

Megawide Construction Corp.

9M2025 Financial and Operating Results

Contact us

investorrelations@megawide.com.ph
www.megawide.com.ph

Follow us

fb.com/MegawideConstructionCorp
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Outline

1.0 Financial & Balance Sheet Highlights

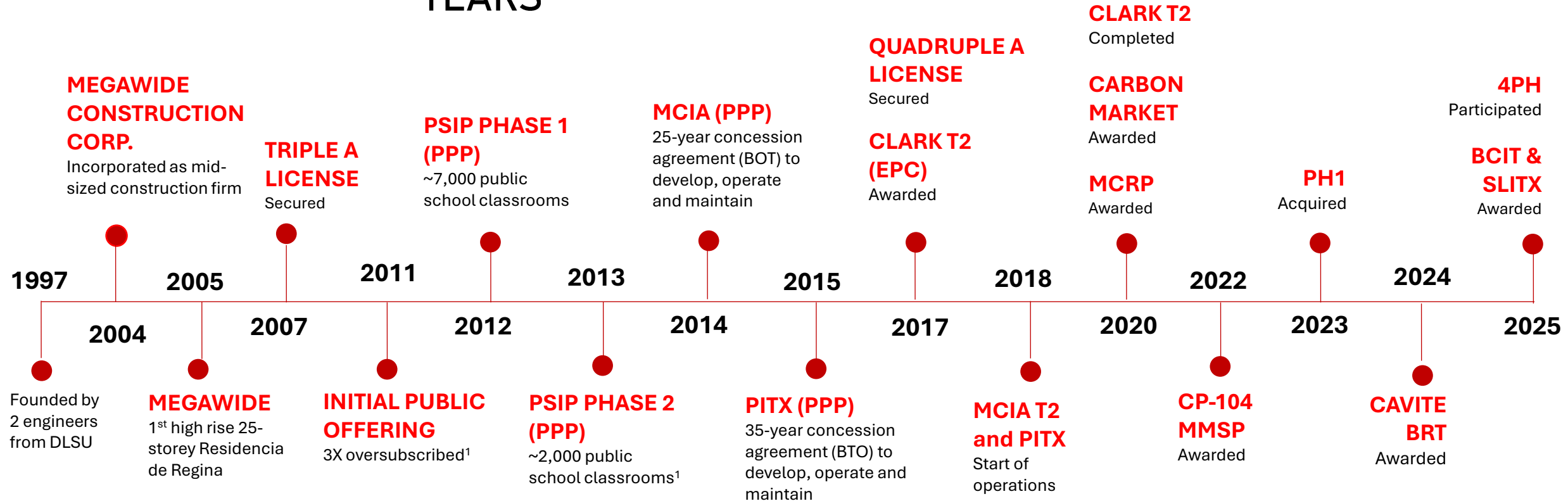
2.0 Construction

3.0 Landport

4.0 Real Estate



EXCELLENCE IN MORE THAN 25 YEARS



¹Based on standard Investor Relation materials available to the public



FINANCIAL & BALANCE SHEET HIGHLIGHTS

INCOME STATEMENT

○ P12.3B

Total consolidated revenues
for this 9M2025

○ P501M

9M2025 Net income

In PhP M	9M2025	9M2024	% change
Revenues	12,325.63	16,348.06	-25%
Construction Operations	10,445.17	15,521.87	-33%
Landport Operations	358.00	386.01	-7%
Real Estate Operations	1,522.47	440.18	246%
Direct Costs	9,089.52	13,241.87	-31%
Construction Operations	8,028.21	12,809.30	-37%
Landport Operations	210.14	245.84	-15%
Real Estate Operations	851.17	186.74	356%
Gross Profit	3,236.12	3,106.19	133%
Operating Expenses	1,234.09	1,068.07	16%
Operating Profit	2,002.03	2,038.12	-2%
Other Income / (Expenses)	-1,394.79	1,155.10	21%
Finance Costs	-2,130.64	-1,848.15	15%
Finance Income	528.88	548.05	-3%
Others	206.97	145.00	43%
Profit / (Loss) Before Tax	607.24	883.02	-31%
Tax Income (Expense)	-106.19	-308.10	-66%
Net Profit/ (Loss)	501.05	574.92	-13%

