which the Megawide Respondents were wrongfully accused of. Furthermore, the Omnibus Order stated that RA No. 11659 applies to the Megawide Respondents due to the retroactive effect of laws favorable to the accused. The arraignment of the Respondents was conducted last March 28, 2022, wherein Respondents pleaded "not guilty" to the charges against them. Notwithstanding the arraignment, the Megawide Respondents filed on March 24, 2022 a Motion to Quash the Information on the ground that the Information does not allege an offense, given that the signing into law of R.A. No. 11659, otherwise known as the Amended Public Service Act, has rendered the legal issue at hand moot and academic. In an Omnibus Order dated June 14, 2022, the court granted the Motion to Quash and dismissed the case. On July 6, 2022, Respondents received an Order dated July 5, 2022, setting a hearing on July 11, 2022 on the Public Prosecutor's Omnibus Motion for Inhibition with Motion for Reconsideration. Pursuant to the said hearing, the Respondents thru counsel, filed its Opposition to the Public Prosecutor's Omnibus Motion on July 21, 2022. In a Resolution dated August 8, 2022, the DOJ granted Respondents' Petition for Review and ordered the withdrawal of the information against the Respondents on the basis of the amendment of the Public Service Act.

On September 27, 2022, the RTC of Lapu-Lapu City, Branch 53 issued an Order denying the Motion for Reconsideration filed by the Lapu-Lapu City Prosecutor's Office, and confirming the dismissal of the case for the alleged violation of the Anti-Dummy Law. On October 25, 2022, the Court issued a Certificate of Finality certifying that the Order was issued and that the same has become final and executory on October 14, 2022.

The Group believes that the proceedings disclosed above do not affect the ability or integrity of the directors or executive officers involved.

There are other pending claims, tax assessment, and other legal actions filed by the Group or against the Group arising from the normal course of business. There are no related provisions recognized in the consolidated financial statements as management believes that the Group has strong legal positions related to such claims. Moreover, management believes that the ultimate liability, if any, with respect to such litigations, claims and disputes will not materially affect the financial position and results of operations of the Group.

29.7 Others

Apart from the foregoing significant commitments, and the Group's construction commitments with various counterparties under the ordinary course of business, there are other commitments and contingent liabilities that arise in the normal course of the Group's operations which are not reflected in the consolidated financial statements. Management is of the opinion that losses, if any, from these commitments and contingencies will not have material effects on the Group's consolidated financial statements, taken as a whole.

30. EARNINGS (LOSS) PER SHARE

Earnings (loss) per share is calculated as Company's profit divided by the outstanding shares of its common stock (see Notes 2.28) and computed as follows:

	2022	2021	2020
Continuing Operations:			
Net profit attributable to shareholders of the Parent Company	**(P 1,871,908,063)**	P 478,704,913	P 315,092,223
Dividends on cumulative preferred shares	**(489,629,428)**	(505,629,428)	(281,001,164)
Net profit (loss) available to common shareholders of the Parent Company	**(2,361,537,491)**	(26,924,515)	34,091,059
Divided by weighted average number of outstanding common shares	**2,013,409,717**	2,013,409,717	2,036,285,370
Basic and diluted earnings (loss) from continuing operations per share	**(P 1.17)**	(P 0.01)	P 0.02

	2022	2021	2020
Discontinued Operations:			
Net profit (loss) available to common shareholders of the Parent Company	**P 5,449,613,779**	(P 821,690,147)	(P 713,242,145)
Divided by weighted average number of outstanding common shares	**2,013,409,717**	2,013,409,717	2,036,285,370
Basic and diluted earnings (loss) from discontinued operations per share	**P 2.71**	(P 0.41)	(P 0.35)
Basic and diluted earnings (loss) per share	**P 1.54**	(P 0.42)	(P 0.33)

The Group does not have dilutive potential common shares outstanding as of December 31, 2022, 2021 and 2020; hence, diluted earnings (loss) per share is equal to the basic earnings (loss) per share.

31. EVENTS AFTER THE END OF THE REPORTING PERIOD

(a) Dividend declaration

On February 7, 2023, the Parent Company's BOD approved the declaration of cash dividends of P1.19 per share and P1.44 per share or equivalent to P31.1 million and P25.0 million, respectively, to holders of Series 2A and Series 2B preferred shares, respectively, on record as of February 20, 2023. The dividends which is payable on February 27, 2023, shall be taken out of the unrestricted earnings of the Parent Company as of December 31, 2022.

In addition, the Parent Company's BOD approved the declaration of cash dividends of P0.50 per share or equivalent to P1,006.7 million to holders of common shares on record as of March 6, 2023. The dividends which is payable on March 24, 2023, shall be taken out of the unrestricted earnings of the Parent Company as of December 31, 2022.

(b) Approval of the application for increase in authorized capital stock

On February 15, 2023, the Parent Company's application for the increase in authorized capital stock was approved by the SEC.

32. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to a variety of financial risks in relation to its financial instruments. The Group's financial assets and financial liabilities by category are summarized in Note 33. The main types of risk are market risk, credit risk and liquidity risk.

The Group's risk management is coordinated with the Group's Parent Company, in close cooperation with the BOD, and focuses on actively securing the Group's short-to-medium term cash flows by minimizing the exposure to financial markets.

The Group does not actively engage in the trading of financial assets for speculative purposes, nor does it write options. The relevant financial risks to which the Group is exposed to are described below and in the succeeding pages.

32.1 Market Risk

The Group is exposed to market risk through its use of financial instruments and specifically to foreign currency risk, interest rate risk and certain other price risk which result from its operating, investing, and financing activities.

(a) Foreign Currency Risk

Most of the Group's transactions are carried out in Philippine pesos, its functional currency. Exposures to currency exchange rates arise from intercompany advances to and from foreign related parties, which are denominated in US dollars. The Group also holds US dollar-denominated cash.

Significant US dollar-denominated financial assets (liabilities), translated into Philippine pesos at the closing rates, are as follows:

	2022	2021
Cash in banks	**P1,560,736,698**	P 1,764,251,914
Investment in trust fund	**-**	163,541,216
Trade and other payables	**-**	(263,595,131)
Long-term debt	**-**	(3,767,551,000)
	P1,560,736,698	(P2,103,353,001)

If the Philippine peso had strengthened by 15.94% and 11.30% in 2022 and 2021, respectively, against the US dollar, with all other variables held constant, profit before tax in 2022 and loss before tax in 2021 would have decreased by P246.0 million and P237.7 million, respectively. If the Philippine peso had weakened by the same percentages against the US dollar, then profit before tax in 2022 and loss before tax in 2021 would have increased by the same amounts, respectively.

These percentages have been determined based on the average market volatility in exchange rates, using standard deviation, in the previous 12 months, estimated at 99% level of confidence. The sensitivity analysis is based on the Group's foreign currency financial instruments held as at December 31, 2022 and 2021, with effect estimated from the beginning of the year.

Exposures to foreign exchange rates vary during the period depending on the volume of foreign currency transactions. Nonetheless, the analysis above is considered to be representative of the Group's currency risk.

(b) Interest Rate Risk

The Group's policy is to minimize interest rate cash flow risk exposures on long-term financing.

The following table shows the information about the Group's financial instruments that are exposed to cash flow (floating rate instrument) and fair value (fixed rate instrument) interest rate risks and presented by maturity profile (in thousands):

	Within 1 year	1-2 years	More than 2 years	Total	Debt Issuance Cost	Carrying Value
December 31, 2022						
Financial Asset –						
Cash and cash equivalents	**P 15,752,122**	**P -**	**P -**	**P 15,752,122**	**P -**	**P 15,752,122**
December 31, 2021						
Financial Assets:						
Cash and cash equivalents	P 5,841,573	P -	P -	P 5,841,573	P -	P 5,841,573
Investment in trust fund	-	163,541	-	163,541	-	163,541
	5,841,573	163,541	-	6,005,114	-	6,005,114
Financial Liabilities:						
Derivative liability	54,873	-	-	54,873	-	54,873
Long-term debt:						
PHP (P20 billion loan facility)	-	-	20,556,350	20,556,350	(934,942)	19,621,408
USD ($75 million loan facility)	-	-	3,767,551	3,767,551	(44,067)	3,723,484
	-	-	24,323,901	24,323,901	(979,009)	23,344,892
Net financial asset (liabilities)	P 5,786,700	(P 163,541)	(P 24,323,901)	(P 18,373,660)	(P 979,009)	(P 17,394,651)

As at December 31, 2022 and 2021, the Group is exposed to changes in market rates through its cash in banks and short-term placements which are subject to monthly repricing intervals (see Note 5) and certain interest-bearing loans which is subject to variable interest rate (see Note 18). All other financial assets and financial liabilities have fixed rates or are noninterest bearing.

The sensitivity of the profit (loss) before tax is analyzed based on a reasonably possible change in interest rates of +/-369.2, +/-156.0 and +/-248.0 basis points in 2022, 2021 and 2020, respectively, based on observation of current market conditions with effect from the beginning of the year. The changes in interest rates have been determined based on the average market volatility in interest rates for each period using standard deviation and the financial instruments held at the end of each reporting period that are sensitive to changes in interest rates.

All other variables held constant, if the interest rates increased by 369.2 basis points, 156.0 basis points and 248.0 basis points in 2022, 2021 and 2020, respectively, profit before tax in 2022 and loss before tax in 2021 and 2020 would have increased by P486.7 million, P20.9 million and P174.0 million, respectively. Conversely, if the interest rates decreased by the same basis points, profit before tax in 2022 would have been higher by the same amount, while the loss before tax in 2021 and 2020 would also have been lower by the same amounts.

32.2 Credit Risk

Credit risk is the risk that a counterparty may fail to discharge an obligation to the Group. The Group is exposed to this risk for various financial instruments, such as the granting of loans and receivables to customers and related parties and placing deposits with local banks.

The Group continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporate this information into its credit risk controls. The Group's policy is to deal only with creditworthy counterparties.

The maximum credit risk exposure of financial assets and contract assets is the carrying amount of the related assets as shown in the consolidated statements of financial position or in the detailed analysis provided in the notes to the consolidated financial statements, as summarized below.

	Notes	**2022**	2021
Cash and cash equivalents	5	**P 15,758,197,239**	P 5,846,088,030
Trade and other receivables – net	6	**18,262,408,240**	16,884,756,480
Refundable security and bond deposits	12	**216,785,588**	234,233,185
Investment in trust fund	12	**-**	163,541,216
Contract assets	9	**5,106,307,785**	4,777,704,858
		P 39,343,698,852	P 27,906,323,769

None of the Group's financial assets are secured by collateral or other credit enhancements, except for cash and cash equivalents, as described below and in the succeeding page.

(a) Cash and Cash Equivalents

The credit risk for cash and cash equivalents is considered negligible since the counterparties are reputable banks with high quality external credit ratings. Included in the cash and cash equivalents are cash in banks and short-term placements which are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of P0.5 million for every depositor per banking institution.

(b) Trade and Other Receivables and Contract Assets

The Group applies the PFRS 9 simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables and other receivables and contract assets.

To measure the ECL, trade and other receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due (age buckets). The Group also concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the other receivables as it shares the same credit risk characteristics.

The expected loss rates are based on the payment and aging profiles over a period of 36 months before December 31, 2022 or 2021 respectively, and the corresponding historical credit losses experienced within such period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the inflation rate in the Philippines to be the most relevant factor, and accordingly adjusts the historical loss rates based on expected changes in this factor.

The Group identifies a default when the receivables become credit impaired or when the customer has not been able to settle the receivables when due, depending on the terms with customers or after completion and acceptance of the stage of completion as represented by the billings. In making the assessment, the Group considers the net position of the customer after advances and deposits received from the customer, reason for non-payment (i.e. dispute related to quality of work completed has been raised by the customer) and the credit standing of the customer. In addition, the Group considers qualitative assessment in determining default such as in instances where the customer is unlikely to pay its obligations and is deemed to be in significant financial difficulty. When customer is unlikely to pay a past due account in the next year due to financial difficulty, an ECL is recognized in the books. The Group has determined that the credit standing and liquidity of the significant portion of its receivables and customers from the construction segment are not affected severely by COVID-19 as these customers have reputable cash management strategies.

On that basis, the loss allowance as at December 31, 2022 and 2021 was determined based on months past due, as follows, for both trade and other receivables:

	Not more than 3 months	More than 3 mos. but not more than 6 mos.	More than 6 mos. but not more than 1 year	More than 1 year	Total
December 31, 2022:					
Expected credit loss rate	-	-	-	*22.47%*	
Contract receivables	P 454,086,213	P 50,251,252	P 180,932,226	P 628,540,736	P1,313,810,427
Lease receivables	121,086,752	98,066,281	274,013,536	380,960,511	874,127,080
	575,172,965	148,317,533	454,945,762	1,009,501,247	2,187,937,507
Loss allowance	**P -**	**P -**	**P -**	**P 226,842,662**	**P 226,842,662**
December 31, 2021:					
Expected credit loss rate	-	-	-	*22.20%*	
Contract receivables	P 4,948,836	P 16,995,126	P 662,124,693	P 604,278,175	P1,288,346,830
Receivables from airport operations	23,790,888	23,338,160	115,454,532	375,303,869	537,887,449
Lease receivables	61,616,024	48,956,559	379,349,077	65,734,997	555,656,657
	90,355,748	89,289,845	1,156,928,302	1,045,317,041	2,381,890,936
Loss allowance	P -	P -	P -	P 231,765,011	P 231,765,011

For contract assets, the Group has recognized an allowance for ECL amounting to P1,087.4 million representing unbilled costs incurred by the Group and assessed to be not recoverable. In 2022, the Group wrote-off certain contract assets amounting to P908.4 million (see Note 9). No impairment losses on contract assets have been recognized in 2021.

ECL for advances to and receivable from related parties are measured and recognized using the liquidity approach. Management determines possible impairment based on the counterparties' ability to repay the receivables upon demand at the reporting date taking into consideration the historical defaults from the counterparties. The Group does not consider any significant risks in the advances to and receivable from related parties since the related parties have enough capacity to pay the advances and receivables upon demand.

(c) Investment in Trust Fund

In 2021, the Group is exposed to credit risk on its investments in trust fund. However, the Group has assessed that such risk is minimal since the counterparties are reputable listed leasing company and financial institutions with high quality external credit ratings.

(d) Refundable Security and Bond Deposits

The Group is not exposed to any significant credit risk exposures to its lessors as lease agreements were executed with reputable entities. The Group can negotiate, before the end of the lease term, to apply deposit to rentals due.

32.3 Liquidity Risk

The Group manages its liquidity needs by carefully monitoring cash outflows due in day-to-day business. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on the basis of a rolling 30-day projection. Long-term liquidity needs for six-month and one-year periods are identified monthly.

The Group maintains cash to meet its liquidity requirements for up to 60-day periods. Excess cash is invested in time deposits or short-term placements. Funding for long-term liquidity needs is additionally secured by an adequate amount of committed credit facilities and the ability to sell long-term financial assets.

	Current		Non-current
	Within 6 Months	**6 to 12 Months**	**1 to 5 Years**
December 31, 2022:			
Interest-bearing loans and borrowings	P 13,599,699,523	P 1,887,695,437	P 15,147,467,405
Trade and other payables	5,332,737,951	-	-
Security deposits*	-	-	186,164,653
	P 18,932,437,474	**P 1,887,695,437**	**P 15,333,632,058**
December 31, 2021:			
Interest-bearing loans and borrowings	P 15,750,563,082	P 1,615,263,105	P 43,295,463,244
Trade and other payables	8,616,715,347	-	-
Security deposits*	-	-	471,258,850
	P 24,367,278,429	P 1,615,263,105	P 43,766,722,094

**Under Other Non-Current Liabilities only, current portion of security deposits is included as part of Trade and Other Payables*

The above contractual maturities reflect the gross cash flows, which may differ from the carrying values of the financial liabilities at the end of reporting periods.

33. CATEGORIES, OFFSETTING AND FAIR VALUES OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

33.1 Carrying Amounts and Fair Values by Category

The carrying amounts and fair values of the categories of financial assets and financial liabilities presented in the consolidated statements of financial position are shown below.

	Notes	2022 Carrying Values	2022 Fair Values	2021 Carrying Values	2021 Fair Values
Financial Assets					
At amortized cost:					
Cash and cash equivalents	5	**P 15,758,197,239**	**P 15,758,197,239**	P 5,846,088,030	P 5,846,088,030
Trade and other receivables – net	6	**18,262,408,240**	**18,262,408,240**	16,884,756,480	16,884,756,480
Refundable security and bond deposits	12	**216,785,588**	**216,785,588**	234,233,185	234,233,185
Investment in trust fund	12	**-**	**-**	163,541,216	163,541,216
		34,237,391,067	**34,237,391,067**	23,128,618,911	23,128,618,911
Financial assets at FVOCI:	7				
Club shares		**1,044,472**	**1,044,472**	1,044,472	1,044,472
Investment in SSPI		**2,500,000**	**2,500,000**	2,500,000	2,500,000
		3,544,472	**3,544,472**	3,544,472	3,544,472
		P 34,240,935,539	**P 34,240,935,539**	P 23,132,163,383	P 23,132,163,383
Financial Liabilities					
At amortized cost:					
Interest-bearing loans and borrowings	18	**P 27,779,021,506**	**P 24,797,804,953**	P 49,501,496,492	P 46,729,263,060
Trade and other payables	17	**5,332,737,951**	**5,332,737,951**	8,561,842,374	8,561,842,374
Security deposits*	20	**186,164,653**	**186,164,653**	471,258,850	471,258,850
		P 33,297,924,110	**P 30,316,707,557**	P 58,534,597,716	P55,762,364,284
At FVTPL – Derivative liability	17	**-**	**-**	54,872,973	54,872,973
		P 33,297,924,110	**P 30,316,707,557**	P 58,589,470,689	P55,817,237,257

**Under Other Non-Current Liabilities only, current portion of security deposits is included as part of Trade and Other Payables*

See Notes 2.6 and 2.13 for a description of the accounting policies for each category of financial instrument. A description of the Group's risk management objectives and policies for financial instruments is provided in Note 32.

33.2 Offsetting of Financial Assets and Financial Liabilities

Currently, all other financial assets and financial liabilities are settled on a gross basis and no offsetting of financial instruments has been made in 2022 and 2021. However, each party to the financial instrument (particularly related parties) will have the option to settle amounts on a net basis in the event of default of the other party through approval by both parties' BOD and stockholders. As such, the Group's outstanding receivables from and payables to the same related parties as presented in Note 28 can be potentially offset to the extent of their corresponding outstanding balances.

In addition, the Group's investment in trust fund account in 2021 (see Note 12) can be offset against the Group's outstanding interest-bearing loans and borrowings [see Note 18.2(a)] in the event of default in payments.

33.3 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS, are categorized into three levels based on the significance of inputs used to measure the fair value. The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market value of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

When the Group uses valuation technique, it maximizes the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to determine the fair value of an instrument are observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

33.4 Financial Instruments Measured at Fair Value

Since the fair value of the Group's financial assets through FVOCI approximates the cost amounting to P3.5 million as of December 31, 2022 and 2021, the fair value change is deemed immaterial (see Note 7.2). The Parent Company's financial assets through FVOCI are under Level 2 of the fair value hierarchy.

The table in the succeeding page shows the fair value hierarchy of the Group's classes of financial assets and financial liabilities measured at fair value in the consolidated statements of financial position on a recurring basis as of December 31, 2022 and 2021.

	Notes	Level 1	Level 2	Level 3	Total
December 31, 2022					
Financial assets:					
Equity securities:					
SSPI	7	P -	P -	P 2,500,000	P 2,500,000
Golf club shares	7	-	1,044,472	-	1,044,472
		P -	**P 1,044,472**	**P 2,500,000**	**P 3,544,472**
December 31, 2021					
Financial assets:					
Equity securities:					
SSPI	7	P -	P -	P 2,500,000	P 2,500,000
Golf club shares	7	-	1,044,472	-	1,044,472
		P -	P 1,044,472	P 2,500,000	P 3,544,472
Financial liability:					
Derivative liability	17	P -	P 54,872,973	P -	P 54,872,973

There were neither transfers between Levels 1 and 2 nor changes in Level 3 instruments in both years.

Described below is the information about how the fair values of the Group's classes of financial assets are determined.

(a) Equity Securities

As of December 31, 2022, and 2021, instrument included in Level 2 comprise equity securities classified as financial assets at FVOCI. These securities were valued based on their fair market values by reference on published share prices of golf club shares and as at December 31, 2022 and 2021, respectively. These are included in Level 2 as their prices are not derived from market considered as active due to lack of trading activities among market participants at the end or close to the end of the reporting period.

The Group has equity interest of 1% in SSPI as of December 31, 2022 and 2021. These securities were valued based on entity specific estimate, thus included in Level 3.

(b) Derivative Liability

The fair value of the Group's derivative liability are measured under Level 2. As of December 31, 2022 and 2021, the fair values of the Group's derivative financial instruments classified as financial liabilities at FVTPL, were valued using pricing models whose inputs, such as foreign exchange rates and interest rates, are observable for substantially the full term of the asset or liability (examples include most over-the-counter derivatives, including forward contracts and swaps) or are derived principally from or corroborated by observable market data through correlation or other means for substantially the full term of the asset or liability.

33.5 Financial Instruments Measured at Amortized Cost

The table below summarizes the fair value hierarchy of the Group's financial assets and financial liabilities which are not measured at fair value in the consolidated statements of financial position but for which fair value is disclosed.

	Level 1	Level 2	Level 3	Total
2022:				
Financial assets:				
Cash and cash equivalents	P 15,758,197,239	P -	P -	P 15,758,197,239
Trade and other receivables - net	-	-	18,262,408,240	18,262,408,240
Refundable security and bond deposits	-	-	216,785,588	216,785,588
	P 15,758,197,239	**P -**	**P 18,479,193,828**	**P 34,237,391,067**
Financial liabilities:				
Interest-bearing loans and borrowings	P -	P -	P 24,797,804,953	P 24,797,804,953
Trade and other payables	-	-	5,332,737,951	5,332,737,951
Security deposits	-	-	186,164,653	186,164,653
	P -	**P -**	**P 30,316,707,557**	**P 30,316,707,557**
2021:				
Financial assets:				
Cash and cash equivalents	P 5,846,088,030	P -	P -	P 5,846,088,030
Trade and other receivables - net	-	-	16,884,756,480	16,884,756,480
Refundable security and bond deposits	-	-	234,233,185	234,233,185
Investment in trust fund	163,541,216	-	-	163,541,216
	P 6,009,629,246	P -	P 17,118,989,665	P 23,128,618,911
Financial liabilities:				
Interest-bearing loans and borrowings	P -	P -	P 46,729,263,060	P 46,729,263,060
Trade and other payables	-	-	8,561,842,374	8,561,842,374
Security deposits	-	-	471,258,850	471,258,850
	P -	P -	P 55,762,364,284	P 55,762,364,284

33.6 Fair Value Measurement for Investment Property Carried at Cost

The table below shows the fair value of the Group's investment property measured at cost but for which fair value is disclosed and determined under the Level 3 fair value hierarchy.

