

Megawide Construction Corp.

1H2025 Financial and Operating Results

August 2025

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Outline

1.0 Financial & Balance Sheet Highlights

2.0 Construction

3.0 Landport

4.0 Real Estate



FINANCIAL & BALANCE HIGHLIGHTS

INCOME STATEMENT HIGHLIGHTS



In PhP M	1H 2025	1H2024	% change
Revenues	8,599.31	11,414.8	-25%
Construction Operations	7,313.70	10,898.4	-33%
Landport Operations	216.97	205.2	6%
Real Estate Operations	1,068.64	311.1	243%
Direct Costs	6,371.29	9,305.6	-32%
Construction Operations	5,610.56	8,998.8	-38%
Landport Operations	140.40	151.6	-7%
Real Estate Operations	620.33	155.3	299%
Gross Profit	2,228.02	2,109.1	6%
Operating Expenses	742.15	703.8	5%
Operating Profit	1,485.87	1,405.4	6%
Other Income / (Expenses)	-837.58	-758.9	10%
Finance Costs	-1,375.35	-1,142.1	20%
Finance Income	358.04	307.4	16%
Others	179.73	75.8	10%
Profit / (Loss) Before Tax	648.29	646.5	0%
Tax Income (Expense)	-211.87	-208.9	1,08%
Net Profit/ (Loss)	436.42	437.6	0%

MARGIN PERFORMANCE

	1H2025	1H2024
Gross Profit Margin	26%	18%
<i>Construction</i>	23%	17%
<i>Terminal Operations</i>	35%	26%
<i>Real Estate Operations</i>	42%	50%
EBITDA Margin	28%	23%
<i>Construction</i>	29%	23%
<i>Terminal Operations</i>	68%	45%
<i>Real Estate Operations</i>	16%	-16%
Net Income Margin	5%	4%
<i>Construction</i>	6%	6%
<i>Terminal Operations</i>	-19%	-48%
<i>Real Estate Operations</i>	-	-

- **26%** Gross Margin vs 18% 1H2024

- **5%** Net Margin vs 4% 1H2024

BALANCE SHEET HIGHLIGHTS



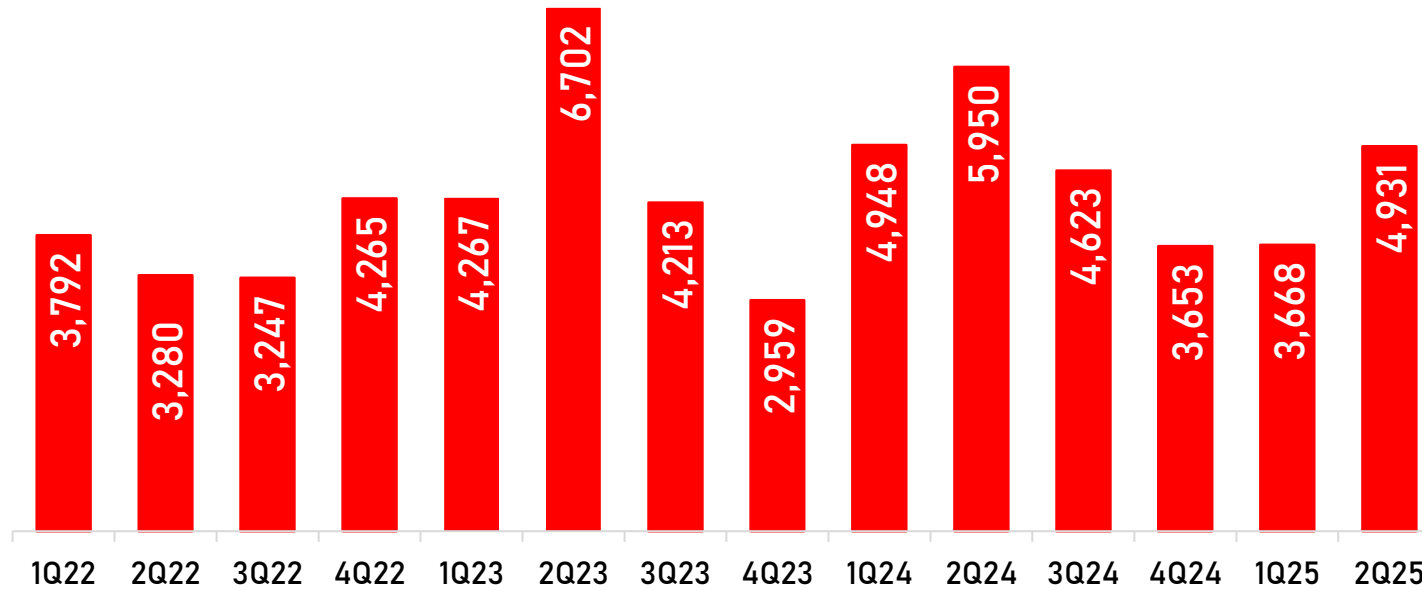
- 1.9x
Bank D-E ratio
(vs 2.33X covenant)