MARGIN PERFORMANCE

- **26%** Gross Margin vs 19% 9M2024

- **4%** Net Margin

	9M2025	9M2024
Gross Profit Margin	26%	19%
<i>Construction</i>	23%	17%
<i>Terminal Operations</i>	44%	58%
<i>Real Estate Operations</i>	41%	36%
EBITDA Margin	28%	22%
<i>Construction</i>	29%	22%
<i>Terminal Operations</i>	68%	62%
<i>Real Estate Operations</i>	10%	-10%
Net Income Margin	4%	4%
<i>Construction</i>	7%	5%
<i>Terminal Operations</i>	-12%	-20%
<i>Real Estate Operations</i>	-11%	-31%

BALANCE SHEET HIGHLIGHTS

◦ 1.6x

**Bank D-E ratio
(vs 2.33X covenant)**

	9M2025	9M2024
ASSETS		
Cash	4,276.54	5,780.84
Trade receivables	22,915.58	22,028.54
Real estate inventories	6,840.47	4,526.13
Contract assets	4,018.34	3,385.79
Other current assets	10,999.92	10,382.43
Total Current Assets	50,042.45	47,148.18
Property, Plant & Equipment	5,811.10	5,898.97
Investment properties	4,794.85	4,868.16
Goodwill	3,797.07	3,797.07
Other Non-current assets	1,543.17	1,624.38
Total Non-Current Assets	15,946.19	16,188.58
TOTAL ASSETS	65,988.64	63,336.76
LIABILITIES		
Current loans	16,153.89	18,285.88
Trade payables	6,679.21	4,872.69
Contract liabilities	5,143.93	4,945.22
Total Current Liabilities	27,977.03	28,103.80
Non-current loans	17,806.68	16,716.12
Total Non-Current Liabilities	18,120.18	18,285.88
TOTAL LIABILITIES	47,750.21	46,344.82
EQUITY	18,238.43	16,991.94
Bank D-E Ratio	1.6	1.3