	Note	2022	2021
Building for lease	15	**P 3,581,201,711**	P 3,962,447,034
Land	15	**1,915,926,447**	1,897,868,396
		P 5,497,128,158	P 5,860,315,430

The fair value of certain parcels of land are determined on the basis of the appraisals performed by an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations. To some extent, the valuation process was conducted by the appraiser in discussion with the Group's management with respect to the determination of the inputs such as the size, age, and condition of the land and buildings, and the comparable prices in the corresponding property location. On the other hand, the fair value of other parcels of land was derived using the market comparable approach that reflects the recent transaction prices for similar properties in nearby locations. Both valuation process was applied as sale comparable method.

In estimating the fair value of investment property, management takes into account the market participant's ability to generate economic benefits by using the assets in their highest and best use. Based on management assessment, the best use of the Group's non-financial assets indicated above is their current use. In 2022 and 2021, the Level 3 fair value of commercial area under investment properties was determined using the income approach which utilized discounted cash flow method to convert future cash flows to be generated by the non-financial assets in reference to the value of expected income, net of cost of services, other operating expenses and income taxes. The significant unobservable inputs used in the valuation of the property were future annual free cash flows ranging from P520.0 million to P2,400.0 million for average period of 29 years. The discount rates applied in determining the present value of future annual free cash flows is 5.42% and 12% in 2022 and 2021, respectively. The management has determined that a reasonably possible change in the unobservable inputs to a different amounts or rates would not cause the fair values of the non-financial assets to be increase or decrease significantly.

There has been no other change to the valuation techniques used by the Group for its non-financial assets. Also, there were no transfers into or out of Level 3 fair value hierarchy in 2022 and 2021.

34. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Presented below is the reconciliation of the Group's liabilities arising from financing activities, which includes both cash and non-cash changes.

	Bank Loans (Note 18)	**Notes Payable** (Note 18)	**Lease Liabilities** (Note 16)	**Bonds Payable** (Note 18)	**Exchangeable Notes** (Note 10)	**Total**
Balance as of January 1, 2022	P43,466,007,561	P 5,569,791,232	P 465,697,699	P -	P -	P49,501,496,492
Cash flows from financing activities:						
Additional borrowings	16,541,804,650	-	-	3,940,233,693	7,763,200,000	28,245,238,343
Repayment of borrowings	(16,190,177,018)	(125,791,232)	(296,845,377)	-	-	(16,612,813,627)
Non-cash financing activities:						
Effect of deconsolidation	(25,704,666,607)	-	-	-	-	(25,704,666,607)
Additional lease liabilities	-	-	112,966,905	-	-	112,966,905
Balance as of December 31, 2022	**P18,112,968,586**	**P 5,444,000,000**	**P 281,819,227**	**P 3,940,233,693**	**P 7,763,200,000**	**P35,542,221,506**
Balance as of January 1, 2021	P39,796,906,098	P 5,590,791,232	P 532,667,977	P -	P -	P45,920,365,307
Cash flows from financing activities:						
Additional borrowings	4,291,987,360	-	-	-	-	4,291,987,360
Repayment of borrowings	(2,018,602,072)	(21,000,000)	(254,545,430)	-	-	(2,294,147,502)
Non-cash financing activities:						
Effect of modification	1,118,939,962	-	-	-	-	1,118,939,962
Unrealized forex on dollar valuation	241,381,113	-	-	-	-	241,381,113
Amortization of debt issuance costs	35,395,100	-	-	-	-	35,395,100
Additional lease liabilities	-	-	187,575,152	-	-	187,575,152
Balance as of December 31, 2021	P43,466,007,561	P 5,569,791,232	P 465,697,699	P -	P -	P49,501,496,492
Balance as of January 1, 2020	P38,425,631,984	P 8,852,929,990	P 474,350,703	P -	P -	P47,752,912,677
Cash flows from financing activities:						
Additional borrowings	6,231,300,000	3,600,000,000	-	-	-	9,831,300,000
Repayment of borrowings	(4,692,327,851)	(6,862,138,758)	(98,866,695)	-	-	(11,653,333,304)
Non-cash financing activities:						
Unrealized forex on dollar valuation	(193,392,900)	-	-	-	-	(193,392,900)
Amortization of debt issuance costs	25,694,865	-	-	-	-	25,694,865
Additional lease liabilities	-	-	157,183,969	-	-	157,183,969
Balance as of December 31, 2020	P39,796,906,098	P 5,590,791,232	P 532,667,977	P -	P -	P45,920,365,307

35. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide an adequate return to shareholders by pricing services commensurate with the level of risk.

The Group monitors capital on the basis of the carrying amount of equity as presented on the consolidated statements of financial position.

The Group sets the amount of capital in proportion to its overall financing structure, equity and liabilities. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares, re-issuance of treasury shares or sell assets to reduce debt.

	Note	**2022**	2021
Interest-bearing loans and borrowings *(excluding lease liabilities)*	18	**P 27,497,202,279**	P 49,035,798,793
Total equity		**19,666,880,588**	19,200,907,679
		1.40: 1.00	2.55: 1.00

Report of Independent Auditors to Accompany Supplementary Information Required by the Securities and Exchange Commission Filed Separately from the Basic Consolidated Financial Statements

Punongbayan & Araullo
20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
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The Board of Directors and Stockholders
Megawide Construction Corporation and Subsidiaries
(A Subsidiary of Citicore Holdings Investment, Inc.)
20 N. Domingo Street
Brgy. Valencia
Quezon City

We have audited, in accordance with Philippine Standards on Auditing, the consolidated financial statements of Megawide Construction Corporation and Subsidiaries (the Group) for the year ended December 31, 2022, on which we have rendered our report dated May 2, 2023. Our audit was made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The applicable supplementary information (see List of Supplementary Information) is presented for purposes of additional analysis in compliance with the requirements of the Revised Securities Regulation Code Rule 68 of the Philippine Securities and Exchange Commission, and is not a required part of the basic consolidated financial statements prepared in accordance with Philippine Financial Reporting Standards. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic consolidated financial statements taken as a whole.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 9566627, January 3, 2023, Makati City
SEC Group A Accreditation
Partner - No. 90230-SEC (until financial period 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

May 2, 2023

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
LIST OF SUPPLEMENTARY INFORMATION
December 31, 2022

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule A
Financial Assets - Fair Value Through Profit or Loss, Fair Value Through Other Comprehensive Income and Amortized Cost
December 31, 2022

Name of Issuing Entity and Association of Each Issue	Number of Shares or Principal Amount of Bonds or Notes	Amount Shown in the Statement of Financial Positon as of Reporting Period	Valued Based on Market Quotation at End of Reporting Period	Income Received and Accrued (iii)
Fair Value through Profit of Loss (FVTPL)				
	P -	P -	P -	P -
	-	-	-	-
	-	-	-	-
	-	-	-	-
TOTAL	**P -**	**P -**	**P -**	**P -**
Fair Value through Other Comprehensive Income (FVTOCI)				
Investment in Club shares - The City Club, Alphaland Makati Place	P -	P 1,044,472	P 1,044,472	P -
Investment in Silay Solar Power, Inc. (SSPI)	-	2,500,000	2,500,000	-
TOTAL	**P -**	**P 3,544,472**	**P 3,544,472**	**P -**
Financial Assets at Amortized Costs				
Cash and cash equivalents	P -	P 15,758,197,239	P 15,758,197,239	P 24,102,048
Trade and other receivables - net	-	18,262,408,240	18,262,408,240	480,228,269
Refundable security and bond deposits	-	216,785,588	216,785,588	-
TOTAL	**P -**	**P 34,237,391,067**	**P 34,237,391,067**	**P 504,330,317**

Supplementary information on FVTPL and FVOCI

This investment represents equity instrument wherein the Group neither exercises control or significant influence as discussed in the notes to the consolidated financial statements.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule B
Amounts Receivable from Directors, Officers, Employees,
Related Parties and Principal Stockholders (Other than Related Parties)
December 31, 2022

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
AARON JAMES MAGUNDAYAO	363	-	-	-	363	-	363
ABNER CATACUTAN	-	10,343	-	-	10,343	-	10,343
ABONDIO MAGCUHA JR.	1,650	-	-	-	1,650	-	1,650
ACE B. VISENTADO	1,475	-	-	-	1,475	-	1,475
ACUT, WILFRED	-	1,332	(1,332)	-	-	-	-
ADRIAN ANDAYA	505	-	-	-	505	-	505
ADRIAN B. LLANO	1,650	-	-	-	1,650	-	1,650
ADRIAN KUCZMIK	(405,192)	405,192	-	-	-	-	-
AGA VELASCO	-	55,000	-	-	55,000	-	55,000
AILEEN DEL ROSARIO	252,400	35,000	(252,400)	-	35,000	-	35,000
AISA MARIA TRICCIA E. ESTACIO	592,533	2,475,667	(3,067,049)	-	1,151	-	1,151
AISA MARIA TRICCIA ESTACIO	-	-	(521)	-	(521)	-	(521)
AIZA M. TEPAIT	14,600	-	(14,600)	-	-	-	-
AL I. FLORES	1,650	-	-	-	1,650	-	1,650
AL JAY A. PARAGOSO	3,498	-	-	-	3,498	-	3,498
ALBERN E. GALLO	10,796	-	(10,796)	-	-	-	-
ALBERN GALLO	-	-	(215)	-	(215)	-	(215)
ALBERT A. MARTEL	-	7,012	(1,171)	-	5,841	-	5,841
ALBERT ALINABON	73,042	-	(73,042)	-	-	-	-
ALBERT BACULI	-	619,975	(331,525)	-	288,450	-	288,450
ALBERT CATACUTAN	8,125	-	(8,125)	-	-	-	-
ALBERT SAAVEDRA	59,500	819,517	(706,020)	-	172,997	-	172,997
ALBERTO LORIO	1,650	-	-	-	1,650	-	1,650
ALDRIN ESMANE	7,200	7,216	(14,688)	-	(272)	-	(272)
ALEGADO, RENATO	-	7,020	(4,680)	-	2,340	-	2,340
ALEJANDRO BIAG	(355)	-	-	-	(355)	-	(355)
ALEJANDRO R. GAYTANO	1,650	-	-	-	1,650	-	1,650
ALETH NOLAN C. VAPOR	1,650	-	-	-	1,650	-	1,650
ALEXANDER P. LOPEZ JR	255	-	-	-	255	-	255
ALEXANDER SANTIAGO	510	-	-	-	510	-	510
ALEXIS LUSANTA	-	-	(150)	-	(150)	-	(150)
ALEXIS M. ARROGANTE	1,074	-	-	-	1,074	-	1,074
ALFREDO COMENDADOR	2,756	-	-	-	2,756	-	2,756
ALFREDO SUPERIO JR.	255	-	-	-	255	-	255
ALFREDO VINAS	255	-	-	-	255	-	255
ALIJANDRO FRANCISCO JR	255	-	-	-	255	-	255
ALLAN ABISO	1,550	-	-	-	1,550	-	1,550
ALLAN LUCEL R. BARIT	172,812	-	(172,812)	-	-	-	-
ALLAN M. VELASCO	-	228,300	(165,950)	-	62,350	-	62,350
ALLAN N. BERNAL	255	-	-	-	255	-	255
ALLAN NICKO DEGUINIO	-	-	(1,700)	-	(1,700)	-	(1,700)
ALLAN P. MAMANAO	1,650	-	-	-	1,650	-	1,650
ALLAN ROSARIO	-	-	(193)	-	(193)	-	(193)
ALLAREY COLLADO	-	-	(475)	-	(475)	-	(475)
ALVA MONICA ESTIPONA	-	19,090	(19,573)	-	(483)	-	(483)
ALVIN L. CAMACHO	2,370	-	(2,370)	-	-	-	-
ALVIN MARQUEZ	-	663	-	-	663	-	663
ALVIN R. NICANOR	3,300	-	-	-	3,300	-	3,300
ALWIN G. CALZADO	1,650	-	-	-	1,650	-	1,650
ALYSSA ESTACIO	1,270	-	-	-	1,270	-	1,270
ALYSSA GERVACIO	-	-	(230)	-	(230)	-	(230)
ALYSSA SIONGCO	-	-	(230)	-	(230)	-	(230)
AMADO, ARNULFO	-	5,290	(3,527)	-	1,763	-	1,763
AME E. BODIONGAN	1,650	-	-	-	1,650	-	1,650
ANDRES ALUNAN Jr.	-	-	(240)	-	(240)	-	(240)
ANDRES T. ALUNAN JR.	700	-	(700)	-	-	-	-
ANDREW PUNGTILAN	-	283,330	(242,330)	-	41,000	-	41,000
ANGELA CLAIRE D. GELLA	-	30,000	-	-	30,000	-	30,000
ANGELA CLAIRE GELLA	10,436	-	(10,436)	-	-	-	-
ANGELES, YSRAEL	-	7,178	(7,178)	-	-	-	-
ANGELIKA T. BINO	-	257,997	(133,585)	-	124,412	-	124,412
ANGELINE MILAG	-	213,596	(213,596)	-	-	-	-
ANGELITO DELA CRUZ	6,126	-	(6,126)	-	-	-	-
ANGELO PUNSALAN	-	-	(240)	-	(240)	-	(240)
ANGELO S. FRANCISCO	255	-	-	-	255	-	255
ANGELON B. SEBALLOS	1,150	-	(1,150)	-	-	-	-
ANICETA TEODOCIO	-	-	(3,157)	-	(3,157)	-	(3,157)
ANN JOHN RAMA	-	-	(6,090)	-	(6,090)	-	(6,090)
ANNA KARENINA SALGADO	16,868	-	(10,000)	-	6,868	-	6,868
ANNA KARENINA SALGADO	369,676	4,707	-	-	374,382	-	374,382
ANNA SHARMAINNE CAOILE	4,200	-	(4,200)	-	-	-	-
ANNABELLE J. OBLIANDA	5,018	-	(5,018)	-	-	-	-
ANNE CHRISTINE MARCIA	-	-	(290)	-	(290)	-	(290)
ANNJETH AVANCENA	255	-	-	-	255	-	255
ANSHERINA L. MARCELINO	390	-	(390)	-	-	-	-
ANTHONY BOFILL	255	-	-	-	255	-	255
ANTHONY CRUZ	255	315	-	-	570	-	570
ANTHONY MANA-AY	20,000	-	-	-	20,000	-	20,000
ANTONINO B. LA CUMBIS	1,550	-	-	-	1,550	-	1,550
ANTONIO A. RIVERA	982	-	-	-	982	-	982
Balance forwarded	P 1,258,372	P 5,493,739	(P 5,498,097)	P -	P 1,254,014	P -	P 1,254,014

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 1,258,372	P 5,493,739	(P 5,498,097)	P -	P 1,254,014	P -	P 1,254,014
ANTONIO BARDAJE Jr.	-	-	(288)	-	(288)	-	(288)
ANTONIO G. PAREDES	10,000	25,200	(10,000)	-	25,200	-	25,200
ANTONIO R. BARANGGAN	3,498	-	-	-	3,498	-	3,498
ANTONIO S. DAYAG JR.	24,836	-	(24,836)	-	-	-	-
APRIL JOY GENILO	4,785	-	(4,785)	-	-	-	-
AQUINO, JOSEPH	-	1,700	(1,700)	-	-	-	-
ARA C. AMORES	209,950	44,950	(254,900)	-	-	-	-
ARABELLE VALENCIA	154,477	486,808	(580,718)	-	60,567	-	60,567
ARIEL GALADLAS	-	315	(315)	-	-	-	-
ARIEL MACASLING	1,650	-	-	-	1,650	-	1,650
ARIES REGALADO	165,255	-	(165,255)	-	-	-	-
ARJAY VIERNES	255	-	-	-	255	-	255
ARLENE JOYCE OBLEPIAS	82,012	-	(82,012)	-	-	-	-
ARLENE JOYCE OBLEPIAS/ KHRISTIAN JOHN C. FERRER	-	5,000	-	-	5,000	-	5,000
ARMANDO A. TRASADO	1,475	-	-	-	1,475	-	1,475
ARMANDO C. RAMOS	3,300	-	-	-	3,300	-	3,300
ARNALDO A. DATO JR.	1,650	-	-	-	1,650	-	1,650
ARNEL CAMACHO	4,000	(4,000)	-	-	-	-	-
ARNEL DIPOLOG	-	-	(240)	-	(240)	-	(240)
ARNEL MALIGAT	10,500	-	-	-	10,500	-	10,500
ARNEL S. ARTES	-	11,700	(11,700)	-	-	-	-
ARNIL JAMITO	-	-	(240)	-	(240)	-	(240)
ARNOLD FAMILARAN	19,014	106,000	(137,014)	-	(12,000)	-	(12,000)
ARNOLD G. ANACAYA	1,650	-	-	-	1,650	-	1,650
ARNOLFO P. ROMAGOS	510	-	-	-	510	-	510
ARTHUR C. FERNANDEZ	1,540	-	(1,540)	-	-	-	-
ARTHUR C. SUMAWAY	1,650	-	-	-	1,650	-	1,650
ARTHURO MERCADO	255	-	-	-	255	-	255
ARTURO RAÑOLA	-	15,893	(15,893)	-	-	-	-
ARVIN REY G. ARANDIA	12,500	-	(12,500)	-	-	-	-
ASHLY SOLIMAN	7,000	-	-	-	7,000	-	7,000
ASTRID REGINE A. COLLADO	1,400	-	(1,400)	-	-	-	-
AUGUSTINE CRIS A. EGINA	3,050	-	(3,050)	-	-	-	-
AVELINO JR, SANTIAGO	-	5,388	(3,592)	-	1,796	-	1,796
AYATON, BALINTINO	-	3,037	(3,037)	-	-	-	-
ADVANCES TO EMP. - CAR LOAN	5,279,694	3,489,491	(5,390,155)	-	3,379,030	-	3,379,030
ADVANCES TO EMP. - COMMUNICATION	1,134,707	928,821	(1,966,249)	-	97,280	-	97,280
ADVANCES TO EMP. - FOR LIQUIDATION	1,009,917	3,229,542	(992,587)	-	3,246,872	-	3,246,872
ADVANCES TO EMP. - FOR LIQUIDATION	424,670	2,742,140	(2,842,948)	-	323,862	-	323,862
ADVANCES TO EMP. - HMO	(43,836)	1,273,517	(1,091,787)	-	137,893	-	137,893
ADVANCES TO EMP. - OTHERS	-	1,413,900	(1,401,900)	-	12,000	-	12,000
ADVANCES TO EMP. - OTHERS	32,358,560	33,642,020	(25,238,191)	-	40,762,390	-	40,762,390
ADVANCES TO EMP. - SSS REFUND	7,204,430	5,184,549	(3,792,954)	-	8,596,026	-	8,596,026
BALINTINO B. AYATON	5,000	-	-	-	5,000	-	5,000
BART V. CAINDOC	551	-	-	-	551	-	551
BELIODE L. BOMBAY	1,275	-	-	-	1,275	-	1,275
BENA KRISTIE U. BALANDRA	-	17,900	-	-	17,900	-	17,900
BENJAMIN MIGUEL JR.	-	-	(240)	-	(240)	-	(240)
BENJAMIN S. FABROA JR.	55,542	-	(55,542)	-	-	-	-
BENNIE DOCOT	1,771	-	(1,771)	-	-	-	-
BENNY JOHN R. DALAGUIT	1,650	-	-	-	1,650	-	1,650
BERMUDO, MICHAEL	-	154,000	(4,000)	-	150,000	-	150,000
BERNABE C. LAGUNAY	1,475	-	-	-	1,475	-	1,475
BERNADETTE LAURENTE	-	61,719	-	-	61,719	-	61,719
BERNARD MANLAPAZ	-	-	(159)	-	(159)	-	(159)
BERNARDO REBAMBA	18,924	-	(19,172)	-	(248)	-	(248)
BERNIE OPIASA	400	-	(400)	-	-	-	-
BERNIE VIAJE	-	-	(240)	-	(240)	-	(240)
BEVERLY R. MOLO	6,000	-	(6,000)	-	-	-	-
BIENVINIDO E. VILLANCA JR.	1,650	-	-	-	1,650	-	1,650
BOYET ORCA	255	-	-	-	255	-	255
BRIANNE AGPOON	-	-	(174)	-	(174)	-	(174)
BRIGIDO BARBADILLO JR.	223,336	100,000	(324,191)	-	(855)	-	(855)
BRYAN ALLADO	255	-	-	-	255	-	255
BRYAN B. REGAÑON	1,650	-	-	-	1,650	-	1,650
BRYAN BALISI	1,650	-	-	-	1,650	-	1,650
BRYAN D. RANES	-	436	-	-	436	-	436
BRYAN JESS BACO	-	87,600	(77,600)	-	10,000	-	10,000
BRYAN MALINAO	15,000	15,000	(15,000)	-	15,000	-	15,000
BRYAN RALPH M. DABUET	1,650	-	-	-	1,650	-	1,650
BRYAN RANES	-	-	(436)	-	(436)	-	(436)
BUCHARD L. LORONAL	255	-	-	-	255	-	255
CAMILLE JOY C. PEREDO	18,747	258,849	(228,755)	-	48,841	-	48,841
CANDY MAE GUANIO	-	10,000	(10,000)	-	-	-	-
CARL IRVIN PICONES	255	-	-	-	255	-	255
CARL KENNETH C. CASTILLO	-	109,375	(51,153)	-	58,221	-	58,221
CARLA JEAN DUQUE	-	35,000	-	-	35,000	-	35,000
CARLO D. CATAROJA	-	315	-	-	315	-	315
CARLO D. SAMONTAÑES	1,650	-	-	-	1,650	-	1,650
CARLO MALUBAG	-	315	(315)	-	-	-	-
Balance forwarded	P 49,711,666	P 58,950,219	(P 50,325,029)	P -	P 58,336,855	P -	P 58,336,855