	Jun-25	Dec-24
ASSETS		
Cash	4,476.25	5,780.84
Trade receivables	24,506.76	22,028.54
Real estate inventories	5,460.89	4,526.13
Other current assets	10,715.21	10,382.43
Contract assets	3,907.14	3,385.79
Total Current Assets	50,194.21	47,148.18
Property, Plant & Equipment	5,969.11	5,898.97
Goodwill	3,797.07	3,797.07
Total Non-Current Assets	16,075.01	16,188.58
TOTAL ASSETS	66,269.23	63,336.76
LIABILITIES		
Current loans	18,616.50	18,285.88
Trade payables	5,491.97	4,872.69
Total Current Liabilities	29,190.67	28,103.80
Non-current loans	17,441.80	16,716.12
Total Non-Current Liabilities	18,738.51	18,241.02
TOTAL LIABILITIES	47,929.18	46,344.82
EQUITY	18,340.04	16,991.94
Bank D-E Ratio	1.9	2.06



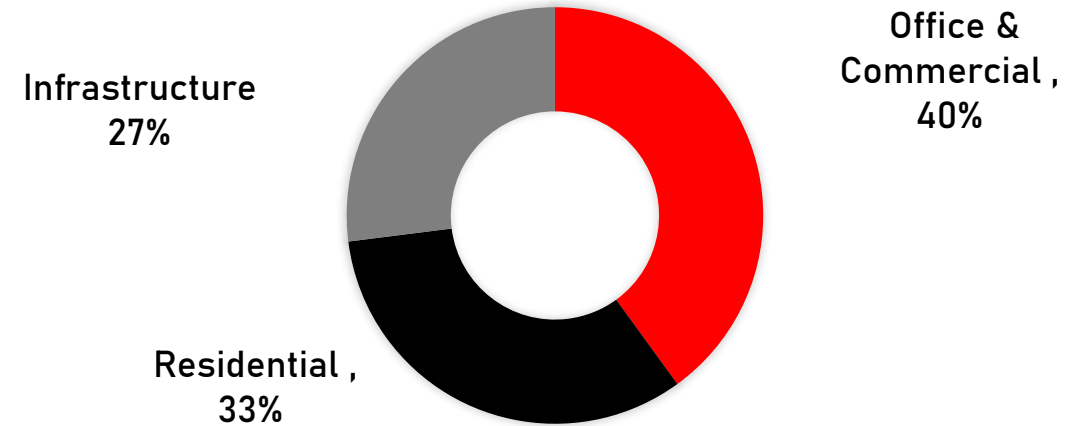
Construction Operations

QUARTERLY PERFORMANCE (PhP M)