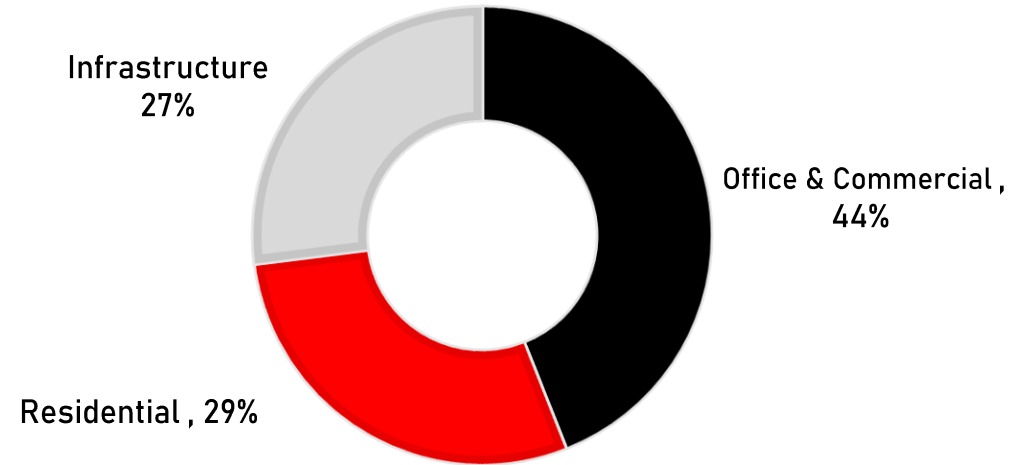


CONSTRUCTION OPERATIONS

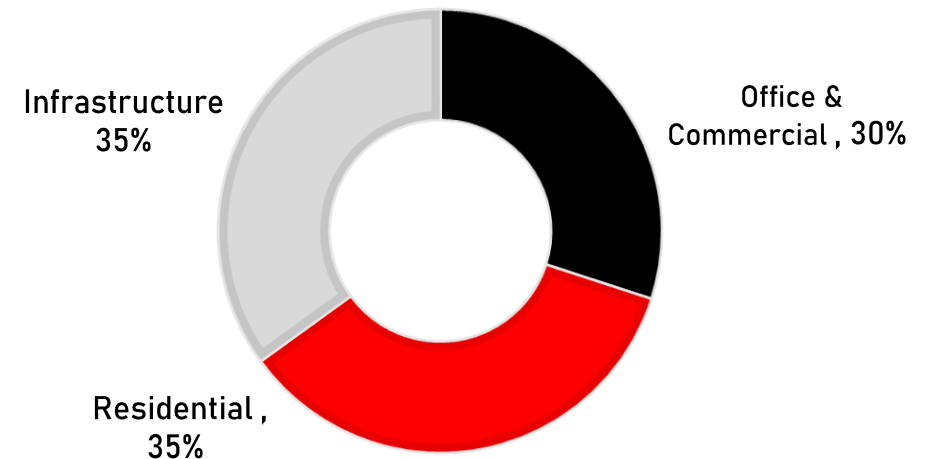
Healthy and Diversified Order Book

- **P35.6B**
Order book (2-3 years burn)
- **25**
Existing projects
- **P50B**
Target by end-2025 (3-4 years revenue)