Name	Balance at Beginning of Period	Additions	Deductions: Amounts Collected	Deductions: Written Off	Ending Balance: Current	Ending Balance: Non-current	Balance at End of Period
Balance carried forward	P 49,711,666	P 58,950,219	(P 50,325,029)	P -	P 58,336,855	P -	P 58,336,855
CARLO O. PEROCHO	1,650	-	-	-	1,650	-	1,650
CARLOS L. TRECE	100,031	-	(100,028)	-	3	-	3
CARLOS MIGUEL LEITAO	(53,524)	-	-	-	(53,524)	-	(53,524)
CARMELA MARIEL I. CINCO	42,000	-	(42,000)	-	-	-	-
CARMELITO PEQUIRO	-	-	(100)	-	(100)	-	(100)
CAROLYNE GUMARANG	-	25,000	-	-	25,000	-	25,000
CARY PANGILINAN	-	-	(2,667)	-	(2,667)	-	(2,667)
CATHELLE LOUISE CARREON	-	-	(1,125)	-	(1,125)	-	(1,125)
CEASAR TOLETE	2,190	-	(2,457)	-	(267)	-	(267)
CENON M. DELA PEÑA	510	-	-	-	510	-	510
CERILO CARDIENTE JR.	1,650	-	-	-	1,650	-	1,650
CESAR B. CODERA	3,826	-	-	-	3,826	-	3,826
CESARIO ADRIANO	-	1,529	-	-	1,529	-	1,529
CHARITO S. TULABING	255	-	-	-	255	-	255
CHARLIE A. DESO-ARSIDO	1,650	-	-	-	1,650	-	1,650
CHARLYN D. BANQUIRIGO	-	215,215	(209,590)	-	5,625	-	5,625
CHERRIE ROSE AQUINO	-	-	(390)	-	(390)	-	(390)
CHERRY ANN V. ARCENAL	97,500	-	(97,500)	-	-	-	-
CHERRY BATANES	1,800	-	-	-	1,800	-	1,800
CHESTER NEIL R. CARBONELL	698,591	-	(404,457)	-	294,134	-	294,134
CHITO BILOG	85,654	639,375	(718,529)	-	6,500	-	6,500
CHRIS NOMYR BESA	-	-	(375)	-	(375)	-	(375)
CHRISELDA E. CRISOLOGO	20,160	-	(20,160)	-	-	-	-
CHRISTIAN CRUZ	-	315	-	-	315	-	315
CHRISTIAN MANCAO	5,400	-	(5,400)	-	-	-	-
CHRISTIAN R. TAMBONGCO	255	-	-	-	255	-	255
CHRISTIAN ROMERO	320	-	(320)	-	-	-	-
CHRISTIAN VILLORENTE	-	-	(193)	-	(193)	-	(193)
CHRISTINE L. BERDIN	3,596	-	(3,596)	-	-	-	-
CHRISTOPER C. VALDERAMA	255	-	-	-	255	-	255
CHRISTOPHER DAN TAMAYO	-	20,000	(10,000)	-	10,000	-	10,000
CHRISTOPHER M. VISTA	255	295	-	-	550	-	550
CHRISTOPHER NADAYAG	16,100	-	(16,100)	-	-	-	-
CHRISTOPHER REGINIO	7,400	-	(7,400)	-	-	-	-
CLAIDE VANDAME B. CULATA	1,540	-	(1,540)	-	-	-	-
CLAUDIO IRENE JR.	-	-	(281)	-	(281)	-	(281)
CONCORDIO REMANOQUE JR.	-	-	(250)	-	(250)	-	(250)
CONVERTO DELA VEGA	255	-	-	-	255	-	255
CORNELIO O. PLANAS	1,650	-	-	-	1,650	-	1,650
CRESELDEN M. FAMISARAN	1,540	-	(1,540)	-	-	-	-
CRIS EDREAN V. SEVILLA	1,470	-	(1,470)	-	-	-	-
CRIS Z. OBENIETA	3,428	-	(3,428)	-	-	-	-
CRISANTO A. GUBAT	2,370	-	(2,370)	-	-	-	-
CRISANTO LABE JR.	2,625	-	-	-	2,625	-	2,625
CRISENCIO TOLENTINO JR.	-	-	(150)	-	(150)	-	(150)
CRISTELLE MAE AMORIN	87,800	83,800	(98,600)	-	73,000	-	73,000
CRISTOBAL S. CORTEL	255	-	-	-	255	-	255
CRUZ D. LANORIAS JR.	1,650	-	-	-	1,650	-	1,650
CRYSTALLINE B. MANALANG	156,525	-	(156,525)	-	-	-	-
DABLO MIMI	149,625	71,304	(177,635)	-	43,294	-	43,294
DALF LESAN B. GALELA	-	144,823	(30,000)	-	114,823	-	114,823
DAN CRICKSON D. DELA CRUZ	7,000	-	-	-	7,000	-	7,000
DANDIE C. ESPANOL	23,974	-	(23,974)	-	-	-	-
DANIEL A. YAP	-	3,000	(3,000)	-	-	-	-
DANIEL JOHN ROMERO	-	-	(163)	-	(163)	-	(163)
DANILO B. JALLORINA	17,536	-	(17,536)	-	-	-	-
DANILO C. MALUYA	1,650	-	-	-	1,650	-	1,650
DANILO JALLORINA	-	-	(2,100)	-	(2,100)	-	(2,100)
DANILO N. MAGHANOY	1,650	-	-	-	1,650	-	1,650
DANILO P. CONDES JR.	1,150	-	(1,150)	-	-	-	-
DANILO R. MONTOYA JR.	1,650	-	-	-	1,650	-	1,650
DANTE F. BARAGA	15,599	-	-	-	15,599	-	15,599
DANTE SUMIGCAY	4,000	8,000	(12,000)	-	-	-	-
DANTE V. CABELLO	1,925	-	(1,925)	-	-	-	-
DARRYL RAE GILIG	2,355	-	(2,355)	-	-	-	-
DARWIN LABASTIDA	-	-	(300)	-	(300)	-	(300)
DARWIN PARDO	2,589	-	-	-	2,589	-	2,589
DARYL JOHN LOPEZ	266,972	99,500	(322,872)	-	43,600	-	43,600
DAVID STEVENSON TACORDA	-	-	(240)	-	(240)	-	(240)
DE GUZMAN, VINCENT	20,000	-	-	-	20,000	-	20,000
DEANNA CLARO	20,000	10,000	(30,000)	-	-	-	-
DEBBIE MAY PURIFICACION	428,124	397,170	(690,018)	-	135,276	-	135,276
DELOS REYES, NINO	-	112,000	(87,167)	-	24,833	-	24,833
DEM P. ORTEGA	1,150	-	(1,150)	-	-	-	-
DENARD ABALO	-	-	(199)	-	(199)	-	(199)
DENMARK P. NUIQUE	7,464	-	(7,464)	-	-	-	-
DENNIS ALTAR	1,650	-	-	-	1,650	-	1,650
DENNIS NORIO	-	-	(202)	-	(202)	-	(202)
DENNIS SALASAC	255	-	-	-	255	-	255
DENTOR P. CABRAL	1,650	-	-	-	1,650	-	1,650
Balance forwarded	P 51,988,266	P 60,781,544	(P 53,645,020)	P -	P 59,124,789	P -	P 59,124,789

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 51,988,266	P 60,781,544	(P 53,645,020)	P -	P 59,124,789	P -	P 59,124,789
DETER CARDINAL	255	-	-	-	255	-	255
DETER H. CARDINAL	255	-	-	-	255	-	255
DEVONERE JOHN UMLAS	-	-	(240)	-	(240)	-	(240)
DEWEY S. OLAYA	1,456,151	256,422	(937,248)	-	775,325	-	775,325
DEWEY S. OLAYA	-	126,500	(126,500)	-	-	-	-
DEXTER MONDEJAR	1,650	-	-	-	1,650	-	1,650
DEXTER SUAZO	1,650	-	-	-	1,650	-	1,650
DIANE VENICE MARTINEZ	-	6,900	-	-	6,900	-	6,900
DINDO A. FRANCIS	269	-	-	-	269	-	269
DIONISIO A. MAMUAD	1,475	-	-	-	1,475	-	1,475
DIONY D. CANTA	1,475	-	-	-	1,475	-	1,475
DIVINA ROSE DOMINGO	-	72,352	(72,352)	-	-	-	-
DODGIE MORALES	255	-	-	-	255	-	255
DOMINADOR Z. LUMONTOD	1,475	-	-	-	1,475	-	1,475
DON VINCENT SAHAGUN	15,000	-	(15,000)	-	-	-	-
DONABEL R. PASTORAL	77,740	-	(77,740)	-	-	-	-
DONABELLE SISON	30,250	42,600	(30,250)	-	42,600	-	42,600
DONARDO CAYABYAB JR.	-	-	(300)	-	(300)	-	(300)
DONNA ANGELA DE JESUS	-	60,000	(60,000)	-	-	-	-
DONNA DE JESUS	-	2,550	(2,550)	-	-	-	-
DONNA MAY VILLENA	50,500	-	(17,000)	-	33,500	-	33,500
D'SEAL EHIDIO	-	-	(100)	-	(100)	-	(100)
DUGTONG, KATHERINE	-	3,668	(3,668)	-	-	-	-
EARVIN JAY F. DE JESUS	8,100	-	(8,100)	-	-	-	-
EDDIE CORNELIO	1,650	-	-	-	1,650	-	1,650
EDELITO C. TAPIC	46,523	-	-	-	46,523	-	46,523
EDGAR S. REUNATA	9,000	-	-	-	9,000	-	9,000
EDGAR VALERA	5,345	-	(5,345)	-	-	-	-
EDGAR VALERA	-	112,800	-	-	112,800	-	112,800
EDGARDO TONOG	255	315	(315)	-	255	-	255
EDGIE CORTON	1,650	-	-	-	1,650	-	1,650
EDIL RAMIREZ	255	-	-	-	255	-	255
EDISON A. DOMINGUEZ	1,475	-	-	-	1,475	-	1,475
EDISON D. APLAON	2,250	-	(2,250)	-	-	-	-
EDISON DAILEG	-	-	(362)	-	(362)	-	(362)
EDMAR F. FETALINO	1,650	-	-	-	1,650	-	1,650
EDMUND ESTRELLA	-	-	(240)	-	(240)	-	(240)
EDMUNDO B. JUAREZ	1,650	-	-	-	1,650	-	1,650
EDUARD LANTACA	3,300	-	-	-	3,300	-	3,300
EDUARDO A. CARLOS II	1,650	-	-	-	1,650	-	1,650
EDUARDO DE LEON	3,100	-	-	-	3,100	-	3,100
EDUARDO UTRERA JR.	-	-	(199)	-	(199)	-	(199)
EDWARD ISANAN	255	-	-	-	255	-	255
EDWARD REYES	20,000	-	(20,000)	-	-	-	-
EDWARD V. MOVILLA	537	-	-	-	537	-	537
EDWARD YBANEZ	82,500	-	(82,500)	-	-	-	-
EDWIN E. BUNAO	15,913	(15,913)	-	-	-	-	-
EFREN RACAZA JR.	-	8,400	(8,400)	-	-	-	-
EFRILYN BARROGA	-	52,600	(52,600)	-	-	-	-
EIGHT DRAGON METAL	14,509	-	-	-	14,509	-	14,509
EINSTEIN O. CHIU	18,477	-	-	-	18,477	-	18,477
ELEAZAR SANCHEZ	-	1,058,707	(1,038,867)	-	19,840	-	19,840
ELIZABETH ANN C. MACANAYA	-	50,000	-	-	50,000	-	50,000
ELIZALDE A. MORALES	7,950	-	-	-	7,950	-	7,950
ELJUHN C. BUMATAY	1,650	-	-	-	1,650	-	1,650
ELMER CIERVO, JR	-	1,495,313	-	-	1,495,313	-	1,495,313
ELMER ESTRABELA	510	-	-	-	510	-	510
ELMER FLANDEZ	5,135	-	(5,135)	-	-	-	-
ELMER OFILAN	1,650	-	-	-	1,650	-	1,650
ELMER PERONA	255	-	-	-	255	-	255
ELPIDIO S. MALAPIT JR	1,650	-	-	-	1,650	-	1,650
ELVIS DIZON	-	-	(239)	-	(239)	-	(239)
ELY PADAON	255	-	-	-	255	-	255
EMELITO DURANO JR.	10,000	-	-	-	10,000	-	10,000
EMERSON A. BAJETA	1,074	-	-	-	1,074	-	1,074
EMERSON JONSON	7,494	-	(7,494)	-	-	-	-
EMILIA CORAZON DE HITTA	37,500	299,640	(37,500)	-	299,640	-	299,640
EMILIO MONTES JR.	-	26,842	(29,842)	-	(3,000)	-	(3,000)
EMMANUEL JOLEJOLE	1,650	-	-	-	1,650	-	1,650
EMMANUEL S. MAGAS	-	336,980	-	-	336,980	-	336,980
ENRICO LAGONERO	5,078	-	(5,078)	-	-	-	-
ENRIQUE VALENZUELA JR.	(28)	27,939	-	-	27,911	-	27,911
EPHRAIM JOSE D. VALDEZ	(51,010)	-	-	-	(51,010)	-	(51,010)
ERIC DULAY	-	15,893	(15,893)	-	-	-	-
ERICANDO GALANG	76,300	387,208	(126,740)	-	336,768	-	336,768
ERICK JOHN SIBAYAN	-	-	(110)	-	(110)	-	(110)
ERICKA SHARA MAE A. PLACIDO	10,004	(10,004)	-	-	-	-	-
ERIXSON G. BUYO	900	-	(900)	-	-	-	-
ERJAY PANTI	418	-	-	-	418	-	418
ERLY DUCAY	-	121,151	(121,151)	-	-	-	-
Balance forwarded	P 53,985,143	P 65,320,407	(P 56,557,226)	P -	P 62,748,324	P -	P 62,748,324

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 53,985,143	P 65,320,407	(P 56,557,226)	P -	P 62,748,324	P -	P 62,748,324
ERMINO ISRAEL	255	-	-	-	255	-	255
ERNESTO N. CONDADA JR.	1,475	-	-	-	1,475	-	1,475
ERWIN HERANDOY	1,650	-	-	-	1,650	-	1,650
ERWIN I. OCHAQUE	1,650	-	-	-	1,650	-	1,650
ERWIN L. SISON	1,650	-	-	-	1,650	-	1,650
ERWIN OMBAJIN	1,650	-	-	-	1,650	-	1,650
ESTEBAN L. VALENCIA	1,650	-	-	-	1,650	-	1,650
ESTELITO CENSON JR.	453,475	1,457,405	(1,412,048)	-	498,832	-	498,832
ESTRELLA ALVARADO	247,376	-	(247,376)	-	-	-	-
EUBERT RAMOS	510	-	-	-	510	-	510
EURENO BIETE	134,410	90,000	(224,410)	-	-	-	-
EXEQUIEL A ISMAEL	5,000	768,820	(10,000)	-	763,820	-	763,820
EZEKIEL DE GUZMAN	-	315	(315)	-	-	-	-
FEBELYN JOY MANAHAN	250,100	750,400	(704,600)	-	295,900	-	295,900
FEDERICO MARTINEZ	50,000	-	(50,000)	-	-	-	-
FELICIANO E. SANTOS	-	54,980	(54,980)	-	-	-	-
FELICIO FELICIANO	-	12,637	(4,637)	-	8,000	-	8,000
FELINO MANLAPAZ	-	-	(159)	-	(159)	-	(159)
FELIPE R. GARCIA JR.	1,550	-	-	-	1,550	-	1,550
FELMER A. PASIGNASIGNA	21,650	-	(21,650)	-	-	-	-
FERDINAND N. PORLUCAS	32,192	-	(32,192)	-	-	-	-
FERDINAND NARAJA	-	-	(193)	-	(193)	-	(193)
FIONA ROSE R. NICOLAS	608,100	-	(115,100)	-	493,000	-	493,000
FLOR ROLAND ALABADO	61,475	-	-	-	61,475	-	61,475
FLORANTE C. PACTAO	1,475	-	-	-	1,475	-	1,475
FLORENCIO TAGUILA	-	25,000	-	-	25,000	-	25,000
FLORENCIO TANGUILAN JR.	575	-	(25,000)	-	(24,425)	-	(24,425)
FRANCESCA MICAELA SANTECO	64,100	-	(64,100)	-	-	-	-
FRANCESCA MICAELA SANTECO	110,000	-	(110,000)	-	-	-	-
FRANCIS DUJALE	-	315	-	-	315	-	315
FRANCIS DWAYNE BATUIGAS	-	-	(362)	-	(362)	-	(362)
FRANCISCO B. BELLEZA JR.	1,550	-	-	-	1,550	-	1,550
FRANCISCO RIOJA JR.	1,650	-	-	-	1,650	-	1,650
FRANCISCO S. CEFERINO JR.	255	-	-	-	255	-	255
FRANCISCO SAMSON	255	-	-	-	255	-	255
FRANCISCO TURANO JR.	11,872	11,872	(23,744)	-	-	-	-
FRANKIE SIENES	510	-	-	-	510	-	510
FRANKLIN JACOB	-	-	(270)	-	(270)	-	(270)
FREDDIE NEIL MERCADO	510	315	(315)	-	510	-	510
FREDERICK B. EBREO	1,650	-	-	-	1,650	-	1,650
FREDERICK TAN	5,189,500	197,153	(5,189,500)	-	197,153	-	197,153
FREDERICK TAN	-	99,900	(99,900)	-	-	-	-
GALLOS, ANTHONY	-	1,650	(1,650)	-	-	-	-
GANTALA, SAMUEL	-	2,000	(2,000)	-	-	-	-
GARRERO, MARK JASON	-	204	(204)	-	-	-	-
GARYN MACADAGAT	568	-	-	-	568	-	568
GELON MOLINA	-	281	-	-	281	-	281
GELY BUENAVENTURA	6,300	-	(6,300)	-	-	-	-
GENEROL, JESSRIL	-	9,025	(6,017)	-	3,008	-	3,008
GENISE M. REYES	37,750	-	(37,750)	-	-	-	-
GENNICA H. MIRANDA	27,617	-	(27,617)	-	-	-	-
GEORGE L. BERMUDO	18,200	-	-	-	18,200	-	18,200
GEORGE T. HERMOSO	1,650	-	-	-	1,650	-	1,650
GERAL DAQUILA	1,650	-	-	-	1,650	-	1,650
GERALD B. CATAN	22,312	-	(22,312)	-	-	-	-
GERALDINE SONGCUYA	-	19,518	(19,518)	-	-	-	-
GERARDO CABERL	255	-	-	-	255	-	255
GERARDO G. FLORES III	1,650	-	-	-	1,650	-	1,650
GERONIMO A. AGUIHAP	1,650	-	-	-	1,650	-	1,650
GIGI Q. GABRILLO	10,210	-	(10,210)	-	-	-	-
GIL AZARCON	4,598	(4,598)	-	-	-	-	-
GILBERT L. ZAMORA	1,650	-	-	-	1,650	-	1,650
GILBERT RIMBAO	-	-	(193)	-	(193)	-	(193)
GILBERT TONGA	255	-	-	-	255	-	255
GILBERT TUGADE	218,760	-	(74,760)	-	144,000	-	144,000
GIO ANTHONY GOMEZ	-	-	(240)	-	(240)	-	(240)
GLAISA MAY MAQUINANA	-	2,347	(2,567)	-	(220)	-	(220)
GLEEN AGPOON JR.	-	-	(262)	-	(262)	-	(262)
GLEEN L. AGPOON JR.	4,750	-	(4,750)	-	-	-	-
GLEN DIAZ	-	3,750	(3,750)	-	-	-	-
GLEN FORD P. ARROCO	510	-	-	-	510	-	510
GLENN CABALLERO	510	-	-	-	510	-	510
GLIZETTE DYAN BERNARDO	85,200	103,103	(128,770)	-	59,533	-	59,533
GONZAGA, MARK ANTHONY	-	500	(500)	-	-	-	-
GOROBAT, ANTHONY	-	8,166	(7,492)	-	674	-	674
GRACE ABANGAN	277	-	(277)	-	-	-	-
GRACE SANTOS	-	195,517	(199,072)	-	(3,555)	-	(3,555)
GRANT LEE FELLOWES	1,152,863	2,671,853	(2,517,476)	-	1,307,240	-	1,307,240
GRANT LEE FELLOWES	1,318	-	-	-	1,318	-	1,318
GRAZIELLE ANN Q. ALMAZAN	4,288	90,640	(39,785)	-	55,143	-	55,143
Balance forwarded	P 62,849,654	P 71,893,474	(P 68,061,551)	P -	P 66,681,578	P -	P 66,681,578