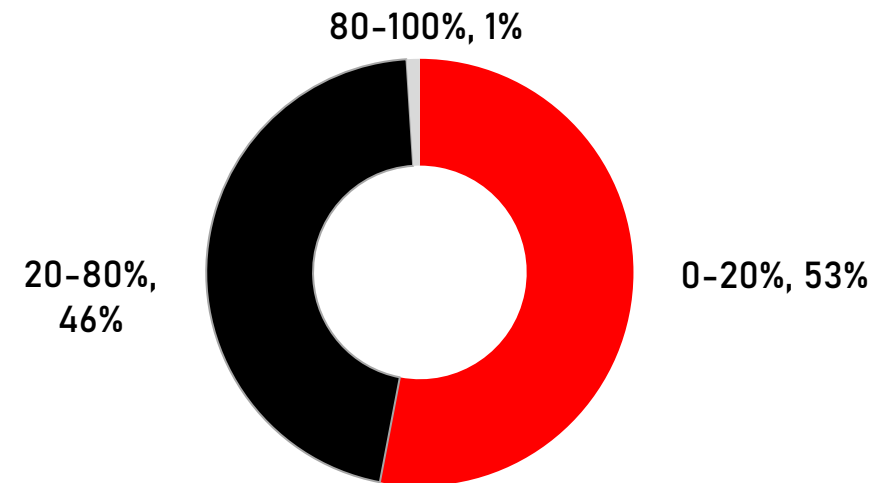


- **P37B**
Order book (2-3 years burn)
- **25**
Existing projects
- **53%**
0-20% completion
(for future revenue recognition)