CURRENT MIX



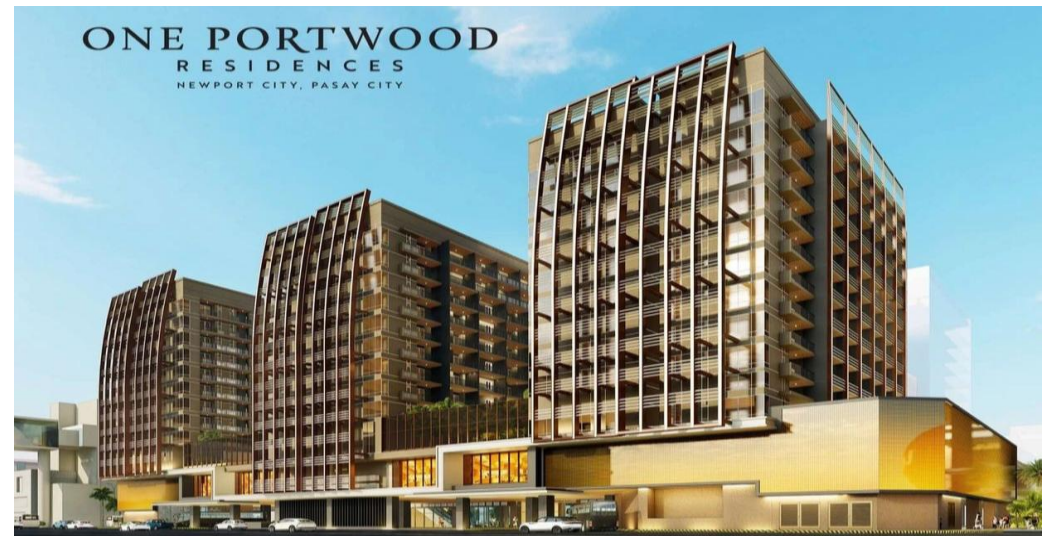
TARGET MIX



Ongoing Projects



New Contracts



Completed Projects



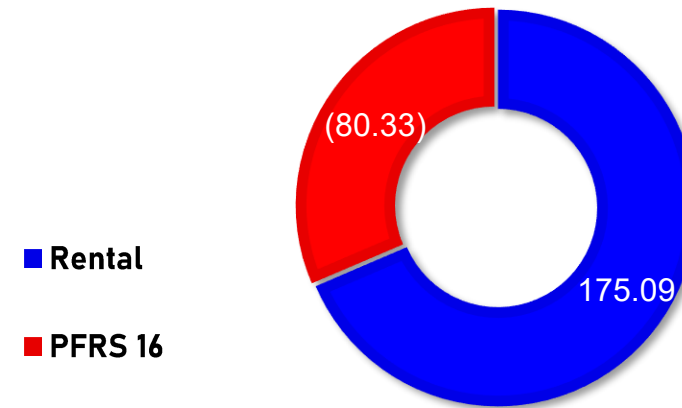


LANDPORT OPERATIONS

STEADY REVENUE GENERATION

9M2025 Revenue Breakdown (in PHP MN)				
	Office	Commercial	Terminal	Total
Rental	175.09	263.83	-	483.93
PFRS 16	(80.33)	(0.60)	-	(80.93)
TOTAL	94.76	263.24	-	358.00

9M2025 breakdown

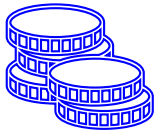


STEADY TRAFFIC AND PASSENGER SPENDING



163.16k

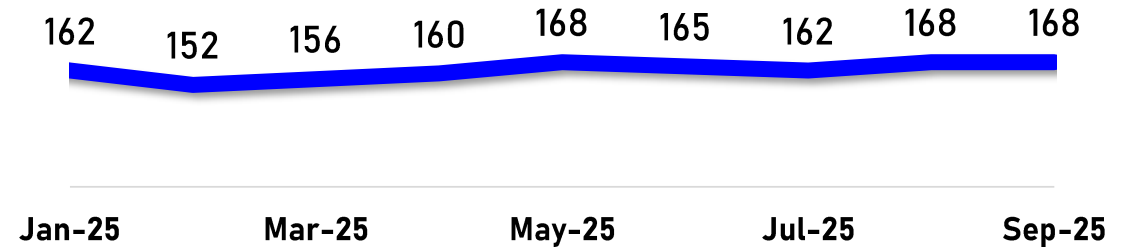
Record monthly traffic in 9M2025



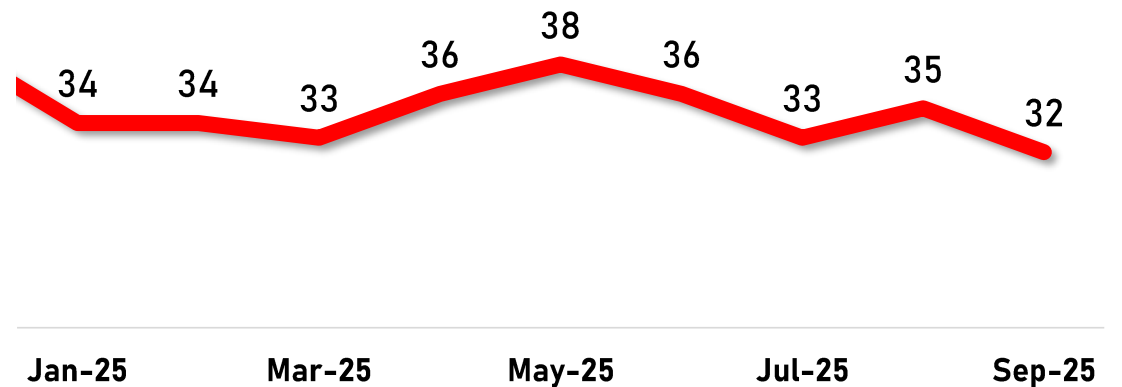
P32

Average passenger spend in 9M2025

AVERAGE DAILY FOOT TRAFFIC ('000)



AVERAGE SPEND PER PAX (Php)