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 62,849,654	P 71,893,474	(P 68,061,551)	P -	P 66,681,578	P -	P 66,681,578
GREG M. VENTURA	255	-	-	-	255	-	255
GREG T. FETIZA	3,596	-	(3,596)	-	-	-	-
GREGG ESTIMAR	-	-	(193)	-	(193)	-	(193)
GUILLERMO DELIS	255	-	-	-	255	-	255
HANNAH NICOLE Q. BAUTISTA	-	413,110	(216,300)	-	196,810	-	196,810
HAROLD A. NELLAS	-	7,003	(1,313)	-	5,691	-	5,691
HAYDEE M. CHUA	-	70,000	(45,000)	-	25,000	-	25,000
HAZELLE A.SILVERIO	17,090	-	(17,090)	-	-	-	-
HAZELLE SILVERIO	31,950	11,968	(31,950)	-	11,968	-	11,968
HAZELLE SILVERIO	-	22,028	-	-	22,028	-	22,028
HEDRO IAN JAY T. PACETE	30,000	-	-	-	30,000	-	30,000
HEHERSON AGCAOILI	-	337,055	(256,455)	-	80,600	-	80,600
HELEN PEDUCHE	3,078	-	(3,495)	-	(418)	-	(418)
HENDRICK S. TRANILLA	-	7,854	(1,051)	-	6,802	-	6,802
HENRY D. CAÑAS	1,650	-	-	-	1,650	-	1,650
HENRY JAMES I. MABAET	255	-	-	-	255	-	255
HENRY M. DE LEON	3,655	-	(3,655)	-	-	-	-
HERMINIGILDO BAUTISTA JR.	(1,550)	-	-	-	(1,550)	-	(1,550)
HERVI JOY GABIOLA	5,447	-	(5,447)	-	-	-	-
HONEYLENE SENOJA	-	32,994	-	-	32,994	-	32,994
HONIE JOY RAAGAS	-	25,000	-	-	25,000	-	25,000
IAN BEATO	255	-	-	-	255	-	255
INOCENSIO GULAY	16,030	-	(16,239)	-	(209)	-	(209)
INOCENTES C. CAPUTOLAN	-	7,012	(1,051)	-	5,961	-	5,961
IRENE CLAUDIO	255	-	-	-	255	-	255
IRENE D. SANTOS	(10,000)	-	-	-	(10,000)	-	(10,000)
IRENE TAPDASAN	-	85,800	(85,800)	-	-	-	-
IRENEO NARCISO JR.	1,650	-	-	-	1,650	-	1,650
IRINEO AGUIHAP	(26,440)	-	-	-	(26,440)	-	(26,440)
IRMA G TORRES	-	16,400	-	-	16,400	-	16,400
IRWIN JANSEN DELOS SANTOS	255	-	-	-	255	-	255
ISHMAEL R. MAGBOO	2,200	-	(2,200)	-	-	-	-
ISIDRO PALOMAR	255	-	-	-	255	-	255
IVY LEIZEL PARRAS	-	-	(193)	-	(193)	-	(193)
JAESON T. MACARANAS	255	-	-	-	255	-	255
JAIME RAPHAEL FELICIANO	-	128,758	-	-	128,758	-	128,758
JAKE S. IGNACIO	737	-	-	-	737	-	737
JAMES BRET G. PALMA	510	-	-	-	510	-	510
JAMES CAMPBELL	82,266	70,976	(153,242)	-	-	-	-
JAMES ENGCOY	510	-	-	-	510	-	510
JAMES JUNATAS	-	659,760	(87,560)	-	572,200	-	572,200
JAMES PAUL VELASCO	255	-	-	-	255	-	255
JAMES TAD PATRICK BARDON	-	50,000	-	-	50,000	-	50,000
JAN ANTHONY CRISOSTOMO	-	-	(159)	-	(159)	-	(159)
JAN MICHAEL LACUESTA	8,071	(8,071)	(205)	-	(205)	-	(205)
JANE MARIE VELADO	26,583	18,600	(26,583)	-	18,600	-	18,600
JANE MARIE VELADO	-	18,600	-	-	18,600	-	18,600
JANELLE C. MONJARDIN	169,208	13,110	(68,091)	-	114,227	-	114,227
JANNIE L. COSTALES	617	-	(617)	-	-	-	-
JAPHET D. DARAUG	11,710	-	(11,710)	-	-	-	-
JASON DE LUNA	5,000	-	(5,000)	-	-	-	-
JASPER JAY TAMPUS	82,921	-	(82,921)	-	-	-	-
JAY B. AZAÑA	1,650	-	-	-	1,650	-	1,650
JAY C. PANISTANTE	320	-	(320)	-	-	-	-
JAY ONG	102,560	282,894	(204,554)	-	180,900	-	180,900
JAY R DELA BEGA	255	-	-	-	255	-	255
JAYBEE L. LA ROSA	78,240	-	(77,118)	-	1,122	-	1,122
JAYJAY GOROSPE	255	-	-	-	255	-	255
JAYMAN ESMANE	-	-	(193)	-	(193)	-	(193)
JAYME CAREDO	-	-	(240)	-	(240)	-	(240)
JAYRIC C. ALUBOG	255	-	-	-	255	-	255
JAYSON B. BARCALA	1,650	-	-	-	1,650	-	1,650
JAYSON B. NARVAEZ	60,500	187,119	(247,619)	-	-	-	-
JAYSON B. NARVAEZ	-	457,220	(8,200)	-	449,020	-	449,020
JAYSON M CALA	510	-	-	-	510	-	510
JAYSON SAN JOAQUIN	25,000	-	(25,000)	-	-	-	-
JAYSON TANGUILIG	1,000	-	-	-	1,000	-	1,000
JEAN VIRAY	-	100,000	-	-	100,000	-	100,000
JEBOY BAUGA	5,400	-	(5,400)	-	-	-	-
JEEMAY A. CONSTANTINO	255	-	-	-	255	-	255
JEEPY C. ABATAY	1,650	-	-	-	1,650	-	1,650
JEFE S. LANSON	8,328	-	(8,328)	-	-	-	-
JEFFERSON TRINIDAD	-	-	(245)	-	(245)	-	(245)
JEFFERSON R. AREVALO	1,650	-	-	-	1,650	-	1,650
JEFFREE VALENCIA	-	-	(100)	-	(100)	-	(100)
JEFFREY C. PONSICA	1,650	-	-	-	1,650	-	1,650
JEFFREY CALESA	-	2,354	(2,424)	-	(70)	-	(70)
JEFFREY D. SEJERA	255	-	-	-	255	-	255
JEFFREY JARDIN	510	-	-	-	510	-	510
JEFFREY L. YU	255	255	-	-	510	-	510
Balance forwarded	P 63,610,584	P 74,911,272	(P 69,768,406)	P -	P 68,753,450	P -	P 68,753,450

Name	Balance at Beginning of Period	Additions	Deductions: Amounts Collected	Deductions: Written Off	Ending Balance: Current	Ending Balance: Non-current	Balance at End of Period
Balance carried forward	P 63,610,584	P 74,911,272	(P 69,768,406)	P -	P 68,753,450	P -	P 68,753,450
JEFFREY MAGTIRA	-	-	(480)	-	(480)	-	(480)
JEFFREY MIRANDILLA	477,300	-	(289,500)	-	187,800	-	187,800
JEFFREY OYAS	3,500	-	-	-	3,500	-	3,500
JEFREE BELLEN	255	-	-	-	255	-	255
JEFREY SABELLANO	-	-	(100)	-	(100)	-	(100)
JENEFER G. ALBA	(3,166,087)	4,430,087	-	-	1,264,000	-	1,264,000
JENNIFER ARAGON	650	-	-	-	650	-	650
JENNIFER MENDOZA	-	10,000	-	-	10,000	-	10,000
JEONALD M. SORIANO	8,490	-	(8,490)	-	-	-	-
JEPHUNEI BERNARDO	(43,000)	-	-	-	(43,000)	-	(43,000)
JERAH FE N. PONCE	4,300	-	(4,300)	-	-	-	-
JERALBINE NUGUID	20,000	-	-	-	20,000	-	20,000
JERIC BAUGA	5,400	-	(5,400)	-	-	-	-
JERICHA JAN PRIETO	57,202	66,138	(84,809)	-	38,531	-	38,531
JERMYN LEAL	72,250	1,777,462	(841,738)	-	1,007,974	-	1,007,974
JERNALDO FERRIOL	255	-	-	-	255	-	255
JEROME C. CABAÑES	1,650	-	-	-	1,650	-	1,650
JEROME MALUPAY	9,891	-	(9,891)	-	-	-	-
JEROME PABLIJAN	255	-	-	-	255	-	255
JERRY G. SULA-SULA	6,250	-	(6,250)	-	-	-	-
JERRY LOTINO	150	-	(150)	-	-	-	-
JERRY MERCADO	255	-	-	-	255	-	255
JERSON CULA	-	295	-	-	295	-	295
JERSON S. LIBRORANIA	1,329	-	-	-	1,329	-	1,329
JERWIN T. QUILLOY	1,650	-	-	-	1,650	-	1,650
JESIE CHRIS BORJA	-	11,500	-	-	11,500	-	11,500
JESON T. MANCIA	2,000	-	(2,000)	-	-	-	-
JESSE JAMES B. SAYSON	-	12,063	(1,551)	-	10,513	-	10,513
JESSICA D. VIÑAS	23,570	43,000	(66,570)	-	-	-	-
JESSIE B. CABRERA	-	7,012	(1,051)	-	5,961	-	5,961
JESSIELITO D. MOLDE	-	5,370	(875)	-	4,494	-	4,494
JESSON M. MESIA	1,074	-	-	-	1,074	-	1,074
JESTONY ESMERIA	1,650	-	-	-	1,650	-	1,650
JESUS ARIMBUYUTAN	1,408,475	912,368	(1,694,748)	-	626,095	-	626,095
JESUS F. ABRAJANO	1,650	-	-	-	1,650	-	1,650
JETON M. COMENDADOR	1,475	-	-	-	1,475	-	1,475
JEUNICE PAULINE DAGUNO	-	334,450	(225,401)	-	109,049	-	109,049
JHAN GULIMLIM	-	-	(50)	-	(50)	-	(50)
JHEFTE SILVA	-	-	(160)	-	(160)	-	(160)
JHESTER DELA CRUZ	-	-	(240)	-	(240)	-	(240)
JHOANNA MAE PASTOR	-	315	(315)	-	-	-	-
JHOLAN D. LACHICA	1,020	-	-	-	1,020	-	1,020
JHON DEMIT AMBAL	1,150	-	(1,150)	-	-	-	-
JHORDAN JIMENO	1,650	-	-	-	1,650	-	1,650
JHUN MAR MABAHIN	-	-	(315)	-	(315)	-	(315)
JICJIC S. KIAMCO	1,650	-	-	-	1,650	-	1,650
JIEZL FLORALDE	34,125	83,220	(34,125)	-	83,220	-	83,220
JIM CARLO A. CORTES	3,000	-	(3,000)	-	-	-	-
JIMMY D. DURANGO	14,876	-	-	-	14,876	-	14,876
JIMMY LICSI	255	-	-	-	255	-	255
JIMMY M. TIMPINA	15,000	-	(15,000)	-	-	-	-
JIMSON D. CUEVAS	3,498	-	-	-	3,498	-	3,498
JIN CLOUD GURO	255	-	-	-	255	-	255
JINKO L. HUENDA	510	-	-	-	510	-	510
JOANA MANGAHAS	135,904	128,184	(209,516)	-	54,572	-	54,572
JOE MARK CAABAY	1,650	-	-	-	1,650	-	1,650
JOEBERT P. UMPAD	-	10,053	(1,116)	-	8,936	-	8,936
JOEL GUSI JR.	-	-	(100)	-	(100)	-	(100)
JOEL M. DELA CRUZ	7,699	-	(7,699)	-	-	-	-
JOEL MARTINEZ	-	28,161	(27,625)	-	536	-	536
JOEL P. DEPAZ	255	-	-	-	255	-	255
JOEL P. MORA JR.	3,300	-	-	-	3,300	-	3,300
JOELITO M. OAS	537	315	-	-	852	-	852
JOEM C. FLOJO	1,650	-	-	-	1,650	-	1,650
JOEMAR CELIZ	-	2,550	(2,550)	-	-	-	-
JOEMAR SALINAS	4,490	10,020	-	-	14,510	-	14,510
JOEMEL IRASGA	255	-	-	-	255	-	255
JOEMIE LIMON	-	10,000	(10,000)	-	-	-	-
JOENNA A. SALDIVAR	10,000	-	(10,000)	-	-	-	-
JOE-R CAUBA	5,400	-	(5,400)	-	-	-	-
JOERGE L. TOTAL	1,650	-	-	-	1,650	-	1,650
JOEY M. ABEJO	1,650	-	-	-	1,650	-	1,650
JOEY PUING	255	-	-	-	255	-	255
JOHANNES G. RUOF	(31,304)	-	-	-	(31,304)	-	(31,304)
JOHN ARMAN SERENUELA	-	4,464,064	(3,687,064)	-	777,000	-	777,000
JOHN BATUSIS	-	315	-	-	315	-	315
JOHN BRANDON CABESAS	255	-	-	-	255	-	255
JOHN CHRISTIAN G. AUSTRIA	1,150	-	(1,150)	-	-	-	-
JOHN DERICK BANGSOY	-	-	(345)	-	(345)	-	(345)
JOHN ENRIQUE V. MADRIGAL II	-	228,618	(119,239)	-	109,379	-	109,379
Balance forwarded	P 62,734,208	P 87,486,831	(P 77,147,869)	P -	P 73,073,170	P -	P 73,073,170

Name	Balance at Beginning of Period	Additions	Deductions: Amounts Collected	Deductions: Written Off	Ending Balance: Current	Ending Balance: Non-current	Balance at End of Period
Balance carried forward	P 62,734,208	P 87,486,831	(P 77,147,869)	P -	P 73,073,170	P -	P 73,073,170
JOHN KALVIN CARREON	238,251	-	(15,000)	-	223,251	-	223,251
JOHN KENNETH HADER	-	-	(230)	-	(230)	-	(230)
JOHN KENNETH PANTALEON	227	-	-	-	227	-	227
JOHN KYLE LACARAN	-	-	(860)	-	(860)	-	(860)
JOHN MARLO CAMPOSANO	458	-	-	-	458	-	458
JOHN MICHAEL AMISTOSO	510	-	-	-	510	-	510
JOHN NEDRIEL . BARAN	(1,638)	1,638	-	-	-	-	-
JOHN ORLY SANGA	-	230	(420)	-	(190)	-	(190)
JOHN PAUL CADAY	19,250	61,220	(80,470)	-	-	-	-
JOHN PAUL GAN	-	-	(300)	-	(300)	-	(300)
JOHN PAUL PARBO	-	-	(315)	-	(315)	-	(315)
JOHN PAUL PELAEZ	-	315	-	-	315	-	315
JOHN PETER PANTALEON	-	25,000	(25,000)	-	-	-	-
JOHN RAY FRANCISCO	255	-	-	-	255	-	255
JOHN RENZ MACAYAN	255	-	-	-	255	-	255
JOHN REY DANIEL	1,650	-	-	-	1,650	-	1,650
JOHN RIO S. MEDINA	255	195	-	-	450	-	450
JOHN RODIN BELLO	255	-	-	-	255	-	255
JOHNNNEL ALVAREZ	-	315	-	-	315	-	315
JOHNREY LIBRORANIA	255	-	-	-	255	-	255
JOHNREY SALORIA	-	-	(100)	-	(100)	-	(100)
JOLYBERT C. DIAYON	1,650	-	-	-	1,650	-	1,650
JOMAR B. BINOS	1,650	-	-	-	1,650	-	1,650
JOMAR CAÑETE	255	-	-	-	255	-	255
JOMART PANGAN	-	-	(193)	-	(193)	-	(193)
JOMEL S. MACAYA	510	-	-	-	510	-	510
JON JON PIÑON	1,650	-	-	-	1,650	-	1,650
JONALVEN ANDALES	-	315	(315)	-	-	-	-
JONAS GULAY	-	-	(252)	-	(252)	-	(252)
JONATHAN BUSA	-	16,000	-	-	16,000	-	16,000
JONATHAN F. SALUDEZ	4,850	-	-	-	4,850	-	4,850
JONATHAN FUGOSO	500	-	(500)	-	-	-	-
JONATHAN H. MOLINA	1,650	-	-	-	1,650	-	1,650
JONATHAN PERUCHO	255	-	-	-	255	-	255
JONATHAN VINAS	255	-	-	-	255	-	255
JONEL D. ROMANO	1,650	-	-	-	1,650	-	1,650
JONELA MENGOY	-	-	(225)	-	(225)	-	(225)
JONIE UMAPAS	-	-	(199)	-	(199)	-	(199)
JONNET D. PEÑAFLOR	-	109,000	-	-	109,000	-	109,000
JORDAN JOEL ORTIZ	985	29,015	(1,234)	-	28,766	-	28,766
JORDAN SALVADOR	-	-	(210)	-	(210)	-	(210)
JORGE LOBIGAS	1,650	-	-	-	1,650	-	1,650
JOSE CARLO CHAVEZ	27,500	287,253	(142,500)	-	172,253	-	172,253
JOSE CARLO CHAVEZ	-	743,200	(236,349)	-	506,851	-	506,851
JOSE GARCIA	1,650	-	-	-	1,650	-	1,650
JOSE LAMBERT A. LIM	106,424	-	(106,424)	-	-	-	-
JOSE M. GORPIDO, JR.	1,475	-	-	-	1,475	-	1,475
JOSE MARIE MALAPIT	1,650	-	-	-	1,650	-	1,650
JOSE RAMIREZ	1,475	-	-	-	1,475	-	1,475
JOSE VOLTAIRE DE LA ROSA	-	139,583	(139,583)	-	-	-	-
JOSELITO O. INAMARGA	4,600,291	19,386,668	(19,185,228)	-	4,801,731	-	4,801,731
JOSELLER ORBINO	-	31,931	-	-	31,931	-	31,931
JOSEPH B. NAVARRO	79,022	-	-	-	79,022	-	79,022
JOSEPH G. GASPAR	1,475	-	-	-	1,475	-	1,475
JOSEPH G. LIZA	3,280	-	(3,280)	-	-	-	-
JOSEPH GEL ARIÑAS	-	-	(100)	-	(100)	-	(100)
JOSEPH LIZA	-	-	(216)	-	(216)	-	(216)
JOSEPH T. BAJAO	255	-	-	-	255	-	255
JOSHUA E. JAPITANA	255	-	-	-	255	-	255
JOSHUA TRAJE	-	23,455	-	-	23,455	-	23,455
JOSIE A. ABUCAY	1,500	-	(1,500)	-	-	-	-
JOSIE M. PARREÑO	87,709	-	(87,709)	-	-	-	-
JOSIE M. PARREÑO	25,000	-	(25,000)	-	-	-	-
JOSUE G. GA	1,650	-	-	-	1,650	-	1,650
JOUIE LEE OLIVER	10,007	-	-	-	10,007	-	10,007
JOURNEY ALCANTARA	255	-	-	-	255	-	255
JOVEN VENDIDO	255	-	-	-	255	-	255
JOWELYN ROSARIO	97,575	96,480	(117,925)	-	76,130	-	76,130
JOY H. VILLANUEVA	5,922	6,991	(12,913)	-	-	-	-
JOYSIAN NEPOMUCENO	8,500	139,250	(147,750)	-	-	-	-
JR. S. LLANO	1,650	-	-	-	1,650	-	1,650
JUAN JR. CORRE II	-	-	(193)	-	(193)	-	(193)
JUAN TIMO	1,650	-	-	-	1,650	-	1,650
JUANITO P. LIMBAGA JR.	1,074	-	-	-	1,074	-	1,074
JUANITO S. MAGSANO	255	-	-	-	255	-	255
JULES NORMAN RONQUILLO	-	5,000,000	-	-	5,000,000	-	5,000,000
JULIA KATRINA DELA CRUZ	-	215,750	(18,750)	-	197,000	-	197,000
JULIE ANNE L. NUYLAN	-	15,893	(15,893)	-	-	-	-
JULIET VILLANUEVA	1,270	-	-	-	1,270	-	1,270
JULIO JACOB C. ROXAS	-	15,000	-	-	15,000	-	15,000
Balance forwarded	P 68,080,725	P 113,831,529	(P 97,515,007)	P -	P 84,397,247	P -	P 84,397,247

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 68,080,725	P 113,831,529	(P 97,515,007)	P -	P 84,397,247	P -	P 84,397,247
JULITO G. HEDOQUIO	510	-	-	-	510	-	510
JULIUS ARINAZA	(7,295,684)	7,295,684	-	-	-	-	-
JULIUS C. MANDAWE	1,650	-	-	-	1,650	-	1,650
JULIUS DEL MUNDO	227	-	(602)	-	(375)	-	(375)
JULYSON J. SOMBRINO	-	220	-	-	220	-	220
JUN E. MARCIANO	500	-	(500)	-	-	-	-
JUNAR ATIENZA	255	-	-	-	255	-	255
JUNARD SEVILLA	18,000	-	-	-	18,000	-	18,000
JUNEL PRINCIPE	-	-	(385)	-	(385)	-	(385)
JUNER CAGANG	-	80,000	-	-	80,000	-	80,000
JUNNY ANN S. INOT	-	6,304	(6,304)	-	-	-	-
JUNREY T. ABADINAS	-	7,012	(1,051)	-	5,961	-	5,961
JUNVEC DICHOS	5,400	-	(5,400)	-	-	-	-
JUSTIN JUNEL J. PASCUA	-	60,000	-	-	60,000	-	60,000
JUSTINE RIVERA	607	-	-	-	607	-	607
KAMEL KENKEN PORTAG	650	-	-	-	650	-	650
KARA MAE MENDIOLA	10,000	109,000	(83,701)	-	35,299	-	35,299
KARENE XYZA DEMETRIO	-	107,515	(107,515)	-	-	-	-
KATE WELLIN GBEZEHA	651	-	-	-	651	-	651
KATHERINE DUGTONG	1,246	-	-	-	1,246	-	1,246
KATHLEEN PATRICE D. VILLAREAL	-	25,000	-	-	25,000	-	25,000
KEITH ANTHONY CALIMAG	100,000	-	(100,000)	-	-	-	-
KEITH ANTHONY CALIMAG	-	150,220	-	-	150,220	-	150,220
KELVIN D. LOPEZ	537	-	-	-	537	-	537
KEN PASTERA	255	-	-	-	255	-	255
KENT LOUIE SAN JOSE	255	-	-	-	255	-	255
KEVIN DOMINIC GARCIA	-	25,000	-	-	25,000	-	25,000
KEVIN GERONIMO	-	283,943	(91,624)	-	192,319	-	192,319
KHAREN ALFUENTE	55,000	-	(55,000)	-	-	-	-
KHEVIN JHON TANDAYU	255	-	-	-	255	-	255
KHRISTIAN JOHN C. FERRER	-	65,750	(49,637)	-	16,113	-	16,113
KIEFER JOHN MORANO	255	-	-	-	255	-	255
KIM ALEXIE VALLESTERO	-	20,000	(20,000)	-	-	-	-
KIM DE LOS SANTOS	3,300	-	-	-	3,300	-	3,300
KIM RITA MARIE SOLOMON	15,818	158,266	(174,084)	-	-	-	-
KING A. BALINTON	1,650	-	-	-	1,650	-	1,650
KRISTINA MAE A. INCIONG	-	50,000	-	-	50,000	-	50,000
KRISTINE AIRA M. INAO	-	23,000	(18,000)	-	5,000	-	5,000
KRISTINE ERICA BERNADETTE R. DUHAN	129,564	-	(129,564)	-	-	-	-
KRISTINE JOYCE FRANCO LAGROSA	-	63,200	-	-	63,200	-	63,200
LAILANIE ANTONIO	1,800	-	(1,800)	-	-	-	-
LAMBERTO BANSIL III	247,800	-	(97,580)	-	150,220	-	150,220
LARRY C. CAAMPUED	806	-	-	-	806	-	806
LASTRA, ANTONIO	-	2,000	(2,000)	-	-	-	-
LAURENCIANO, NOEL	-	3,558	(3,558)	-	0	-	0
LAURITO CABUAL	1,650	-	-	-	1,650	-	1,650
LECITA, CHRISTOPHER	-	7,289	(4,859)	-	2,430	-	2,430
LEI ANNE T. ORBISTA	8,800	-	(8,800)	-	-	-	-
LEMER BUEROM	255	-	-	-	255	-	255
LEMUEL SEREÑO	5,800	-	-	-	5,800	-	5,800
LENDHEL JOHN AQUINO	-	-	(270)	-	(270)	-	(270)
LEO ESPERANZA	255	-	-	-	255	-	255
LEO MARASIGAN	255	-	-	-	255	-	255
LEO ROLLAN	-	46,522	(41,074)	-	5,448	-	5,448
LEO TASONG	255	-	-	-	255	-	255
LEOMAR D. GONZALES	-	4,500	-	-	4,500	-	4,500
LEONARD COGUIMBAL	-	-	(390)	-	(390)	-	(390)
LEONARDO N. VENUS	1,650	-	-	-	1,650	-	1,650
LERIT JR APOLINARIO	255	-	-	-	255	-	255
LESTER D. LOZANO	7,175	-	(7,175)	-	-	-	-
LESTER O. RAMOS	537	-	-	-	537	-	537
LESTER VILLANUEVA	255	-	-	-	255	-	255
LETECIA QUILES	18,500	-	-	-	18,500	-	18,500
LETICIA CATALAN	2,000	-	-	-	2,000	-	2,000
LIAN MACHADO	10,704	16,800	(27,504)	-	-	-	-
LIEZEL D. CAMAYA	255	-	-	-	255	-	255
LIMWEL P. JUGO	1,650	-	-	-	1,650	-	1,650
LIOPER LACERNA	255	-	-	-	255	-	255
LIZNIL JANE GEIDT	128,000	-	(128,000)	-	-	-	-
LIZVIRT OSIAS	-	-	(209)	-	(209)	-	(209)
LORENZO D. DAGUMAN	6,380	-	(6,380)	-	-	-	-
LORENZO D. FAJARDO	15,401	-	(15,401)	-	-	-	-
LOUIE S. ROMERO	1,650	-	-	-	1,650	-	1,650
LOYD BRYLE AGENA	255	-	-	-	255	-	255
LUCENA BONGOLAN	12,500	-	(12,500)	-	-	-	-
LUCKY CASTILLO	-	-	(270)	-	(270)	-	(270)
LUDIMER CARDINAL	255	-	-	-	255	-	255
LUIGIE LLANO	975	-	-	-	975	-	975
LUIS RAYMOND ILAGAN	875,570	861,431	(1,634,465)	-	102,536	-	102,536
LUTHER S. GERONIMO	2,625	-	-	-	2,625	-	2,625
Balance forwarded	P 62,486,149	P 123,303,743	(P 100,350,610)	P -	P 85,439,282	P -	P 85,439,282