ORDER BOOK MIX



% COMPLETION

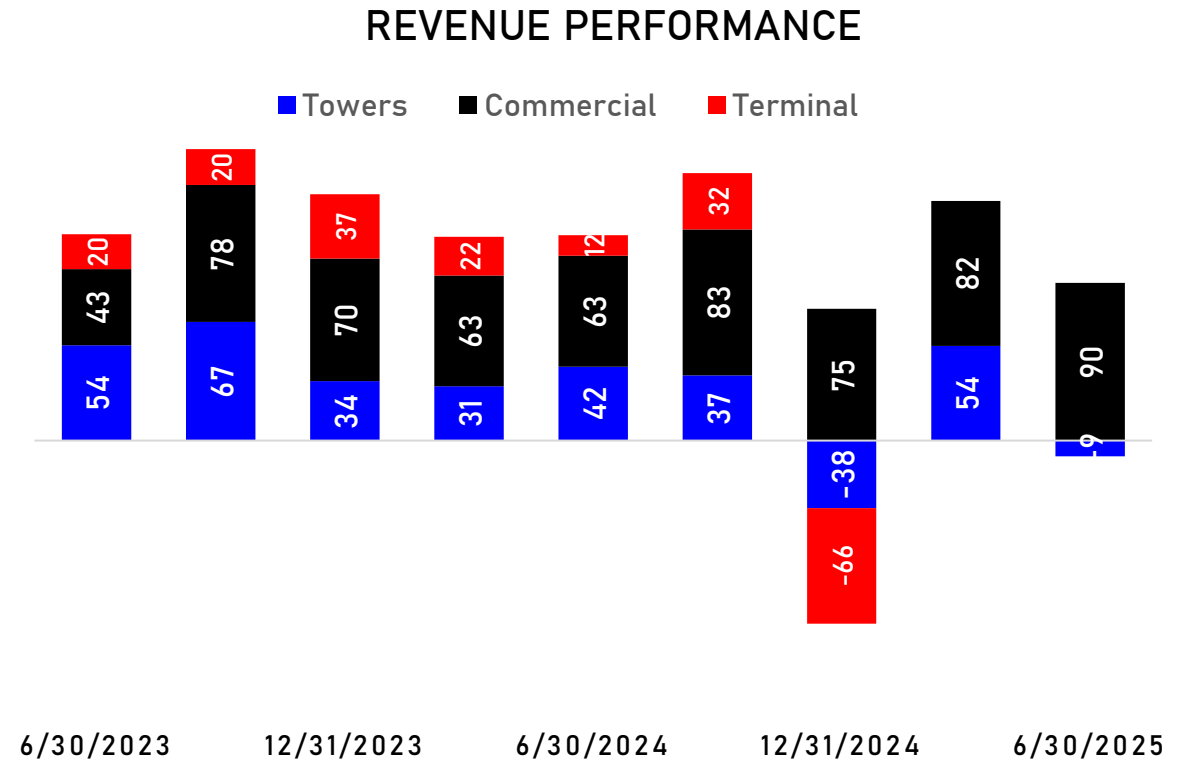




LANDPORT OPERATIONS

STEADY REVENUE GENERATION

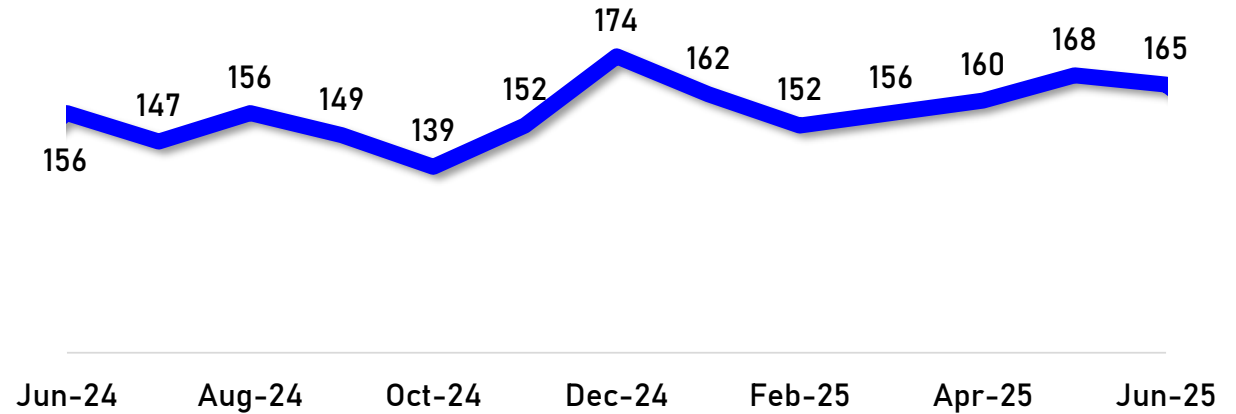
○ 6% 1H2025 revenue growth vs 1H2024



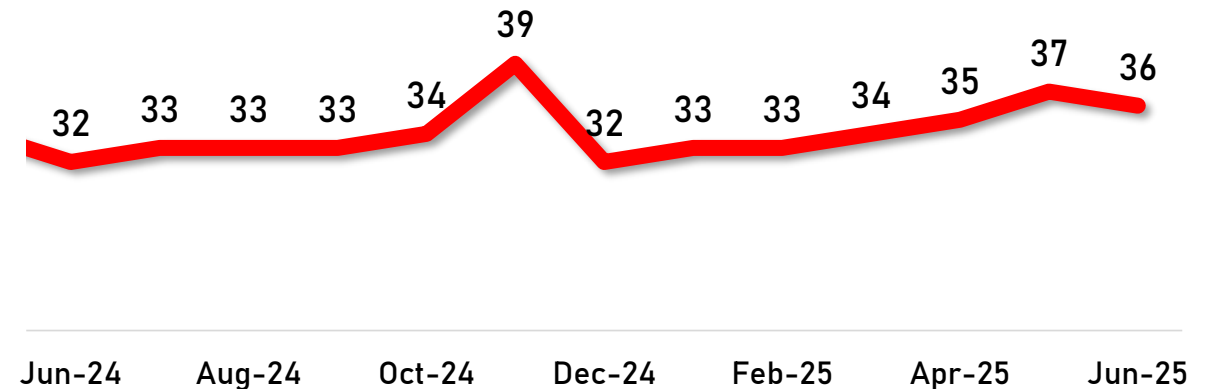
INCREASING TRAFFIC AND PASSENGER SPENDING

- 165k
Record monthly traffic in June 2025
- P37
Average passenger spend in 1H2025

AVERAGE DAILY FOOT TRAFFIC ('000)