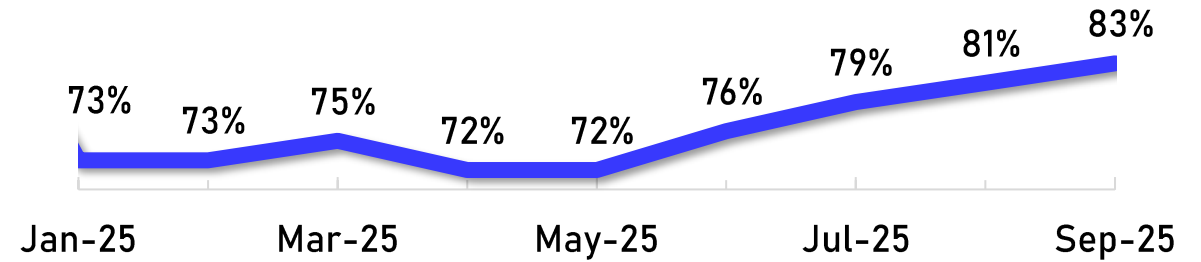


COMMERCIAL OCCUPANCY

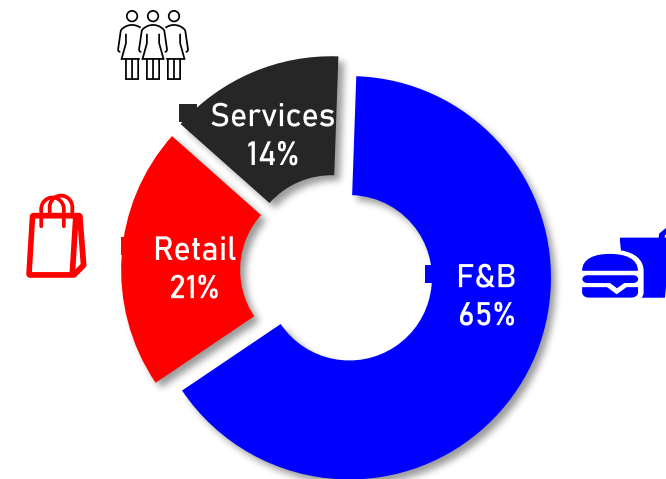
- 83%
Commercial area occupancy
from 92% 9M2024