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 62,486,149	P 123,303,743	(P 100,350,610)	P -	P 85,439,282	P -	P 85,439,282
LYNARD G. BARREDO	1,650	-	-	-	1,650	-	1,650
MA. ABIGAEL JANE LIBRANDO	101,500	248,000	(101,500)	-	248,000	-	248,000
MA. CAMILLE LAPUZ	8,203	(8,203)	-	-	-	-	-
MA. CRISTINA PAULINE ESPELETA	1,000	-	-	-	1,000	-	1,000
MA. DARREN CORRE	97,975	-	(97,975)	-	-	-	-
MA. GLORIA JENNIFER ONTE	491,502	2,041,151	(2,217,628)	-	315,024	-	315,024
MA. NORA MAE G. LAGO	-	10,053	(1,116)	-	8,936	-	8,936
MA. TERESA M. MORABE	5,690	(5,690)	-	-	-	-	-
MAC ROBERT LLANETA	7,780	-	(7,993)	-	(213)	-	(213)
MAEANN A. FORCADILLA	(36,882)	-	-	-	(36,882)	-	(36,882)
MAEDEN B. ORDANZA	20,000	-	(20,000)	-	-	-	-
MANJERON, GREFIEL	-	6,000	(4,000)	-	2,000	-	2,000
MANUEL C. DELOS SANTOS	14,310	-	(14,310)	-	-	-	-
MANUEL CHRISTOPHER JACINTO	-	315	(315)	-	-	-	-
MANUEL CRUZ	112,900	169,600	(212,100)	-	70,400	-	70,400
MANUEL ONGJUCO	207,250	-	(207,250)	-	-	-	-
MARC JAMES CASAS	255	-	-	-	255	-	255
MARC JANSSEN MANANGKIL	-	-	(4)	-	(4)	-	(4)
MARCEL B. NALDOZA	8,477	-	(8,477)	-	-	-	-
MARCELINO L. MANGAYA-AY JR.	1,475	-	-	-	1,475	-	1,475
MARCELO DEMETRIO	-	-	(100)	-	(100)	-	(100)
MARCELO P. PIÑERO	29,341	-	(29,341)	-	-	-	-
MARCELO, LAWRENCE	-	7,178	(7,178)	-	-	-	-
MARCIANO AVENIDO	2,000	-	(2,000)	-	-	-	-
MARDEL CIARA MARASIGAN	33,240	34,740	(67,980)	-	-	-	-
MARIA ANGHELLA GALLARDO	-	315	(315)	-	-	-	-
MARIA CELNA BERNARDO	31,792	-	-	-	31,792	-	31,792
MARIA CHRISTINA PELPENOSAS	1,339	-	(1,632)	-	(293)	-	(293)
MARIA THERESA PASCUAL	22,497	-	(22,497)	-	-	-	-
MARICEL LUNA	86,600	-	(86,600)	-	-	-	-
MARICEL LUNA	-	62,494	(55,494)	-	7,000	-	7,000
MARIECRIS S. YADAO	5,000	5,000	(10,000)	-	-	-	-
MARIELLE M. OLEA	7,496	8,100	(10,489)	-	5,107	-	5,107
MARILOU M. GIANAN	245,000	25,853	(270,853)	-	-	-	-
MARINEL MERCADO	3,252	-	(3,252)	-	-	-	-
MARIO A. MURING	255	-	-	-	255	-	255
MARIO C. FEGURACION	255	-	-	-	255	-	255
MARIO DAGO-OC	5,400	-	(5,400)	-	-	-	-
MARIO FIGURACION JR	255	-	-	-	255	-	255
MARIO LOPE PAR	1,956,385	896,962	(1,822,388)	-	1,030,959	-	1,030,959
MARIO MURING	255	-	-	-	255	-	255
MARIZEL RAHON	-	7,650	(7,650)	-	-	-	-
MARJORIE BALINOYOS	-	9,000	(9,524)	-	(524)	-	(524)
MARK ANGELO SALALILA	-	12,750	(14,654)	-	(1,904)	-	(1,904)
MARK ANTHONY LUMACANG	255	-	-	-	255	-	255
MARK ANTHONY PAHAMUTANG	3,571	-	-	-	3,571	-	3,571
MARK BRIONES	-	281	-	-	281	-	281
MARK CHRISTIAN RAQUEL	-	25,000	(25,000)	-	-	-	-
MARK COPER	2,834	-	(2,834)	-	-	-	-
MARK DELOS SANTOS	255	-	-	-	255	-	255
MARK GOCELA MAÑOZO	1,650	-	-	-	1,650	-	1,650
MARK IDAN ABADILLA	3,470	-	(3,470)	-	-	-	-
MARK JASON L. GARRERO	1,650	-	-	-	1,650	-	1,650
MARK JHERICO PERALTA	-	-	(70)	-	(70)	-	(70)
MARK JOSEPH GALLEGO	255	-	-	-	255	-	255
MARK JOSEPH MONTERO	-	33,000	(25,000)	-	8,000	-	8,000
MARK JUNE FONTANOZA	255	-	-	-	255	-	255
MARK LLOYD A. RAMIREZ	1,550	-	-	-	1,550	-	1,550
MARK LOUIE CELESTRA	255	-	-	-	255	-	255
MARK NIEVERA	14,210	-	(14,210)	-	-	-	-
MARK ROCAFORT	333,513	1,364,724	(1,656,966)	-	41,272	-	41,272
MARK RODEL SABADO	-	65,625	(30,500)	-	35,125	-	35,125
MARK RODULF CODOY	-	-	(305)	-	(305)	-	(305)
MARK VERGEL C. CONCEPCION	1,650	-	-	-	1,650	-	1,650
MARKDEN B. ELLARMA	-	450	-	-	450	-	450
MARKUS HENNIG	-	949,356	(712,300)	-	237,057	-	237,057
MARLON ALVARICO	-	268,980	(268,980)	-	-	-	-
MARLON JOSEPH PINEDA	-	-	(193)	-	(193)	-	(193)
MARLON MILLARE	-	315	(315)	-	-	-	-
MARLON U. CRISTOBAL	227	295	(295)	-	227	-	227
MARNELLIE SANIDAD	10,000	42,000	(42,000)	-	10,000	-	10,000
MARQUEZ, JOHN KRISTOFER	-	3,510	(3,510)	-	-	-	-
MARRY CHRIS MARPA	2,265	-	(2,265)	-	-	-	-
MARTIN EMBALSADO JR.	2,000	-	(2,000)	-	-	-	-
MARTIN MIGUEL FLORES	-	37,900	-	-	37,900	-	37,900
MARTIN P. DURIAS JR.	537	-	-	-	537	-	537
MARVIN A. LIMBAGA	1,074	-	-	-	1,074	-	1,074
MARVIN B. LADIERAS	255	-	-	-	255	-	255
MARVIN CUSTODIO	-	-	(100)	-	(100)	-	(100)
MARVIN ETAC	-	-	(1,612)	-	(1,612)	-	(1,612)
Balance forwarded	P 66,341,328	P 129,626,446	(P 108,462,549)	P -	P 87,505,225	P -	P 87,505,225

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 66,341,328	P 129,626,446	(P 108,462,549)	P -	P 87,505,225	P -	P 87,505,225
MARVIN GLORIA	33,489	250,570	(82,645)	-	201,414	-	201,414
MARVIN M. ENCARNACION	1,650	-	-	-	1,650	-	1,650
MARVIN NABONG	-	-	(788)	-	(788)	-	(788)
MARY ANN VILLAGRACIA	-	-	(651)	-	(651)	-	(651)
MARY ANN ZACARIAS	23,976	-	(23,976)	-	-	-	-
MARY GRACE A. LI	-	45,000	-	-	45,000	-	45,000
MARY JANE ATIENZA	-	-	(150)	-	(150)	-	(150)
MARY JANE CAJAYON	-	159,885	(192,835)	-	(32,950)	-	(32,950)
MARY JOY GOMEZ	-	-	(241)	-	(241)	-	(241)
MARZON MOLINA	-	-	(240)	-	(240)	-	(240)
MASTER CEDRIC RIBAMBA	-	-	(193)	-	(193)	-	(193)
MATT DYLAN LOPEGA	255	-	-	-	255	-	255
MAY CORVERA	-	-	(419)	-	(419)	-	(419)
MAYBELLE PRIETO	-	28,640	(7,500)	-	21,140	-	21,140
MC ALBERT A. RIBAMBA	10,995	(10,995)	-	-	-	-	-
MC ALBERT RIBAMBA	-	-	(213)	-	(213)	-	(213)
MELANIE VILLACRUZADA	-	-	(960)	-	(960)	-	(960)
MELCHOR CORANEZ	255	-	-	-	255	-	255
MELCHOR V. HERRERA	1,650	-	-	-	1,650	-	1,650
MELISSA SALILICAN	79,080	-	(74,663)	-	4,417	-	4,417
MELVIN CASTRO	-	-	(215)	-	(215)	-	(215)
MELVINO FAUSTINO	-	61,700	-	-	61,700	-	61,700
MENDOZA JR, ANGELITO	-	420	(420)	-	-	-	-
MERL B. SALIGUMBA	1,650	-	-	-	1,650	-	1,650
MHELVINA DOMINCIL	-	-	(296)	-	(296)	-	(296)
MHELVINA P. DOMINCIL	3,515	-	(3,515)	-	-	-	-
MICHAEL ALCARAZ	255	-	-	-	255	-	255
MICHAEL ALIA	-	-	(100)	-	(100)	-	(100)
MICHAEL ANDAM	255	-	-	-	255	-	255
MICHAEL ANGELO OCTUBRE	-	-	(100)	-	(100)	-	(100)
MICHAEL BERMUDO	140,000	77	(77)	-	140,000	-	140,000
MICHAEL D. ARAGON	500	-	(500)	-	-	-	-
MICHAEL G. ALICANDO	537	-	-	-	537	-	537
MICHAEL GARCIAL	255	-	-	-	255	-	255
MICHAEL REDONARIO	1,650	-	-	-	1,650	-	1,650
MICHAEL SIDAYA	-	-	(100)	-	(100)	-	(100)
MICHAEL SIMUNDAC	9,337	86,065	(54,885)	-	40,518	-	40,518
MICHELLE ALCANTARA	-	24,000	(24,000)	-	-	-	-
MICHELLE GATAL	19,500	-	(32,000)	-	(12,500)	-	(12,500)
MICHELLE SANIDAD	-	184,778	-	-	184,778	-	184,778
MIGUE BOY PACULANAN	-	-	(165)	-	(165)	-	(165)
MIKKA MAE PRINCIPE	118,600	198,300	(173,962)	-	142,939	-	142,939
MILAN M. CALOOY	-	7,875	(1,990)	-	5,885	-	5,885
MILBIN T. DAYO	537	-	-	-	537	-	537
MILESTILL YOUNG	20,000	160,000	(50,000)	-	130,000	-	130,000
MIPARANUM, BIENVENIDO	-	7,615	(3,808)	-	3,808	-	3,808
MISCHIEL U. ENRIQUEZ	31,560	-	(31,560)	-	-	-	-
MONICO B. CORRO JR.	1,650	-	-	-	1,650	-	1,650
MULDONG, ALAN	-	22,473	(16,056)	-	6,417	-	6,417
MYRON Y. SAN LUIS	227	-	-	-	227	-	227
NATANIEL NABONG	-	-	(240)	-	(240)	-	(240)
NAZARENO C. ABALOS	255,661	-	(255,661)	-	-	-	-
NEIL CATABAY	10,000	-	(10,000)	-	-	-	-
NELSON A. BALILO	1,475	-	-	-	1,475	-	1,475
NELSON CEBRERO	1,710	-	-	-	1,710	-	1,710
NELSON GERVACIO	510	-	-	-	510	-	510
NELSON LEGARDE	75,679	103,965	(146,859)	-	32,785	-	32,785
NELSON LEGARDE	-	27,625	(27,625)	-	-	-	-
NELSON M. CASADO	90,000	43,980	(90,000)	-	43,980	-	43,980
NELSON VILLON	1,650	-	-	-	1,650	-	1,650
NESIE DE GUZMAN JOSE	-	76,890	-	-	76,890	-	76,890
NESTOR F. DIZON JR.	98,840	176,050	(274,890)	-	-	-	-
NESTOR INFANTE	1,650	-	-	-	1,650	-	1,650
NESTOR L. SIERVO JR.	53,500	-	-	-	53,500	-	53,500
NIDA H. GREFALDO	765,522	109,924	(836,170)	-	39,275	-	39,275
NILO A. DAMWAG	-	5,693	(832)	-	4,861	-	4,861
NILO S. MAHUMOT	-	7,500	(1,558)	-	5,942	-	5,942
NIMFA SODELA	-	-	(302)	-	(302)	-	(302)
NIÑA DELMONTE	-	-	(302)	-	(302)	-	(302)
NINO CENIZA	255	-	-	-	255	-	255
NIÑO DELOS REYES	299,435	182,600	(48,850)	-	433,185	-	433,185
NIÑO JOVIT C. JIMENEZ	347,165	-	(65,000)	-	282,165	-	282,165
NOEL AMAC JR.	-	-	(258)	-	(258)	-	(258)
NOEL BACERA	307	-	-	-	307	-	307
NOEL C. MANLANGIT	2,667	-	(2,667)	-	-	-	-
NOEL CERIAS	255	-	-	-	255	-	255
NOEL D. SALVADOR JR.	255	-	-	-	255	-	255
NOEL GARBO	1,650	-	-	-	1,650	-	1,650
NOEL M. BERANA	69,414	83,951	(134,864)	-	18,501	-	18,501
NOEL M. BERANA	-	2,200	-	-	2,200	-	2,200
Balance forwarded	P 68,920,307	P 131,673,225	(P 111,137,848)	P -	P 89,455,683	P -	P 89,455,683

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 68,920,307	P 131,673,225	(P 111,137,848)	P -	P 89,455,683	P -	P 89,455,683
NOEL S. LAURENCIANO	1,650	-	-	-	1,650	-	1,650
NOEL S. QUINTO	500	-	-	-	500	-	500
NONILON F. MUDLONG	1,650	-	-	-	1,650	-	1,650
NONITO T. ENANO	1,650	-	-	-	1,650	-	1,650
NORBERTO DELA VEGA	-	-	(281)	-	(281)	-	(281)
NORIEL V. MOLBOG	15,908	-	(15,908)	-	-	-	-
NORLITO P. BUENA	12,116	-	(12,116)	-	-	-	-
NORMAN D. CARANCHO	510	315	(315)	-	510	-	510
NORMAN LAGARAS	255	-	-	-	255	-	255
NOSLEN B. GONZAL	255	-	-	-	255	-	255
OLIVER BERMEJO	70,000	7,500	(70,000)	-	7,500	-	7,500
OLIVER TRAZONA	5,400	-	(5,400)	-	-	-	-
ORDONIO, JOMARI	-	3,995	(3,995)	-	(0)	-	(0)
OUTSIDE SERVICES	68,600	-	-	-	68,600	-	68,600
PABLITO L. BAUSTISTA JR.	537	-	-	-	537	-	537
PABLO VALENZUELA JR.	-	-	(215)	-	(215)	-	(215)
PAMELA PEREZ	25,831	-	(19,856)	-	5,975	-	5,975
PASCULADO, JOVANIE	-	5,000	(3,333)	-	1,667	-	1,667
PATRICIO P. PARONE	320	-	(320)	-	-	-	-
PAUL ANGELO LAZO JR.	-	-	(159)	-	(159)	-	(159)
PAULA C. LAO	-	542,000	-	-	542,000	-	542,000
PAULINE MAY ANGELICA HINGZON	-	146,560	66,560	-	213,119	-	213,119
PETER JOHN DONES	510	-	-	-	510	-	510
PETER PAUL SUMAWAY	4,320	-	(4,320)	-	-	-	-
PHIL DE JESUS	-	315	-	-	315	-	315
PHILIP COSTALES	-	-	(245)	-	(245)	-	(245)
PHILIP D. DELA CRUZ	3,319	-	-	-	3,319	-	3,319
PHILIP RAYMUND M. CERVANCIA	1,650	-	-	-	1,650	-	1,650
PHOEBE KATHERINE B. REYES	-	114,758	(114,758)	-	-	-	-
PIELCHE IMSON	108,600	-	(108,600)	-	-	-	-
PIELCHE IMSON	-	244,500	(219,899)	-	24,601	-	24,601
PIO RODOLFO R. GONOWON	28,584	(28,584)	-	-	-	-	-
POL ALFIE DELAS ALAS	255	-	-	-	255	-	255
POLICARPIO VEGA JR.	15,000	-	-	-	15,000	-	15,000
PRADO LAURENCIO	-	5,500	-	-	5,500	-	5,500
PRIME CARE ALPHA	379,464	-	(379,464)	-	-	-	-
PRINCES ELEGADO	-	18,000	(18,000)	-	-	-	-
PRINCESS INCISO	60,000	310,000	(90,000)	-	280,000	-	280,000
PUNZALAN, RODOLFO	-	2,000	(2,000)	-	-	-	-
QUICK CROSS MARKETING	34,955	-	-	-	34,955	-	34,955
RACQUEL H. VERZOSA	148,610	33,000	(148,610)	-	33,000	-	33,000
RAIZA JACKIE LOUISE ESPINO	10,638	30,300	(18,248)	-	22,690	-	22,690
RAJIV REYES	67,500	-	(67,500)	-	-	-	-
RALPH WALDO CABRERA	-	300,500	(150,000)	-	150,500	-	150,500
RAMA, ANN JOHN	-	78,375	-	-	78,375	-	78,375
RAMEL BELONIO	-	-	(240)	-	(240)	-	(240)
RAMELLA CALIGNAOAN	-	-	(270)	-	(270)	-	(270)
RAMIE L. BALBUTIN	1,650	-	-	-	1,650	-	1,650
RAMIL BARRAL	-	10,000	(10,000)	-	-	-	-
RAMIR DACANAY	-	189,550	(189,550)	-	-	-	-
RAMON BRAVO JR.	1,650	-	-	-	1,650	-	1,650
RAMON PACHECO III	7,700	-	(7,700)	-	-	-	-
RANDEL S. ROJO	-	20,429	-	-	20,429	-	20,429
RANDY ABALOS	-	-	(240)	-	(240)	-	(240)
RANDY ADRIANO	11,900	-	(11,900)	-	-	-	-
RANDY DAVID	-	-	(240)	-	(240)	-	(240)
RANDY SARMIENTO	255	-	-	-	255	-	255
RASCHEL T. CABILLAN	1,650	-	-	-	1,650	-	1,650
RAYAN SIEGUE	-	-	(240)	-	(240)	-	(240)
RAYMOND A. SECRETARIA	1,650	-	-	-	1,650	-	1,650
RAYMOND DUCOT	-	-	(300)	-	(300)	-	(300)
RAYMUND JAY S. GOMEZ	7,834	-	(1,734)	-	6,100	-	6,100
RECILE POSECION	12,158	-	(12,158)	-	-	-	-
REDENTOR JOHN FERNANDEZ	255	-	-	-	255	-	255
REDINTO M. OLIVERAS	1,475	-	-	-	1,475	-	1,475
REGIE DASALLA	1,650	-	-	-	1,650	-	1,650
REGINE CARMELLI R. SANTOS	-	1,300,000	(680,000)	-	620,000	-	620,000
REGINE SOCORRO	-	25,000	(25,000)	-	-	-	-
REGOR TITO	-	480,116	(480,116)	-	0	-	-
RENAN B. ROJAS	1,040	-	-	-	1,040	-	1,040
RENANTE V. ROJO	1,650	-	-	-	1,650	-	1,650
RENATO ALEGADO	-	40,440	(3,540)	-	36,900	-	36,900
RENATO BELARO JR.	-	-	(340)	-	(340)	-	(340)
RENATO RAPUELA	5,400	-	(5,400)	-	-	-	-
RENE BOY S. BALOHABO	1,650	-	-	-	1,650	-	1,650
RENE BUICO	1,650	-	-	-	1,650	-	1,650
RENIER A. BUSTAMANTE	1,300	-	(1,300)	-	-	-	-
RENNIELYN VERGARA	-	-	(579)	-	(579)	-	(579)
RESTIAN D. DEBLOIS	1,150	-	(1,150)	-	-	-	-
RESTIAN DEBLOIS	-	-	(213)	-	(213)	-	(213)
Balance forwarded	P 70,052,562	P 135,552,792	(P 113,957,040)	P -	P 91,648,314	P -	P 91,648,314