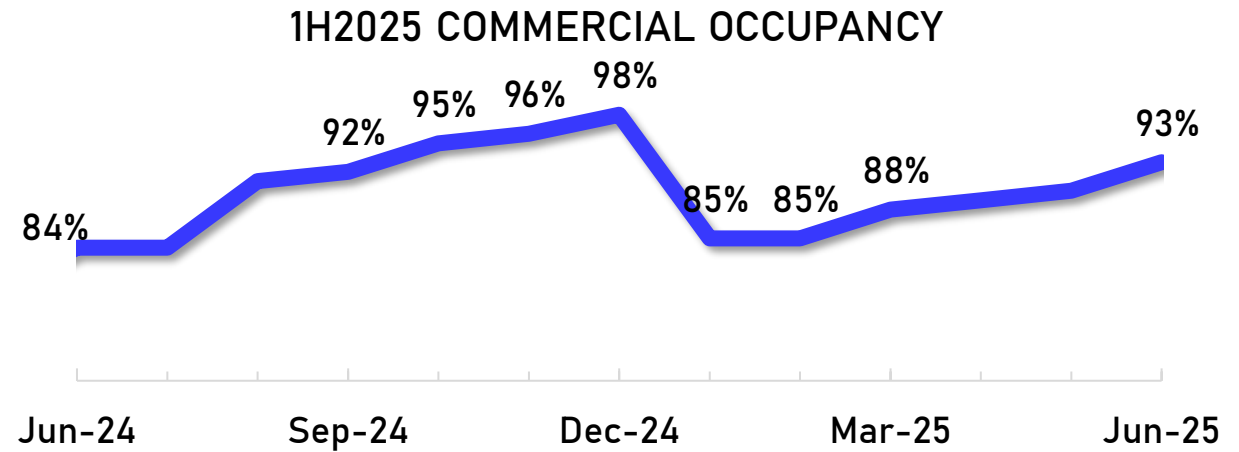


AVERAGE SPEND PER PAX (Php)

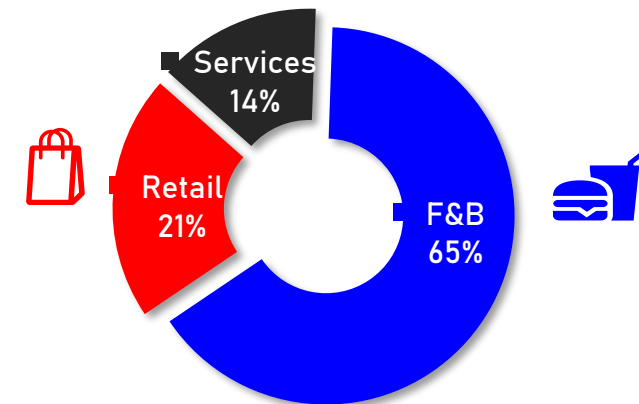


COMMERCIAL HOLDING STEADY

- 93%
vs 84% 1H2024 commercial area occupancy
- 65-21-14%
F&B – Retail – Services share