- 65-21-14%
F&B – Retail – Services share

9M2025 COMMERCIAL OCCUPANCY



9M2025 TENANT MIX



NEW COMMERCIAL TENANTS

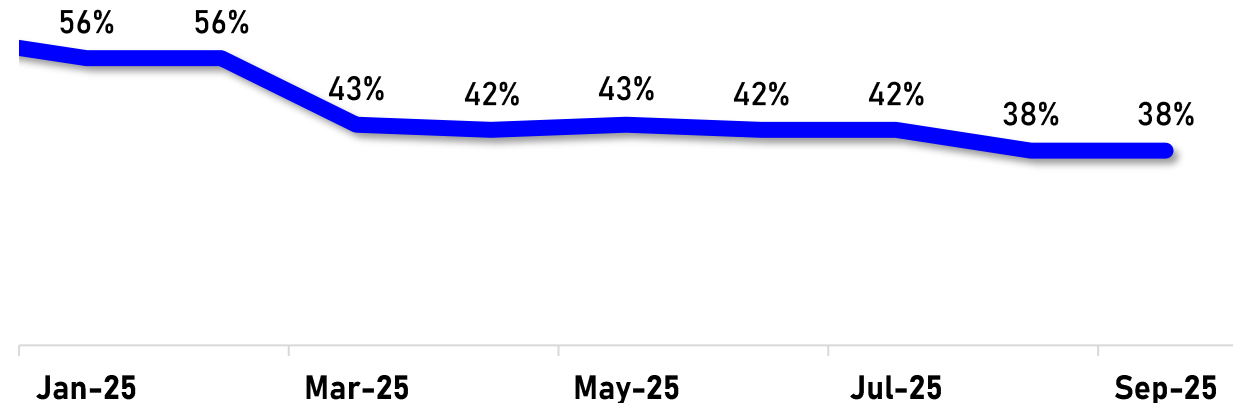


OFFICE OCCUPANCY RECOVERING

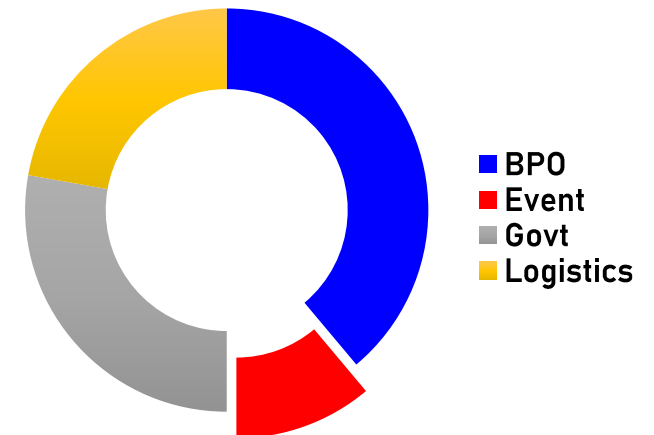
- 38%
Office towers occupancy

- 100%
Non-POGO tenants

9M2025 QUARTERLY OFFICE OCCUPANCY



9M2025 TENANT MIX



NEW OFFICE TENANTS





REAL ESTATE OPERATIONS

YTD REVENUE PERFORMANCE

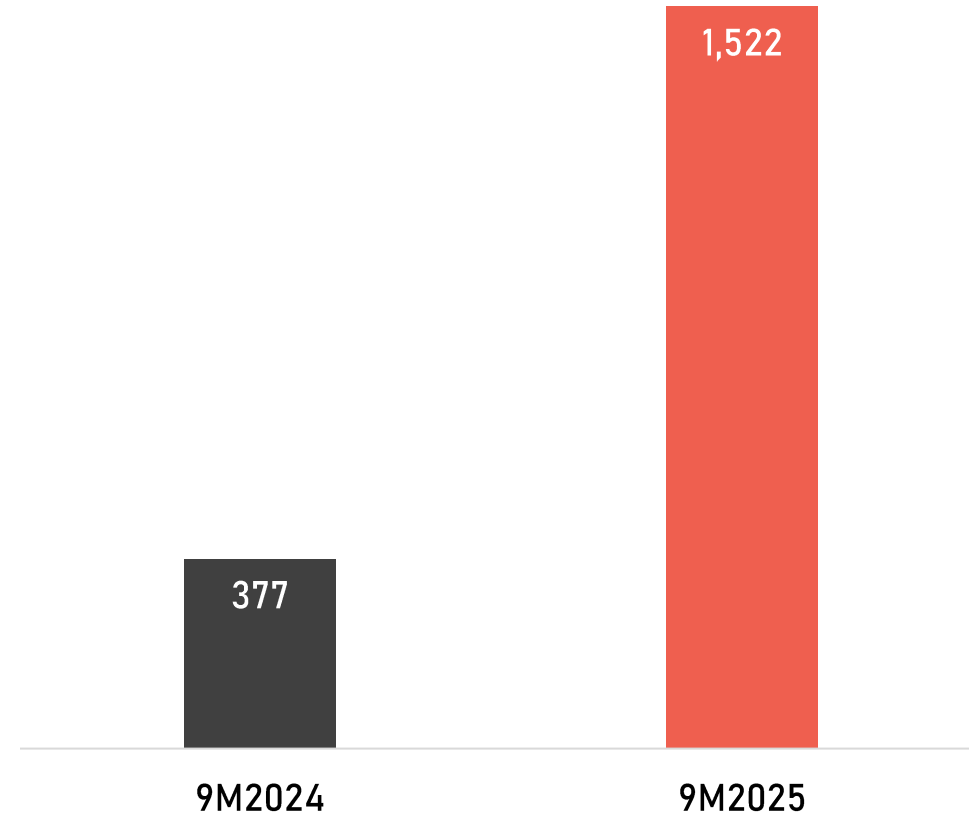
EXTRAORDINARY
DEVELOPER



P1.5B

9M2025 revenue

(PHP MN)