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 70,052,562	P 135,552,792	(P 113,957,040)	P -	P 91,648,314	P -	P 91,648,314
RESURRECCION, SARAH	-	2,112	(2,112)	-	-	-	-
RETHMON SEVILLA	1,150	-	(1,355)	-	(205)	-	(205)
REX M. LOREN	1,400	-	(1,400)	-	-	-	-
REX R. CARREON	1,150	-	(1,150)	-	-	-	-
REXFORD ILAGAN	-	2,036,847	(1,807,631)	-	229,216	-	229,216
REY BACORDO	5,400	-	(5,400)	-	-	-	-
REY C. RAMIREZ	1,475	-	-	-	1,475	-	1,475
REY FRANCIS T. FABRO	-	12,063	(1,551)	-	10,513	-	10,513
REY FRANCIS T. FABRO	3,646	-	(3,646)	-	-	-	-
REY LUGO	42,800	-	(42,800)	-	-	-	-
REYMAN G. PRESTADO	255	-	-	-	255	-	255
REYNALDO AMESTOSO	-	-	(240)	-	(240)	-	(240)
REYNALDO C. SALVADOR	7,530	-	-	-	7,530	-	7,530
REYNALDO CANDO	1,650	-	-	-	1,650	-	1,650
REYNALDO GALAGPAT	13,252	(13,252)	-	-	-	-	-
REYNALDO RODRIN	-	1,196,524	-	-	1,196,524	-	1,196,524
REYNANTE DE VERA	-	91,895	(62,242)	-	29,654	-	29,654
REZA MARIE C. DE GUZMAN	280,000	84,340	(250,000)	-	114,340	-	114,340
RHEA LAMOSTE	-	-	(390)	-	(390)	-	(390)
RHEONEIL M. RAFAEL	517,380	-	(517,380)	-	-	-	-
RHIZ KATHLEEN CONTRERAS	-	21,438	-	-	21,438	-	21,438
RHODORA E. DE LA CRUZ	-	19,000	-	-	19,000	-	19,000
RIC V. BELARMINO	255	-	-	-	255	-	255
RICARDO AMOTO JR.	1,550	-	-	-	1,550	-	1,550
RICARDO B. GILTENDEZ	1,475	-	-	-	1,475	-	1,475
RICARDO FURING	5,050	-	(5,050)	-	-	-	-
RICARDO LAPEÑA	255	-	-	-	255	-	255
RICARDO SABANAL	975	-	-	-	975	-	975
RICHARD B. FUENTES	1,650	-	-	-	1,650	-	1,650
RICHARD ILUSTRE	-	-	(375)	-	(375)	-	(375)
RICHARD L. ANGOB	-	10,053	(1,031)	-	9,021	-	9,021
RICHARD PELOTOS	110,000	-	(110,000)	-	-	-	-
RICHARD PEÑAMAYOR	30,000	-	(30,000)	-	-	-	-
RICHARD PROVIDENCIA	-	315	(315)	-	-	-	-
RICKY CARREON	706	-	-	-	706	-	706
RICKY PAYNO	1,650	-	-	-	1,650	-	1,650
RICKY VELEZ	255	-	-	-	255	-	255
RICMAR G. GLINO	-	575	-	-	575	-	575
RITA DOMINGO	-	-	(360)	-	(360)	-	(360)
RITCHIE M. OBINETA	255	-	-	-	255	-	255
RIZA MEJIA	15,000	198,092	(181,592)	-	31,500	-	31,500
RIZALDA, ARNOLD	-	3,510	(3,510)	-	-	-	-
RIZTY B. BAYONA	1,074	-	-	-	1,074	-	1,074
ROBERT D. VILLANUEVA	1,650	-	-	-	1,650	-	1,650
ROBERT JASON TORRES	410,803	14,000	-	-	424,803	-	424,803
ROBERT TABILOG	255	-	-	-	255	-	255
ROBERT V. TULAO	537	-	-	-	537	-	537
ROBERTO DEVARA	-	315	(315)	-	-	-	-
ROBERTO G. SOLIS	-	7,012	(1,070)	-	5,943	-	5,943
ROBERTO R. REÑA	1,650	-	-	-	1,650	-	1,650
ROBERTO TAPIA	9,000	-	-	-	9,000	-	9,000
ROBERTSON G. QUIRES	1,475	-	-	-	1,475	-	1,475
ROBIN DAMASO	-	315	-	-	315	-	315
RODEL MALATE	255	-	-	-	255	-	255
RODERIC CORPORAL	1,650	-	-	-	1,650	-	1,650
RODERICK MORADA	-	8,400	(8,400)	-	-	-	-
RODOLF S. SAGUID	1,650	-	-	-	1,650	-	1,650
RODOLFO J. CERVERA	-	80,479	(78,629)	-	1,850	-	1,850
RODRICK J. REYES	1,650	-	-	-	1,650	-	1,650
ROEL COLEGADO	5,201	-	(3,540)	-	1,661	-	1,661
ROEL E. FRANCISCO	1,650	-	-	-	1,650	-	1,650
ROEL F. BEBANCO	500	-	(500)	-	-	-	-
ROGELIO A. LAUNIO JR.	537	5,396	-	-	5,933	-	5,933
ROGELIO TUBIG JR.	-	411,515	(6,576)	-	404,939	-	404,939
ROGELIO TURTOR JR.	-	-	(204)	-	(204)	-	(204)
ROGER ARESGADO	-	-	(220)	-	(220)	-	(220)
ROGER AROMIN	-	-	(240)	-	(240)	-	(240)
ROGER C. PONCECA	1,650	-	-	-	1,650	-	1,650
ROLAND N. RIÑA	1,950	-	-	-	1,950	-	1,950
ROLAND RAYCO	39,850	13,000	(52,850)	-	-	-	-
ROLEN L. JALIMBAWA	1,650	-	-	-	1,650	-	1,650
ROLLEN RALPH L. ORCE	6,585	-	(6,585)	-	-	-	-
ROMAN F. REYNOSO	537	-	-	-	537	-	537
ROMAR B. CARNIYAN	1,650	-	-	-	1,650	-	1,650
ROMAR RELUAO	255	-	-	-	255	-	255
ROMEL FERNANDO	-	-	(188)	-	(188)	-	(188)
ROMEO B. BOBILES	1,650	-	-	-	1,650	-	1,650
ROMEO BOLILAN	-	-	(8,000)	-	(8,000)	-	(8,000)
ROMEO FAUSTINO JR.	18,453	21,311	(39,763)	-	-	-	-
ROMEO P. FURIGAY	187,800	-	(187,800)	-	-	-	-
Balance forwarded	P 71,800,292	P 139,778,046	(P 117,381,448)	P -	P 94,196,890	P -	P 94,196,890

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 71,800,292	P 139,778,046	(P 117,381,448)	P -	P 94,196,890	P -	P 94,196,890
ROMEO S. ARITA	-	7,012	(1,178)	-	5,835	-	5,835
ROMEO S. ARITA	818	-	(818)	-	-	-	-
ROMMEL DE LOYOLA	255	-	-	-	255	-	255
ROMMEL G. SUNGA	-	15,000	-	-	15,000	-	15,000
ROMMEL L. SALVADOR	6,830	-	(6,830)	-	-	-	-
ROMMEL PINEDA	136	-	-	-	136	-	136
ROMMEL SUNGA	38,500	-	-	-	38,500	-	38,500
ROMMEL VIRTUZ	-	-	(193)	-	(193)	-	(193)
ROMNICK BADUA	-	315	-	-	315	-	315
ROMNICK T. LLENADO	1,650	-	-	-	1,650	-	1,650
ROMULO B. GRAVA JR.	1,000	(1,000)	-	-	-	-	-
ROMULO OLAGUER	-	-	(376)	-	(376)	-	(376)
RONALD ANDREW M. MANUEL	5,228	195,000	(200,228)	-	-	-	-
RONALD ANDREW MANUEL	-	-	(362)	-	(362)	-	(362)
RONALD ASUNCION	1,749,823	4,754,869	(6,058,644)	-	446,048	-	446,048
RONALD DETABLAN	255	-	-	-	255	-	255
RONALD MARK E. SANTIAGO	1,150	-	(1,150)	-	-	-	-
RONALD MICHAEL SAMSON	1,020	16,915	-	-	17,935	-	17,935
RONALD P. BUAL	1,650	-	-	-	1,650	-	1,650
RONALDO A. PASCUAL	255	-	-	-	255	-	255
RONALDO PALIN	1,650	-	-	-	1,650	-	1,650
RONIE BALBUENA	1,650	-	-	-	1,650	-	1,650
RONIEL M. TABANGAY	8,832	-	(8,832)	-	-	-	-
RONILO C. PONSICA	1,650	-	-	-	1,650	-	1,650
RONILO PALCO	-	675	-	-	675	-	675
RONNEL A. MIRANDA	-	500	-	-	500	-	500
RONNEL BARRERA	4,500	-	(4,500)	-	-	-	-
RONNIE SIENES	1,275	-	-	-	1,275	-	1,275
ROQUE T. GUANGA	537	-	-	-	537	-	537
ROSARIO, JULIUS	-	9,720	(9,158)	-	561	-	561
ROSE ANN TARROZA	-	-	(80)	-	(80)	-	(80)
ROSE CELINE CASTRO	11,000	160,751	(171,751)	-	-	-	-
ROSE CLARY APOLINARIO	15,895	-	(15,895)	-	-	-	-
ROSEBHEL HIBAYA	15,580	164,610	(175,041)	-	5,149	-	5,149
ROSEJELINE ALVAREZ	255	-	-	-	255	-	255
ROSELYN R. BISCO	-	25,000	(25,000)	-	-	-	-
ROSETTE PASCUAL	206,000	1,020,000	(1,016,027)	-	209,973	-	209,973
ROSS RUSSEL GONZALES	-	-	(300)	-	(300)	-	(300)
ROWEL SAMSON	-	-	(240)	-	(240)	-	(240)
ROY S. DE LARA	6,000	-	(6,000)	-	-	-	-
RUBEN PEÑALOSA	975	-	-	-	975	-	975
RUBY ANN DAISY DAYTA	2,720	-	(2,720)	-	-	-	-
RUDY HIZO	-	-	(240)	-	(240)	-	(240)
RUDY'S MOTOR SHOP	22,946	-	(22,946)	-	-	-	-
RUEL ALMA JR.	435,000	-	(435,000)	-	-	-	-
RUFINO DIZO	20,350	-	(20,350)	-	-	-	-
RUSTOM ESTROPIA	2,000	-	(2,000)	-	-	-	-
RYAN APOSTOL	-	10,000	(4,505)	-	5,495	-	5,495
RYAN CHAVEZ	510	-	-	-	510	-	510
RYAN MUZTAZAL	255	-	-	-	255	-	255
SAGUN, VICTOR JR.	-	6,000	(6,000)	-	-	-	-
SALIM E. ABDULA	1,150	-	(1,150)	-	-	-	-
SALIMBOT, HAROLD	-	7,263	(4,842)	-	2,421	-	2,421
SAMMY GUITIEREZ	-	315	-	-	315	-	315
SAMSON C. CARACAS	255	-	-	-	255	-	255
SAMUEL BOLONDROS	-	-	(240)	-	(240)	-	(240)
SAMUEL FLORES	-	-	(240)	-	(240)	-	(240)
SANDRA MAE UNDALOK	91,950	176,516	(254,369)	-	14,097	-	14,097
SANTIAGO D. AVELINO JR.	1,650	-	-	-	1,650	-	1,650
SANTIAGO R. GARIN	1,650	-	-	-	1,650	-	1,650
SARAH LOU SOHO	3,000	-	-	-	3,000	-	3,000
SARAH ROSE O. TRAJADA	-	14,850	-	-	14,850	-	14,850
SATURNINO ANCHETA JR.	-	-	(375)	-	(375)	-	(375)
SATURNINO D. OLIVER JR.	1,550	-	-	-	1,550	-	1,550
SEBASTIAN LIRIOS	-	-	(209)	-	(209)	-	(209)
SERGIO MALIGRO JR.	-	295	(295)	-	-	-	-
SESIE DELA VIRGEN JR.	-	28,000	-	-	28,000	-	28,000
SEVERIANO ORIAS JR.	1,078	-	(1,078)	-	-	-	-
SHARMANE CATACUTAN	-	0	-	-	0	-	0
SHEILA FRANCO	-	6,500	(6,500)	-	-	-	-
SHELA MARIE PALMARIA	8,690	-	-	-	8,690	-	8,690
SHELLA MAY C. NARCEDA	68,000	-	(56,000)	-	12,000	-	12,000
SHELLA MAY NARCEDA	-	2,400	-	-	2,400	-	2,400
SHERMAE B. PUTI	-	278,366	(24,480)	-	253,886	-	253,886
SHERWIN SEGUI	45,000	-	(45,000)	-	-	-	-
SHIELA NEPOMUCENO	3,134	-	(3,134)	-	-	-	-
SHIRLEY ALABADO	-	115,000	-	-	115,000	-	115,000
SIAN LAURENCE D. SICAT	4,789	-	-	-	4,789	-	4,789
SILVESTRE LEGSON JR.	-	-	(171)	-	(171)	-	(171)
SILVESTRE Z. LEGSON JR.	4,156	-	(4,156)	-	-	-	-
Balance forwarded	P 74,604,494	P 146,792,916	(P 125,980,050)	P -	P 95,417,361	P -	P 95,417,361

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 74,604,494	P 146,792,916	(P 125,980,050)	P -	P 95,417,361	P -	P 95,417,361
SOLITAIRE L. BERMUDO	3,300	-	-	-	3,300	-	3,300
SOMBRENO, JASON	-	7,020	(4,680)	-	2,340	-	2,340
SUMALINOG, ARNIE	-	2,000	(2,000)	-	-	-	-
TEEJAY SAYCON	255	-	-	-	255	-	255
TEGIE PALLERA	-	-	(218)	-	(218)	-	(218)
TEODIOCIO IAN JAMES	-	3,157	-	-	3,157	-	3,157
TOMIE, ASLIAH	-	1,160	(1,160)	-	-	-	-
TONI MAE B. REYES	53,500	-	(53,500)	-	-	-	-
TONTON C. CALABOZA	255	-	-	-	255	-	255
TOYOTA PASIG	63,739	13,586	(63,739)	-	13,586	-	13,586
TRACY JOHN GARCIA	-	2,400	(2,400)	-	-	-	-
TRISHA D. FAUSTINO	650	-	-	-	650	-	650
TRISHA MAY S. MANALO	30,000	102,000	(88,500)	-	43,500	-	43,500
VALENCIA, ALLAN	-	8,000	(5,333)	-	2,667	-	2,667
VALERIE AYRA RAMOS	4,000	26,000	-	-	30,000	-	30,000
VAN VICTOR C. BUTIHEN	1,150	-	(1,150)	-	-	-	-
VANNESA ANN P. GERILLA	72,825	50,521	(123,346)	-	(1)	-	(1)
VEN ROGER GOCOTANO	1,650	-	-	-	1,650	-	1,650
VENERABLE DALUSUNG	(3,085)	137,000	(130,015)	-	3,900	-	3,900
VERONICA LOVELLA A. ESQUIDA	-	38,000	(10,000)	-	28,000	-	28,000
VICTOR C. IBATUAN	1,650	-	-	-	1,650	-	1,650
VICTOR FRIAS	1,650	-	-	-	1,650	-	1,650
VICTOR GENILLA	-	8,400	(8,400)	-	-	-	-
VICTOR L. ASPA, JR.	2,625	-	-	-	2,625	-	2,625
VICTOR R. FERRER	1,150	-	(1,150)	-	-	-	-
VICTOR RIBLORA	1,650	-	-	-	1,650	-	1,650
VICTOR RIVERA	30,000	-	(30,000)	-	-	-	-
VILLAMOR, PEDRO	-	2,000	(2,000)	-	-	-	-
VILLARMINO, JANIE	-	1,900	(1,900)	-	-	-	-
VIRGILIO LOBARBIO	505	-	-	-	505	-	505
VON RAPHAEL VILLACRUZ	3,840	-	-	-	3,840	-	3,840
WALTER B. QUIAPO	-	7,012	(1,862)	-	5,150	-	5,150
WARREN PEÑAS	6,444	-	(6,444)	-	-	-	-
WEBSTER T. GENERALAO	975	-	-	-	975	-	975
WELFREDO B. JALANDONI JR.	23,203	-	(23,203)	-	-	-	-
WENDELL DELOS SANTOS	255	-	-	-	255	-	255
WENS JAMES VERALLO	-	-	(240)	-	(240)	-	(240)
WESLEY ARPILLEDA	5,000	-	(5,000)	-	-	-	-
WILMER S. LUCAS	1,650	-	-	-	1,650	-	1,650
WILSON B. CRUZ	11,083	-	(11,083)	-	-	-	-
WILSON CELESTIAL	1,650	-	-	-	1,650	-	1,650
WILSON LATORRE	255	-	-	-	255	-	255
WILSON S. MACAYAN	255	-	-	-	255	-	255
WINNIE F. MATIAS	3,458	35,000	-	-	38,458	-	38,458
WINSHER CRIS G. STEWART	25,500	-	-	-	25,500	-	25,500
YADAO, MARIECRIS	-	4,968	(4,968)	-	-	-	-
YOLANDA D. SURIO	2,500	-	(2,500)	-	-	-	-
YSRAEL ANGELES/ KATHERINE DUGTONG	-	73,440	(40,643)	-	32,797	-	32,797
YVONNE M. RUAYA	-	182,827	(158,827)	-	24,000	-	24,000
ZALDY LACANDAZO	2,625	-	-	-	2,625	-	2,625
ZEUS BRION POL	-	-	(180)	-	(180)	-	(180)
ZEUS MIRANDILLA	-	14,965	(1,959)	-	13,006	-	13,006
ZHEENA OCAMPO	50,000	50,000	(50,000)	-	50,000	-	50,000
ZYRA FACTURAN	20,637	1,521,560	(1,439,197)	-	103,000	-	103,000
ANDRIAN B. VILLANUEVA	202,598	2,275,238	(2,178,569)	-	299,267	-	299,267
ANGELICA SARAH R. CAPARAS	94,130	80,000	(181,302)	-	(7,172)	-	(7,172)
ANNA KARENINA SALGADO	70,000	280,500	(280,500)	-	70,000	-	70,000
ANNALYN LEE	7,500	246,540	(245,459)	-	8,581	-	8,581
APRIL DIANNE MANTUHAC	(294,276)	150,000	388,899	-	244,623	-	244,623
AUGUSTE IZHAR PEPITO	-	122,000	(122,000)	-	-	-	-
CUTARAN, DEE CEE VISTAL	-	554,100	(554,100)	-	-	-	-
DECE JESSKHEN M. CABURNAY	-	18,480	(18,480)	-	-	-	-
GENRY CHRISTIAN GABAYAN	25,000	-	(25,000)	-	-	-	-
JOANNA ANGELITA FAJARDO	462,854	-	(460,899)	-	1,955	-	1,955
JOEL S ABA	-	151,000	(151,000)	-	-	-	-
JOHN BARK PACATAN	-	90,000	(90,000)	-	-	-	-
JOHN KALVIN CARREON	7,443	293,925	(84,152)	-	217,217	-	217,217
JOWORSKI B. ALIPON	-	598,582	(598,582)	-	-	-	-
JUNCARL B. JURADO	180,000	-	(165,040)	-	14,960	-	14,960
JYNX KING CHANJUECO	-	1,664,628	(1,740,342)	-	(75,714)	-	(75,714)
LUNDAY, MYLENE	-	70,000	(70,000)	-	-	-	-
LYDWENA R. ECO	574,000	3,614,497	(3,814,497)	-	374,000	-	374,000
MARIA THERESA A. MERCED	127,424	1,138,203	(1,097,424)	-	168,203	-	168,203
MARYROSE CAMAJALAN	35,000	1,658,000	(1,372,173)	-	320,827	-	320,827
MICHAEL PAUL SAUZA	-	210,000	(210,000)	-	(0)	-	(0)
ADVANCES TO EMP. - OTHERS	(833,562)	-	831,836	-	(1,726)	-	(1,726)
REINA BELLE TABORADA	226,000	256,000	(481,911)	-	89	-	89
ROBERT JASON TORRES	1,277,470	396,101	(1,473,270)	-	200,300	-	200,300
TRISTAN JOSEPH R. ANGELES	-	159,000	(159,000)	-	(0)	-	(0)
Balance forwarded	P 77,192,875	P 163,112,624	(P 142,608,610)	P -	P 97,696,889	P -	P 97,696,889