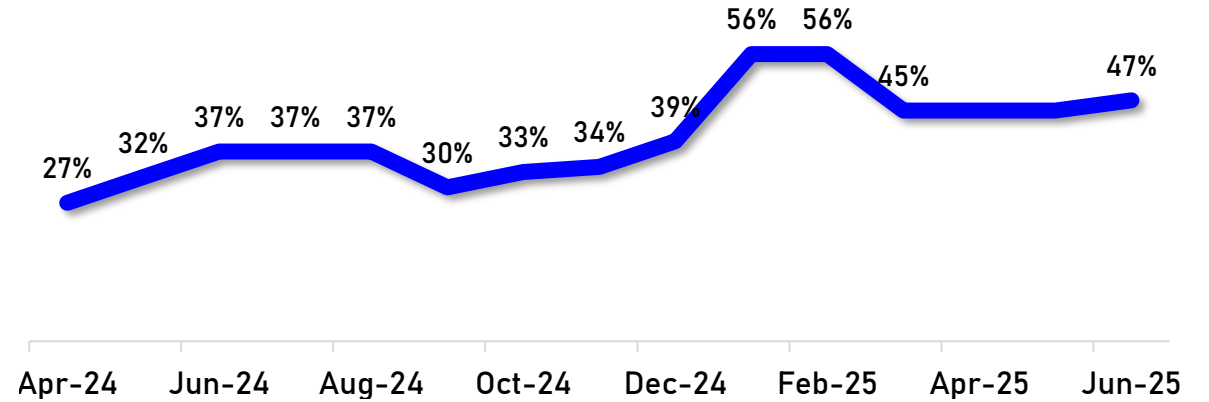
1H2025 TENANT MIX



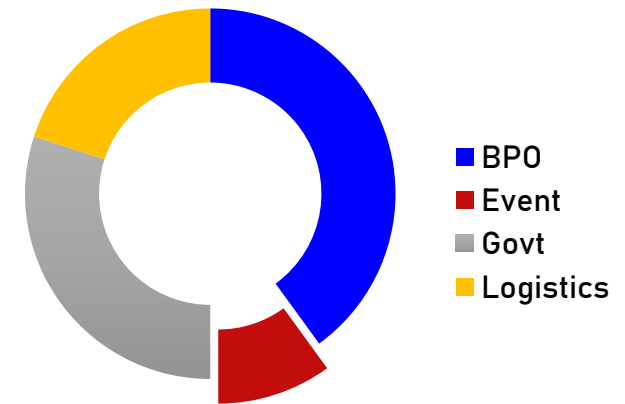
OFFICE OCCUPANCY RECOVERING

- 47%
Office towers occupancy
(from 27% as of end of 1H2025)