RESERVATION SALES

EXTRAORDINARY
DEVELOPER

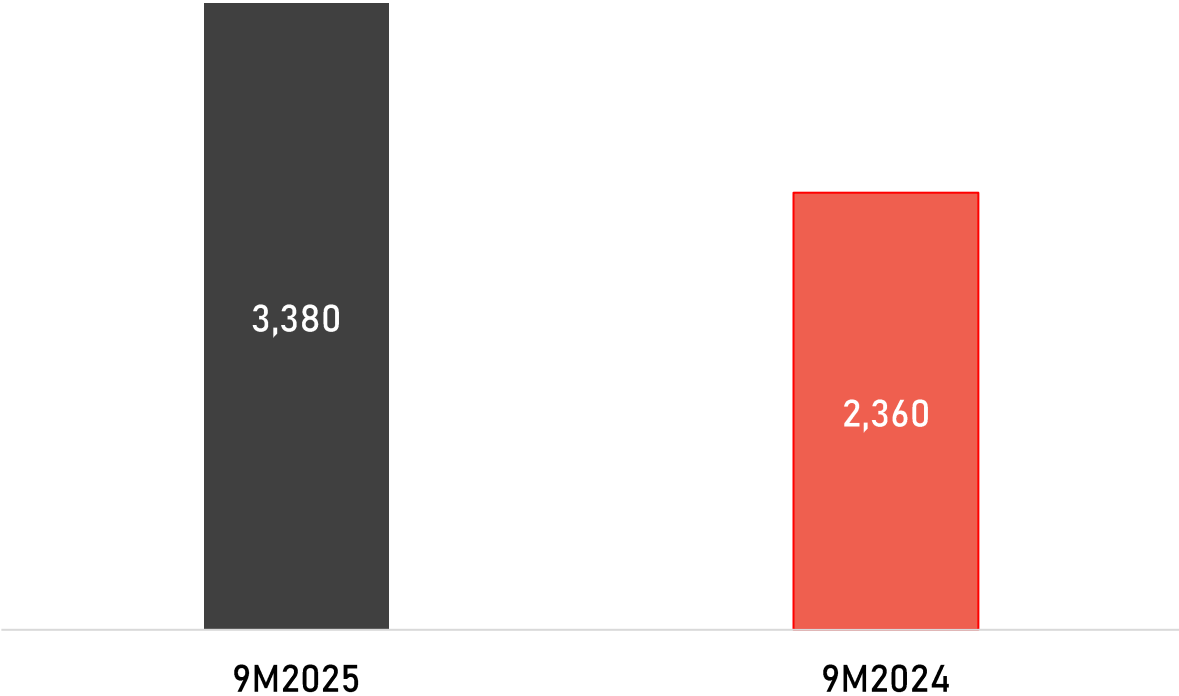


UNITS



P3.4B

units this 9M2025



Consolidated Projects



Project Name	Total Inventory (in Millions)	Sales Reservation as of Sep 2025	Inventory balance as of Sep 2025	Revenue PTD as of Sep 2025
The Hive	Php 3,315Mn	Php 2,375 Mn	Php 940 Mn	Php 2,311 Mn
My Enso	Php 8,591Mn	Php 4,832 Mn	Php 3,759 Mn	Php 1,122 Mn
MLOH – Phase 1 and T2	Php 4,795Mn	Php 1,978 Mn	Php 2,817 Mn	Php 216 Mn
One Lancaster – Phase 1, 2, & 3	Php 3,118Mn	Php 2,256Mn	Php 862Mn	Php 138Mn
SJDM	Php 1,672Mn	Php 968Mn	Php 704Mn	Php 386Mn
TRECE	Php 1,691Mn	Php 447 Mn	Php 1,244Mn	Php 8 Mn
TOTAL	Php 22,762Mn	Php 12,856Mn	Php 10,326Mn	Php 4,181Mn

*All with License to Sell (LTS)

Pipeline Projects



Project Name	Total Inventory (in Millions)	Sales Reservation as of Sep 2024	Inventory balance as of Sep 2025	Revenue as of Sep 2025
4PH Avesta	Php 3.1Bn	-	Php 3.1Bn	-
Lykke Phase 1	Php 12.03Bn	Php 1,523 Mn	Php 10.51Bn	-
MLOH	Php 10.8Bn	-	Php 10.8Bn	-
TOTAL	Php 25.93Bn	Php 1,523 Mn	Php 24.41Bn	-

Thank you



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investorrelations@megawide.com.ph
www.megawide.com.ph

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