Name	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Balance carried forward	P 77,192,875	P 163,112,624	(P 142,608,610)	P -	P 97,696,889	P -	P 97,696,889
ADVANCES TO EMP. - OTHERS	12,934	312,258	(342,256)	-	(17,065)	-	(17,065)
ALENA XANDRA TAN	-	29,904	(29,904)	-	-	-	-
ALEXANDER C. ALVARO	15,660	-	-	-	15,660	-	15,660
ANA CLARISSA ILAGAN	190,000	(171,135)	-	-	18,865	-	18,865
ANTHONY GALMAN	12,250	-	-	-	12,250	-	12,250
ARLENE BANCASO	-	-	-	-	-	-	-
ARNOLD VILLANUEVA	-	-	-	-	-	-	-
ARNOLD YUSON	-	18,000	-	-	18,000	-	18,000
BILGERA, CARMI C.	-	-	(849)	-	(849)	-	(849)
CARMELITO DIVINA	-	-	(7,139)	-	(7,139)	-	(7,139)
CLAUDIO LUBERIO JR.	-	-	-	-	-	-	-
DEA CARMELISA URBANO	14,445	-	-	-	14,445	-	14,445
DOMINGO IBARLIN, JR.	11,350	(11,350)	-	-	-	-	-
IAN JAUCULAN	-	-	-	-	-	-	-
JAMES ALDWIN LASALA	-	-	-	-	-	-	-
JEAI ARCANO	-	-	-	-	-	-	-
JEREMIAH ANTHONY V. JO	-	-	-	-	-	-	-
JESSICA VICTORIA	-	234	-	-	234	-	234
JOHN KALVIN CARREON	-	165,000	-	-	165,000	-	165,000
JOSE MARI T SALVADOR	210,000	50,000	-	-	260,000	-	260,000
KAREN CORTEZ	-	3,800	(3,800)	-	-	-	-
KATHLYN FATE BENTAZAL	-	-	(3,569)	-	(3,569)	-	(3,569)
KOLYN CALBASA	-	194,935	-	-	194,935	-	194,935
LAWRENCE HARDER	-	-	-	-	-	-	-
LEONARD DIVINA	9,000	-	-	-	9,000	-	9,000
MARCO ADOLFO M. VILLEGAS	-	-	(1,425)	-	(1,425)	-	(1,425)
MARIA ALTHEA MASANGKAY	(12,700)	79,400	-	-	66,700	-	66,700
MARIECOR AVILA	10,000	-	-	-	10,000	-	10,000
MELEGRITO, GERALD MARLON G.	-	-	(3,644)	-	(3,644)	-	(3,644)
MORIS CARANYAGAN	-	-	(5,645)	-	(5,645)	-	(5,645)
RALPH GILBERT BINOS	30,000	10,266	(10,266)	-	30,000	-	30,000
RAPHAEL VICTOR MENIANO	(20,000)	101,000	-	-	81,000	-	81,000
RODELIO DIMALANTA JR.	10,000	15,000	(35,000)	-	(10,000)	-	(10,000)
ROSEANNE MERCADO	7,200	-	(14,400)	-	(7,200)	-	(7,200)
SOLEDAD, ERLENE C.	-	-	(461)	-	(461)	-	(461)
Advances to Emp. - Others	(792,204)	546,593	-	-	(245,611)	-	(245,611)
Advances to Emp. - Others	60,177	240,822	-	-	300,999	-	300,999
Advances to Emp. - Others	8,832,088	-	(8,832,088)	-	-	-	-
Advances to Emp. - Others	5,000	-	(5,000)	-	-	-	-
							-
Balance forwarded	P 85,798,075	P 164,697,352	(P 151,904,056)	P -	P 98,591,371	P -	P 98,591,371
TOTAL ADVANCES TO OFFICERS AND EMPLOYEES	**P 85,798,075**	**P 164,697,352**	**(P 151,904,056)**	**P -**	**P 98,591,371**	**P -**	**P 98,591,371**
Advances to related parties under common ownership							
Future State Myspace, Inc.	35,414	-	-	-	35,414	-	35,414
MySpace Properties Inc.	106,896,315	1,081,296	(122,898)	-	107,854,713	-	107,977,611
Megawide Foundation	87,476	27,358	-	-	114,834	-	114,834
ESA Group of Companies Inc.	757,143	1,044,521	(13,047,143)	-	(11,245,479)	-	(11,245,479)
Citicore Infrastructure Holdings, Inc.	1,580,340	585,795	-	-	2,166,135	-	2,166,135
Citicore Power Inc.	3,177,425,558	290,951	(2)	-	3,177,716,507	-	3,177,716,507
TOTAL ADVANCES TO RELATED PARTIES UNDER COMMON OWNERSHIP	P 3,286,782,246	P 3,029,920	(P 13,170,043)	P -	P 3,276,642,123	P -	**P 3,276,765,022**
ULTIMATE PARENT COMPANY	P 3,089,295,108	P -	(P 200,000)	P -	P 3,089,095,108	P -	**P 3,089,095,108**
ASSOCIATES AND JOINT ARRANGEMENTS	P 42,800,400	P -	(P 8,333,983)	P -	P 34,466,417	P -	**P 9,466,417**
	P 6,504,675,829	**P 167,727,272**	**(P 173,608,082)**	P -	**P 6,498,795,018**	P -	**P 6,473,917,918**

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule C
Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements
December 31, 2022

Name and Designation of Debtor	Balance at Beginning of Period	Additions	Deductions		Ending Balance		Balance at End of Period
			Amounts Collected	Written Off	Current	Non-current	
Megawide Construction (BVI) Corporation (MCBVI)	P 135,760,957	P -	P -	P -	P 135,760,957	P -	P 135,760,957
Megawide Terminals, Inc. (MTI)	480,307,058	450	-	-	480,307,508	-	480,307,508
Altria East Land, Inc. (Altria)	129,236,955	14,175,210	-	-	143,412,164	-	143,412,164
Tiger Legend Holdings Limited	298,593,979	47,972	-	-	298,641,951	-	298,641,951
MWM Terminals, Inc. (MWMTI)	53,078,527	149,192,308	-	-	202,270,835	-	202,270,835
Megawide Land Inc. (MLI)	20,316,401	108,370,000	-	-	128,686,401	-	128,686,401
Wide-Horizons, Inc.	1,341,278	-	1,219,199	-	122,079	-	122,079
Cebu2World Development, Inc.	224,006,445	1,749,104	-	-	225,755,549	-	225,755,549

Supplementary information –
Megawide has receivables from MIL for construction and engineering services provided.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule D
Long-Term Debt
December 31, 2022

Title of Issue and Type of Obligation	Amount Authorized by Indenture	Amount Shown Under Caption"Current Portion of Long-term Debt" in Related Statement of Financial Position	Amount Shown Under Caption"Long-Term Debt" in Related Statement of Financial Position
Bank loans (i)	P 18,112,968,586	P 14,524,968,586	P 3,588,000,000
Note payable (ii)	5,444,000,000	-	5,444,000,000
Lease liabilities (iii)	281,819,227	182,832,962	98,986,265
Bonds payable (iv)	3,940,233,693	-	3,940,233,693
TOTAL	**P 27,779,021,506**	**P 14,707,801,548**	**P 13,071,219,958**

Supplementary information on Long-term Debt

(i) *Total bank loans represent certain omnibus loan security agreement (OLSA) and other bank loans that were entered into with various local universal banks comprising of P17,200.0 million drawdown from the OLSA with maturity of 15 years, and P2,500.0 million short-term unsecured bank loans.*

(ii) Total notes payable represents unsecured availments from three notes facility agreement with a local bank for private placement amounting to P100.0 million in 2013, P2,000.0 million in 2016, and P3,600.0 million in 2020. These notes have maturity term that ranges from five to ten years from date of issue.

In September 2016 and December 2016, the Parent Company availed an unsecured corporate 10-year corporate loans amounting to P650.0 million and P350.0 million to refinance the 5-year corporate note issued in 2011. Also, the Parent Company availed another P1,000.0 million unsecured 10-year corporate note for capital expenditures and general corporate requirments.

In February 2020, the Parent Company availed P3,600.0 unsecured corporate loans from its third loan facility for repayment of maturing debts, funding of new projects and general corporate requirements.

(iii) Lease liabilities have an effective interest rate of 7.0% and 6.0% in 2020 and 2019 with maturity of three to five years from the date of transaction.

(iv) On August 17, 2022, the Parent Company listed fixed-rate bonds in the total amount of P4,000.0 million, inclusive of the P1,000.0 million oversubscription option, with the Philippine Dealing & Exchange Corp. The Fixed-Rate Bonds consists of Series A (P1.6 billion maturing in three years and six months from issue date at rate of 6.9506%) and Series B (P2.4 billion maturing in five years from issue date a rate of 7.9663%).

Bond issue cost capitalized as part of the bonds amounted to P64.6 million. As of December 31, 2022 amortization amounted to P4.9 million while its net carrying value amounted to P59.8 million.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule E
Indebtedness to Related Parties
December 31, 2022

Name of Related Party	Balance at Beginning of Period	Balance at End of Period
Citicore-Megawide Consotium, Inc. (CMCI)	P 20,000,000	P 30,000,000
Others	-	20,046,821
Total	**P 20,000,000**	**P 50,046,821**

Supplementary information on Indebtedness to a Related Party

The Group obtained unsecured, noninterest-bearing cash advances from its associate, CMCI, for working capital requirements, which are payable on demand.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule F
Guarantees of Securities of Other Issuers
December 31, 2022

Name of Related Party	Amount	
MWM Terminals, Inc. (MWMTI)	P	3,724,500,000
Citicore Holdings Investments, Inc. (CHI)		1,500,000,000
Citicore Megawide Consortium, Inc. (CMCI)		656,000,000
TOTAL	**P**	**5,880,500,000**

Supplementary information on Guarantees of Securities and Other Issuers

[1] *On December 26, 2019, the Parent Company's Board of Directors approved the issuance of corporate guaranty in the amount of P4,500.0 million infavour of CHI as part of the governance initiative of the Group to provide assistance, as needed, to new and other businesses to help them mature and produce strong and predictable cash flows to become stable and consistend to the Group. Subsequently on March 28, 2020, the BOD of the Parent Company approved the reduction of the amount of corporate guaranty to P1,500.0 million.*

[2] *MWMTI entered in to an OLSA with a local universal bank in 2015, with the Parent Company as guarantor, for a for a loan facility amounting to P3,300.0 million to finance the construction of the PITX Project. In 2019, the Parent Company requested the lender to increase the loan facility by P600.0 million making the total principal loan to P3,900.0 million. MWMTI has an oustanding loan amounting to P3,754 million as of December 31, 2022.*

[3] *On March 23, 2015, CMCI, with the Parent Company as guarantor, executed a Receivable Purchase Agreement (RPA) with certain local commercial banks, whereby CMCI shall offer an outstanding arising from PPP school infrastructure project finance lease receivable within the purchase period on a limited recourse basis such as upon the occurrence of certain repurchase event under the RPA. The Parent Company, as guarantor, shall pay on the demand up to the aggregate amount of P656 million in case of default of CMCI. Pursuant to the continuing obligations of CMCI under the RPA, CMCI has been in compliance with the RPA during the reporting periods.*

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
(A Subsidiary of Citicore Holdings Investment, Inc.)
Schedule G
Capital Stock
December 31, 2022

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding as Shown Under the Related Statement of Financial Postion Caption (i)	Number of Shares Reserved for Options, Warrants, Coversion and Other Rights / Treasury Shares	Number of Shares Outstanding	Number of Shares Held By		
					Related Parties	Directors, Officers and Employees	Others
Common	4,930,000,000	2,399,426,127	386,016,410	2,013,409,717	1,330,634,698	19,164,808	663,610,211
Preferred	150,000,000	143,626,010	40,000,000	103,626,010	20,000,000	0	123,626,010

" On July 20, 2016, the Parent Company's BOD approved the buy-back of 410.8 million common shares held by Sybase Equity Investment Corporation at a price equal to the 7-trading day volume weighted average price ending on July 28, 2016 or equivalent to P10.03 per share. Total purchase price of the treasury shares including incidental cost of the buy-back amounted P4,138.8 million.

On October 20, 2016, the Parent Company's BOD approved the sale of its 150.0 million treasury shares at P14.90 per share. Net proceeds of the sale of treasury share amounted to P2,181.7 million, net of incidental cost of the transaction. Outstanding balance of the treasury shares after the sale is 260.8 million treasury shares at cost of P2,627.7 million.

On October 1, 2018, the Parent Company's BOD approved a share buyback program worth up to P2.0 billion over a period of two years. Total cost to acquire treasury shares in 2019 and 2018 amounted to P457.8 million and P827.1 million, respectively, which is equivalent to 26.1 million and 48.8 million shares, respectively.

On March 3, 2020, the Parent Company's BOD approved an additional P3.0 billion to its share buyback program, making it a total of P5.0 billion and removal of the period within which to execute the program, making it open-ended. Total cost of acquired treasury shares in 2020 amounted to P703.1 million, which is equivalent to 50.2 million shares.

On April 13, 2020, the Parent Company's BOD approved to increase its authorized capital stock for preferred shares by 54.0 million shares to a total of 124.0 million shares, which was approved by the stockholders on June 30, 2020.

On November 27, 2020, the Parent Company raised P4.36 billion from its Series 2A and 2B preferred shares offering, which is equivalent to 26,220,130 Series 2A preferred shares and 17,405,880 Series 2B preferred shares.

On February 26, 2021, the Parent Company's BOD approved to increase its authorized capital stock for preferred shares by 26.0 million shares to a total of 150.0 million shares, which was approved by the stockholders on May 21, 2021.

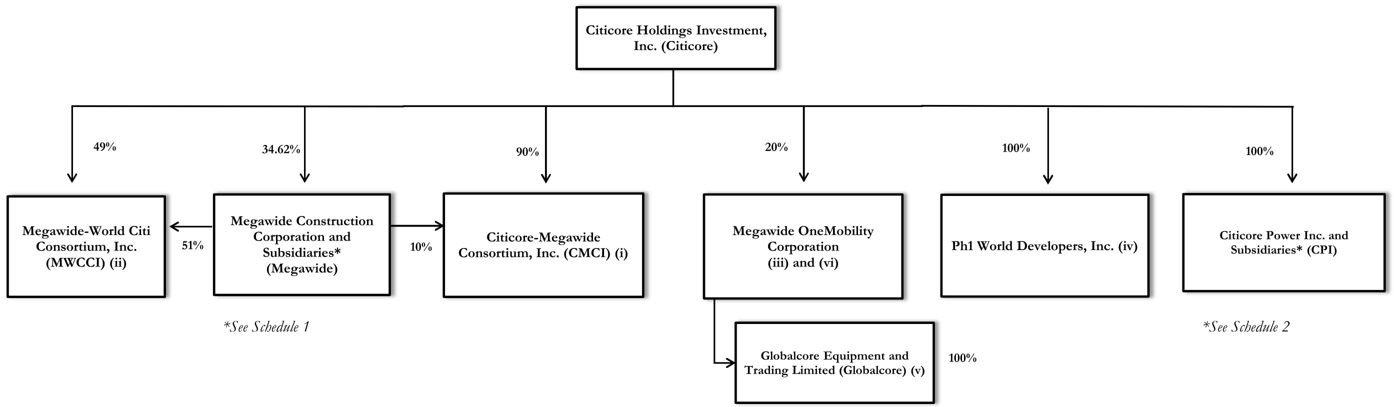
On October 29, 2021, the Parent Company raised P4.0 billion from its Series 4 preferred shares offering, which is equivalent to 40.0 million Series 4 preferred shares."

MEGAWIDE CONSTRUCTION CORPORATION
Reconciliation of Retained Earnings Available for Dividend Declaration
December 31, 2022

Unappropriated Retained Earnings of the Parent Company at Beginning of Period	P	5,695,347,659
Prior Periods' Outstanding Reconciling Item		
Treasury shares - at cost	(	4,615,690,576)
Deferred tax income	(	288,388,010)
Unappropriated Retained Earnings Available for Dividend Declaration at Beginning of Period, as Adjusted		791,269,073
Net Profit of the Parent Company Realized During the Period		
Net profit per audited financial statements		3,041,747,690
Non-actual/unrealized income		
Deferred tax income related to deferred tax assets recognized in the profit or loss during the year	(	679,461,124)
Other Transaction During the Period		
Cash dividends to preferred and common shareholders	(	489,629,428)
Unappropriated Retained Earnings Available for Dividend Declaration at End of Year	**P**	**2,663,926,211**

[1] The Parent Company's retained earnings are restricted up to the extent of the cost of its treasury shares, except those treasury shares acquired in the redemption of redeemable preferred shares amounting to P4,000.0 million as of December 31, 2022.

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
MAP SHOWING THE RELATIONSHIP BETWEEN THE COMPANY AND ITS RELATED ENTITIES
December 31, 2022



Supplementary information:

(i) *The rights and powers of Megawide over the management and control of the CMCI are exercised through a seat in the Board of Directors (BOD). Taking this into consideration, the Megawide concluded that it has significant influence over the investee; accordingly the investment is accounted for as an investment in associate.*

(ii) *Megawide acquired 51% ownership interest in MWCCI, but accounted for the investment as an associate since it does not have control over MWCCI's relevant activities. Citicore acquired 68% effective ownership interest over MWCCI, hence, obtained the control over MWCCI.*

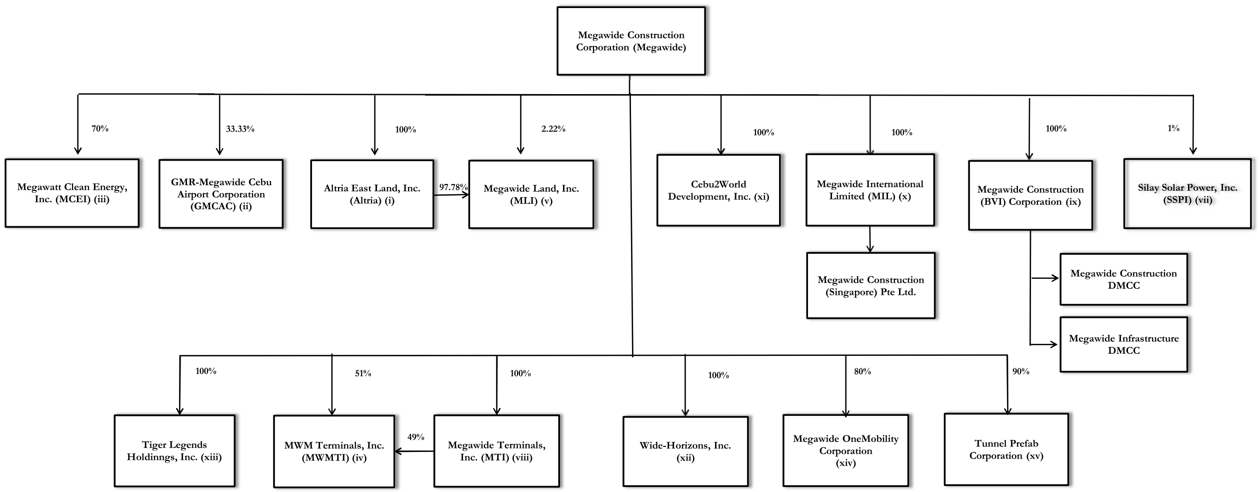
(iii) *In March 2015, CHI acquired 100% ownership to CIHI. CIHI was established primarily to engage in buying and holding shares of other companies, either by subscribing to unissued shares of capital stock in public or private offering or by purchasing the shares of other stockholders by way of assignment in private sale.*

(iv) *In January 2012, upon execution of Deed of assignment between CHI and Ph1's stokholders, the 100% ownership of Ph1 was transferred to CHI.*

(v) *Globalcore is a foreign registered and domiciled in Hong Kong, which is primarilty engaged in buying, selling, importing, and exporting of general equipment.*

(vi) *The amendment of Citicore Infrastructure Holdings, Inc.'s name to Megawide OneMobility Corporation was approved by the Securities and Exchange Commission on 17 November 2022. Due to the subscription and purchase of shares of Megawide Construction Corporation in Megawide OneMobility Corporation, the shareholdings of Citicore Holdings Investment, Inc. was reduced to 20%.*

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
MAP SHOWING THE RELATIONSHIP BETWEEN THE COMPANY AND ITS RELATED ENTITIES
Schedule 1: Megawide Construction Corporation and Subsidiaries
December 31, 2022



Supplementary information:

(i) *Megawide's acquisition of Altria is treated as an acquisition of asset and not a business acquisition. Hence, Altria is not considered a subsidiary of the Megawide.*

(ii) *Megawide acquired 15.0 million shares of stock of GMCAC which represent 60% of GMCAC's issued and outstanding capital stock, giving Megawide control over the financial and operations of GMCAC.*

(iii) *On September 4, 2014, the Company acquired 70% of the issued and outstanding capital stock of MCEI. The investment in MCEI is accounted for as an investment in subsidiary.*

(iv) *MWMTI was accounted for as a subsidiary due to the acquisition of 100% ownership in MTI, resulting to the increase in effective ownership of Megawide in MWMTI from 51% to 100%.*

(v) *On October 28, 2016, Megawide acquired a 100% ownership interest in MLI, an entity incorporated in the Philippines. MLI is incorporated primarily to engage in real estate and related business.*

(vi) *On May 5, 2016, Megawide acquired a 60% ownership interest in Globemerchants, Inc., a company incorporated in the Philippines, primarily engaged in exporting, buying, selling, distributing, marketing at a wholesale in so far as may be permitted by law all kinds of goods, wares and merchandise of every kind and description. As of December 31, 2022, Megawide's ownership interest in Globemerchants, Inc. is 50%.*

(vii) *In February 2016, SSPI's unissued shares of stock were acquired by CPI resulting in a 75% equity interest over SSPI and diluting Megawide's equity interest over SSPI from 100% to 25%. Hence, SSPI ultimatley became a subsidiary of CPI. In 2016, the Megawide's equity interest was reduced from 100% to 1% upon acquisition of a related party under common ownership.*

(viii) *In August 2018, Megawide acquired the outstanding shares of MTI representing 100% ownership, making it a wholly owned subsidiary of Megawide.*

(ix) *On June 20, 2017, Megawide acquired a 100% ownership interest in MCBVI, an entity incorporated in the territory of British Virgin Islands, a primarily engage in buying and holding shares of other companies.*

(x) *MIL, whose registered office is at Marcy Building, 2nd Floor, Purcell Estate, P.O. Box 2416, Road Town Tortola, British Virgin Islands, was incorporated on July 26, 2019.*

(xi) *Cebu2World, whose registered office is at Unit 1504 Ayala Life FGU Center Cebu, Mindanao Avenue corner Biliran Road, Cebu Business Park, Cebu City, was incorporated on November 3, 2020.*

(xii) *Wide-Horizons, whose registered office is at at 20 N. Domingo Street, Brgy. Valencia, Quezon City., was incorporated on November 16, 2020.*

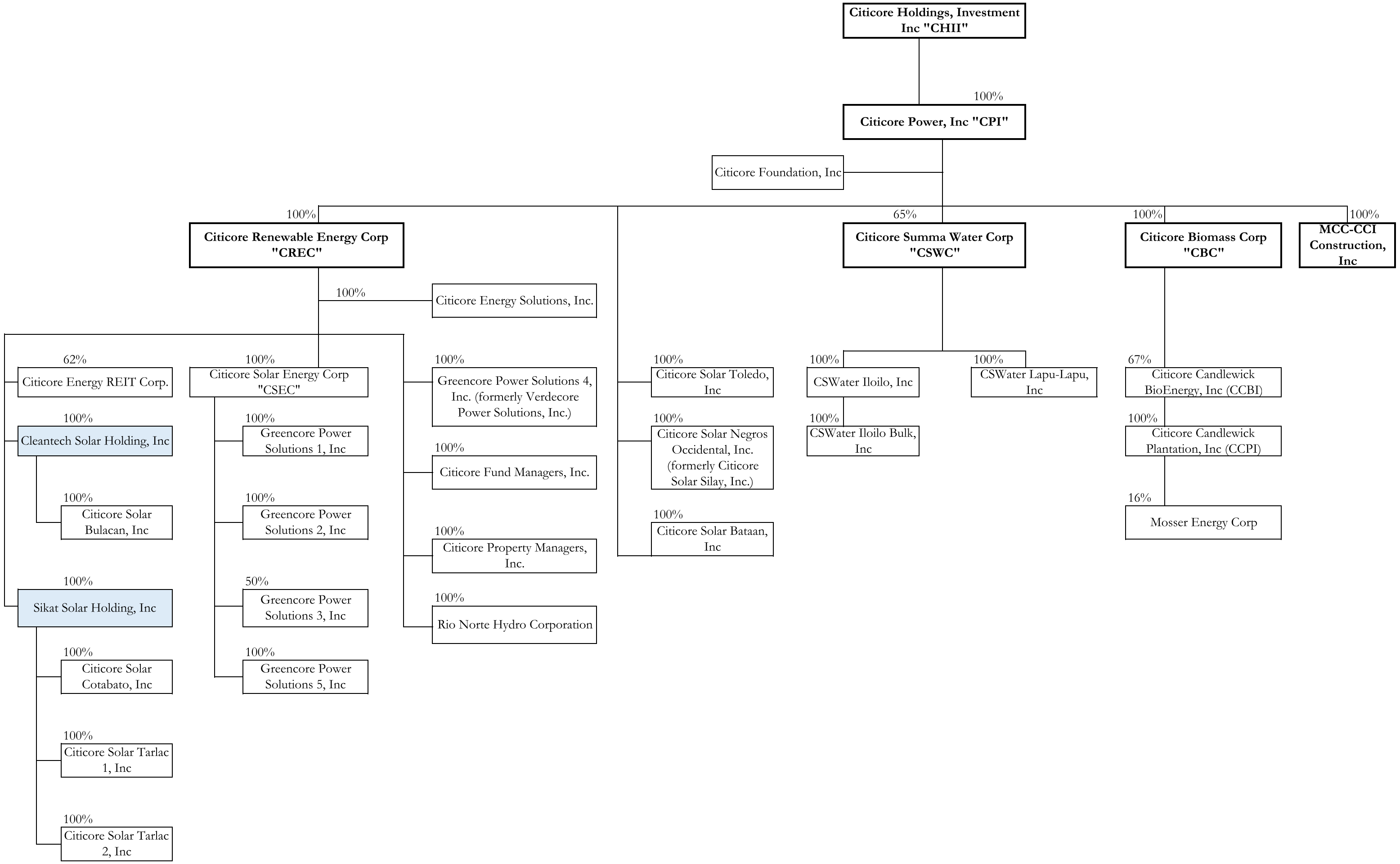
(xiii) *Tiger Legends was incorporated on October 16, 2020 to primarily engage in buying and holding shares of other companies. Tiger Legend's registered address is at Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, British Virgin Islands.*

(xiv) *Formerly known as Citicore Infrastructure Holdings, Inc.; Megawide Construction Corporation subscribed to 7,500,000 common shares in Megawide OneMobility Corporation on 02 December 2021; Subsequently, Megawide Construction Corporation purchased 500,000 common shares in Megawide OneMobility Corporation on 29 July 2022 from Citicore Holdings Investment, Inc.*

(xv) *Tunnel Prefab Corporation was incorporated on 31 August 2022.*

(xvi) *In December 2022, Megawide sold its shareholdings in GMI to GMCAC.*

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
MAP SHOWING THE RELATIONSHIP BETWEEN THE COMPANY AND ITS RELATED ENTITIES
Schedule 2: Citicore Power Inc. and Subsidiaries
December 31, 2022



Supplementary information:

(i) In February 2016, SSPI's unissued shares of stock were acquired by CPI resulting in a 75% equity interest over SSPI and diluting Megawide's equity interest over SSPI from 100% to 25%. Hence, SSPI ultimatley became a subsidiary of CPI. In 2016, the Megawide's equity interest was reduced from 100% to 1% upon acquisition of a related party under common ownership.