QUARTERLY OFFICE OCCUPANCY



1H2025 TENANT MIX

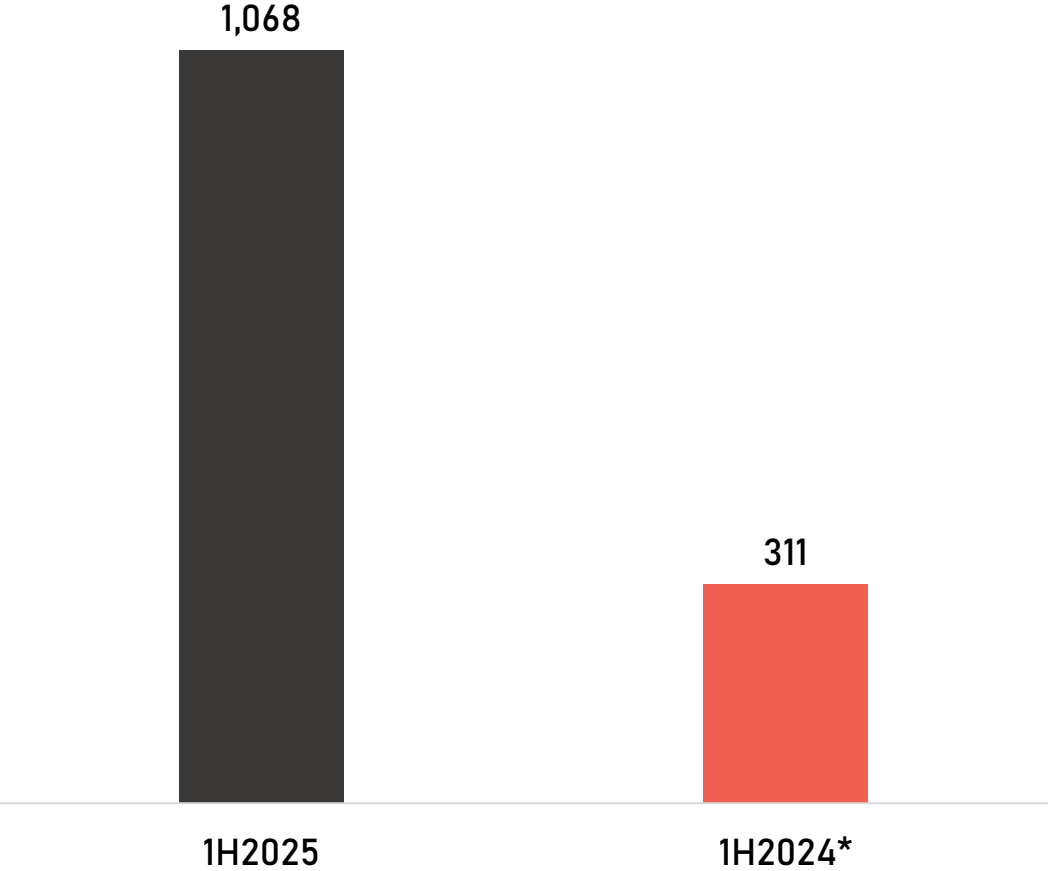




REAL ESTATE OPERATIONS

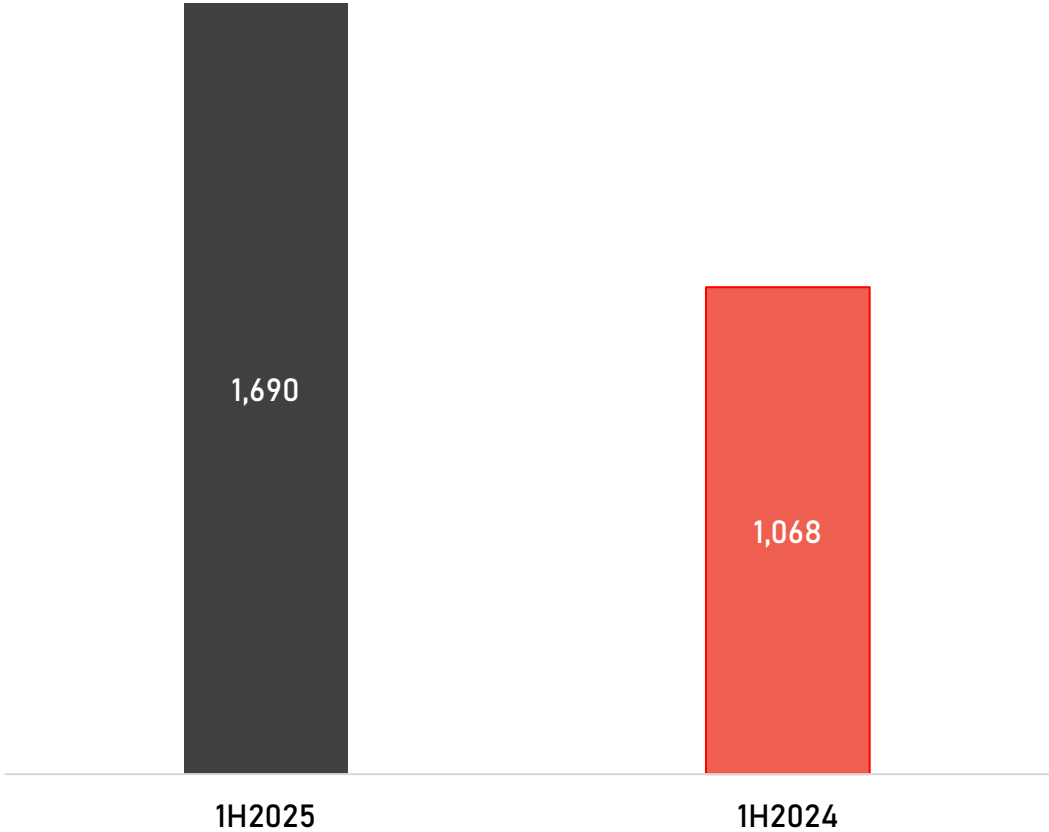
Revenue Growth

YTD REVENUE (PHP MN)



**PH1 was acquired in July 2023*

RESERVATION SALES (PHP MN)



STRONG HORIZONTAL OFFERINGS

EXTRAORDINARY
DEVELOPER



P5.0M

Average price per unit

UNITS



VALUE (PHP MN)



Thank you



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