(ii) In 2016, the following newly incorporated entities: HBPI, CESI, BGESSI, NGESSI, LGESSI and CGESSI, become wholly owned subsidiaries of the CPI upon subscription on their common shares.

P&A Grant Thornton

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Report of Independent Auditors on Components of Financial Soundness Indicators

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The Board of Directors and Stockholders
Megawide Construction Corporation and Subsidiaries
(A Subsidiary of Citicore Holdings Investment, Inc.)
20 N. Domingo Street
Brgy. Valencia
Quezon City

We have audited, in accordance with Philippine Standards on Auditing, the consolidated financial statements of Megawide Construction Corporation and Subsidiaries (the Group) for the year ended December 31, 2022 and 2021, on which we have rendered our report dated May 2, 2023. Our audit was made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Group's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purposes of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic consolidated financial statements prepared in accordance with PFRS. The components of these financial soundness indicators have been traced to the Group's consolidated financial statements as at December 31, 2022 and 2021 and for the years then ended and no material exceptions were noted.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 9566627, January 3, 2023, Makati City
SEC Group A Accreditation
Partner - No. 90230-SEC (until financial period 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

May 2, 2023

MEGAWIDE CONSTRUCTION CORPORATION AND SUBSIDIARIES
Supplemental Schedule of Financial Soundness Indicators
December 31, 2022 and 2021

Ratio	Formula	2022*	Formula	2021
Current ratio	Total Current Assets divided by Total Current Liabilities Total Current Assets 53,794,725,797 Divide by: Total Current Liabilities 23,937,401,147 Current ratio 2.25	2.25	Total Current Assets divided by Total Current Liabilities Total Current Assets 39,772,467,299 Divide by: Total Current Liabilities 27,365,849,718 Current ratio 1.45	1.45
Acid test ratio	Quick assets (Total Current Assets less Inventories, Contract Assets and Other Current Assets) divided by Total Current Liabilities Total Current Assets 53,794,725,797 Less: Inventories (2,126,166,237) Contract Assets (5,106,307,785) Other Current Assets (9,563,285,300) Non-current Asset Held for Sale (2,879,769,625) Quick Assets 34,119,196,850 Divide by: Total Current Liabilities 23,937,401,147 Acid test ratio 1.43	1.43	Quick assets (Total Current Assets less Inventories, Contract Assets and Other Current Assets) divided by Total Current Liabilities Total Current Assets 39,772,467,299 Less: Inventories (2,045,159,384) Contract Assets (4,777,704,858) Other Current Assets (10,132,960,472) Quick Assets 22,816,642,585 Divide by: Total Current Liabilities 27,365,849,718 Acid test ratio 0.83	0.83
Solvency ratio	Total Assets divided by Total Liabilities Total Assets 66,452,756,054 Divide by: Total Liabilities 46,785,875,466 Solvency ratio 1.42	1.42	Total Assets divided by Total Liabilities Total Assets 85,176,628,860 Divide by: Total Liabilities 65,975,721,181 Solvency ratio 1.29	1.29
Debt-to-equity ratio	Total Liabilities divided by Total Equity Total Liabilities 46,785,875,466 Divide by: Total Equity 19,666,880,588 Debt-to-equity ratio 2.38	2.38	Total Liabilities divided by Total Equity Total Liabilities 65,975,721,181 Divide by: Total Equity 19,200,907,679 Debt-to-equity ratio 3.44	3.44
Assets-to-equity ratio	Total Assets divided by Total Equity Total Assets 66,452,756,056 Divide by: Total Equity 19,666,880,588 Assets-to-equity ratio 3.38	3.38	Total Assets divided by Total Equity Total Assets 85,176,628,860 Divide by: Total Equity 19,200,907,679 Assets-to-equity ratio 4.44	4.44
Interest rate coverage ratio	Earnings before interest and taxes (EBIT) divided by Interest expense EBIT (1,612,598,995) Divide by: Interest expense 948,580,319 Interest rate coverage ratio (1.70)	(1.70)	Earnings before interest and taxes (EBIT) divided by Interest expense EBIT 1,109,061,595 Divide by: Interest expense 1,832,843,352 Interest rate coverage ratio 0.61	0.61
Return on equity	Net Loss divided by Average Equity Net Loss from Continuing Operations (1,872,022,035) Divide by: Average Equity 19,433,894,134 Return on equity (0.10)	(0.10)	Net Loss divided by Average Equity Net Profit (893,154,419) Divide by: Average Equity 19,861,687,772 Return on equity (0.04)	(0.04)

Ratio	Formula	2022	Formula	2021
Return on assets	Net Loss divided by Average Assets Net Loss from continuing operations (1,872,022,235) Divide by: Average Assets 75,814,692,458 Return on assets (0.02)	(0.04)	Net Profit divided by Average Assets Net Profit (893,154,419) Divide by: Average Assets 83,260,198,964 Return on assets (0.01)	(0.01)
Net profit margin	Net Loss divided by Total Revenue Net Loss from continuing operations (1,872,022,035) Divide by: Total Revenue 14,841,650,516 Net profit margin (0.13)	(0.13	Net Profit divided by Total Revenue Net Profit (893,154,419) Divide by: Total Revenue 15,643,971,114 Net profit margin (0.06)	(0.06)

**For the year ended December 31, 2022, interest rate coverage ratio, return on equity, return on assets and net profit margin only includes results of continuing operations.*

P&A Grant Thornton

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Shaping a Vibrant Tomorrow

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Report of Independent Auditors on Factual Findings

The Board of Directors and Stockholders
Megawide Construction Corporation
(A Subsidiary of Citicore Holdings Investment, Inc.)
20 N. Domingo Street
Brgy. Valencia
Quezon City

We have performed the procedures agreed with you and enumerated in the succeeding page with respect to the attached Yearly Progress Report (the Report) as of and for the year ended December 31, 2022 on the application of proceeds from the Preferred Shares Offering (Offering Proceeds) of Megawide Construction Corporation (Megawide or the Company) on November 27, 2020. The procedures were performed solely to enable the Company to comply with the requirement of the Philippine Stock Exchange (PSE) to submit the Report relating to the application of the Offering Proceeds accompanied by an external auditor's report. Our engagement was undertaken and our report is issued in accordance with Philippine Standard on Related Services 4400 (Revised), *Agreed-Upon Procedures Engagements,* applicable to agreed-upon procedures engagements.

We present below the summary of the breakdown and application of the Offering Proceeds as of and for the year ended December 31, 2022 based on the information we obtained from the Company.

	Initial Allocation of Offering Proceeds on November 27, 2020	Revised Allocation of Offering Proceeds as of February 26, 2021	Application of Offering Proceeds as of December 31, 2021	Application of Offering Proceeds for the Year ended December 31, 2022	Balance of Offering Proceeds as of December 31, 2022
Mactan Cebu International Airport (MCIA) multi-use development	P 215,900,983.59	P 331,562,224.80	P -	P 77,874,313.10	P 253,687,911.70
Development of Lot 2 of the Paranaque Integrated Terminal Exchange (PITX) and other locations	647,702,950.76	994,686,674.38	-	-	994,686,674.38
Expansion of Pre-cast and other ancillary business	375,609,437.17	576,828,778.51	21,839,497.73	255,854,893.91	299,134,386.87
Ninoy Aquino International Airport (NAIA) rehabilitation	1,224,188,530.35	-	-	-	-
Expansion of MCIA Under Concession Agreement 2 (CA2)	816,125,686.90	816,125,686.90	444,000,000.00	372,125,686.90	-
Development of Cebu Integrated Transport Hub	830,037,568.21	1,274,700,551.18	883,397,956.05	383,000,000.00	8,302,595.13
General corporate purposes	215,900,983.59	331,562,224.80	331,562,224.80	-	-
	P4,325,466,140.57	P4,325,466,140.57	P1,680,799,678.58	P1,088,854,893.91	P1,555,811,568.08

Agreed-upon Procedures

The agreed procedures we performed are as follows:

1. Obtained and checked the mathematical accuracy of the following:

   a. The Report;
   b. Reallocation of the Use of Proceeds Report;
   c. Schedule of planned use of proceeds from the Offering Prospectus; and,
   d. Detailed schedule of utilization of proceeds as of and for the year ended December 31, 2022.

2. Agreed total amount of disbursement of the Offering Proceeds shown in the Report to the detailed schedule of disbursements of proceeds as of and for the year ended December 31, 2022.

3. Compared the disbursements of the Offering Proceeds shown in the Report with the schedule of planned use of proceeds indicated in the Offering Prospectus.

4. Inquired and identified the nature of disbursements of the Offering Proceeds in the detailed schedule and checked that such disbursements were consistent with the planned use of the Offering Proceeds.

5. Traced to and examined supporting documents of the disbursements in the schedule and agreed the total amount of disbursements per category in the Report.

Results of the Performance of Agreed-Upon Procedures

1. With respect to item 1, we noted no exceptions on the mathematical accuracy of the Report and schedules.

2. With respect to item 2, we noted that the total amount of disbursements appearing in the Report is in agreement with the amount in the detailed schedule of disbursements of the Offering Proceeds.

3. With respect to item 3, we found the disbursements of proceeds in the Report as of and for the year ended December 31, 2022 is consistent with the planned application of proceeds indicated in the Use of Proceeds section of the Offering Prospectus and its subsequent revision of allocation as approved by the Company's Board of Directors (BOD) on February 26, 2021 and disclosed in the Philippine Stock Exchange Electronic Disclosure Generation Technology on March 1, 2021.

4. With respect to item 4, we noted the following:

   a.) The details of the disbursements incurred from January 1 to December 31, 2022 showed that the Company used the Offering Proceeds for the following purposes:

   - ***MCIA Multi-Use Development***

     MCIA, the gateway to the Visayas and Southern Philippines, is the second largest airport facility in the country with a consistently growing number of passengers annually.

Under the existing Concession Agreement (CA1), GMR-Megawide Cebu Airport Corporation (GMCAC) shall deliver a 2nd terminal and rehabilitate the existing terminal, which the Company completed in July 2018 and September 2019, respectively, to reduce congestion as well as meet the growing passenger traffic into Cebu. The Capacity Augmentation, which is part of CA1 designed to further expand the airport's capacity, remains in the balance. GMCAC is undertaking this capital extensive project to provide a world-class terminal airport with a welcoming ambiance that is distinctly Filipino. GMCAC is 60% owned by the Company.

The MCIA mixed-use development project is envisioned to further accelerate the airport's value creation. The initial plans involve the construction of a 400-room hotel, a Meetings, Incentives, Conference, Exhibitions (MICE) facility, and a travel retail concept to complement the airport's features. Estimated cost of the MCIA mixed use development project is P3,000.0 million.

While the Cebu hotel industry may have been affected by the Coronavirus Disease 2019 (COVID-19) pandemic, long-term prospects remain sound given Cebu's ideal location as both as a tourism and business hub. In addition, the project development timetable of 2-3 years provides enough time for the situation to revert to pre-COVID environment.

The project has completed the final design and concept stages but is currently on push-button mode and will be re-evaluated on when initial development will commence, subject to resumption of normalcy of travel and airport operations and the project's overall value creation to all its stakeholders.

P331.6 million from the Offering Proceeds were allocated to this project, P77.9 million of which were released as of December 31, 2022. Disbursements for the year ended December 31, 2022 amounted to P77.9 million.

- ***Development of Lot 2 of the PITX and Other Locations***

The PITX is a flagship project under the government's Build, Build, Build infrastructure program, dubbed as the Philippines "first landport". PITX is a 4.5 hectare development and currently Lot 1 (2.7 hectares) houses the transport terminal, commercial spaces, and office buildings under one roof. PITX is effectively 100% owned by the Company.

With a rated capacity of 100,000 passengers daily, PITX offers seamless connections to and from the southwest portion of Metro Manila, via multiple modes of transportation, from provincial to incity buses, taxis, jeepneys and UV Express shuttles.

The development of Lot 2 (1.8 hectares) will further improve terminal operations by providing a staging area for buses. It will also offer additional employment and business opportunities through the construction of office towers and retail establishments inside the facility.

The original plan is to develop a similar structure to the existing terminal, to be comprised of four levels, with commercial leasing assets occupying the floors above the bus staging area. Estimated cost for the PITX Lot 2 development project is around P5,000.0 million.

The project is currently undergoing design revision and reconceptualization and is being modified to serve its best use under the new operating environment. In addition, developments over the last six (6) months in this space have been very fluid and encouraging.

The Company has identified several areas as potential landport locations, with advanced discussions already taking place, to scale up its existing transport-oriented development portfolio, like PITX. The Company expects to make more concrete headway and visibility with other projects in this segment within the next 6-12 months that will require initial funding.

P994.7 million from the Offering Proceeds were allocated to this project. As of and for the year ended December 31, 2022, there were no disbursement made yet related to this project.

- ***Expansion of Pre-Cast and Other Ancillary Business Units***

The Company is anticipating an increased demand for pre-fabricated construction materials under the new normal, both for its traditional market (i.e. residential, office, and commercial / industrial) and new segments (horizontal infrastructure) it plans to expand and enter into. With the new occupational health and safety protocols arising from the COVID-19 pandemic, the Company believes that the pre-cast technology will be well-suited for the industry, given its less human labor requirement and faster turn-around compared with the traditional method.

Moreover, the government's roll out of major infrastructure projects enabled the Company to identify opportunities in this segment, which will be driving force to Megawide's infrastructure pivot. In addition to the Company's engineering, procurement and construction business, these projects will likewise require huge support from other ancilliary services (batching plant, formworks, specialized equipment, transport, and others), being a vertically-integrated construction company.

In relation to this, the Company has finalized its plan to expand its pre-cast plant capacity to approximately 40,000 cu/m/month, from the current 13,000 cu/m/month, in various high growth locations across the country, including the existing plant in Taytay, Rizal. Estimated cost of the project is around P1,000.0 million for full capacity and has reached around 25% completion as of end-2019. The targeted capacity of 35,000-40,000 cu/m/month is originally projected to be achieved by the end of 2024-2025, subject to market conditions and operating environment.

Furthermore, the expansion of its construction services and ancilliary businesses require additional funding and the Company expects the progress of these initiatives to accelerate as soon as new infrastructure contracts are secured within the year.

P576.8 million from the Offering Proceeds were allocated to this project, P277.7 million of which were released as of and for the year ended December 31, 2022. Disbursements for the year ended December 31, 2022, amounted to P255.9 million.

- ***NAIA Rehabilitation***

The government's airport modernization and expansion program opened up exciting opportunities for the private sector to contribute to the country's infrastructure development program. Being the largest private sector airport operator, by virtue of its concession agreement with the Philippines' second busiest airport, the Company is well positioned and has a unique advantage to participate in other airport development projects in the government's pipeline.

In a letter dated 15 July 2020, the Manila International Airport Authority (MIAA) granted the consortium led by the Company with GMR Infrastructure Limited as partner operator, the Original Proponent Status (OPS) for the development of the NAIA. Under the Build-Operate-Transfer (BOT) Law, the holder of the OPS will have the right to match any competing offer from another proponent under the Swiss Challenge scenario, subject to the terms and conditions of the Swiss Challenge process.

The project proposal plans for a phased redevelopment of existing NAIA terminals to remove decongestion and increase annual total passenger-handling capacity from the existing 30 million passengers to 65 million. The deliverables also include expanding and interconnecting the existing terminals of NAIA using a People Mover System, upgrading airside facilities, developing commercial facilities to increase airline and airport efficiencies, enhancing passenger comfort and experience and elevating the status of NAIA as the country's premier international gateway.

The Company received communication from the MIAA on 15 December 2020 stating that consortium's OPS has been revoked, with no formal notice on the reasons for the revocation. Megawide has submitted a motion for reconsideration for its proposal on 21 December 2020, as it has, at all stages, complied with the all the government's requirements for its unsolicited proposal. The BOD of MIAA denied the motion for reconsideration of Megawide, which sought to overturn the revocation of the Megawide's OPS for the rehabilitation of the NAIA. Megawide was formally informed of the said denial through a letter from the Corporate Secretary of the MIAA BOD dated January 25, 2021.

The proceeds initially allocated for the said project has been reallocated to other projects as approved by the Company's BOD on February 26, 2021 and disclosed in the PSE Edge on March 1, 2021.

- ***Expansion of MCIA Under Concession Agreement 2***

The Company has an existing CA2 proposal, which has an OPS status, which will extend its existing Concession Agreement in MCIA by another 25 years. Phase 1 involves the takeover of the airside facility, rehabilitation of the existing runway and taxiways, construction of an additional full-length parallel taxiway, development of additional rapid exit taxiways and runway holding positions.
Phase 2 involves the construction of a second parallel and independent instrument runway and Phase 3 comprises the construction of Terminal 3.

Given the recent developments, the Company is currently in active discussion with the government and updating its proposal and revisiting the terms of the OPS based on the new operating landscape and requirements of the project. Under the BOT Law, the holder of the OPS will have the right to match any competing offer from another proponent under the Swiss Challenge scenario, subject to the terms and conditions of the Swiss Challenge process.

The Company continues to hold the OPS for the expansion of MCIA under CA2, which is currently being discussed with and evaluated by the government. No amount has been reallocated to the project but the scope has been expanded to cover developments and activities required under CA1, in compliance with its terms and conditions, which will entail financial support.

P816.1 million from the Offering Proceeds were allocated and were fully used for this purpose as of December 31, 2022.

- ***Development of the Cebu Integrated Transport Hub***

The Company executed an Agreement with the Local Government of Cebu last January 12, 2021 for a 50-year concession agreement to redevelop and operate the Carbon Market. The project requires pre-development and logistical expenses in line with its 5-year development timetable.

The proposal involves the transformation of the existing Carbon Market into a mixed-use development anchored on a modern public market and an integrated multi-modal transport hub. Phase 1 of the project involves the rehabilitation of the existing public market, including a new wholesale market, construction of a new night market, and other lifestyle commercial establishments, land transport and ferry terminals, among others. Phase 2 includes a mixed-use development plan (hotel, MICE, retail, etc.) envisioned to transform the property into one of Cebu's primary attractions.

P1,274.7 million from the Offering Proceeds were allocated to fund this project, P1,266.4 million of which were released as of and for the year ended December 31, 2022. Disbursements for the year ended December 31, 2022, amounted to P383.0 million.

- ***General Corporate Purposes***

  General corporate purposes include: (1) purchase or lease or repair of construction equipment; (2) provision for potential projects and business opportunities; and, (3) working capital.

  P331.6 million from the Offering Proceeds were allocated and were fully used for this purpose as of December 31, 2022.

b.) The remaining balance of the Offering Proceeds amounting to P1,555.8 million as of December 31, 2022 is expected to be applied on costs to be incurred in accordance with the planned use and estimated timing as disclosed in the Offering Prospectus and to the PSE and its subsequent revision of allocation.

5. We found no exceptions with respect to item 5.

Because the foregoing procedures do not constitute either an audit or review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standard on Review Engagements (PSRE), respectively, we do not express an assurance on the use of Offering Proceeds based on the said standards. Had we performed additional procedures, or had we performed an audit or review of the financial statements in accordance with PSA or PSRE, respectively, other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events or circumstances occurring after the date of this report.

Our report is solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties. This report relates only to the information and items specified above and does not extend to any financial statements of the Company, taken as a whole.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 9566627, January 3, 2023, Makati City
SEC Group A Accreditation
Partner - No. 90230-SEC (until financial period 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

January 27, 2023