

COVER SHEET

for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

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COMPANY NAME

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PRINCIPAL OFFICE (No. / Street / Barangay / City / Town / Province)

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Form Type

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Department requiring the report

C	R	M	D
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Secondary License Type, If Applicable

N	/	A
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COMPANY INFORMATION

Company's Email Address Corporate.Secretary@altuspropertyventures.com.ph	Company's Telephone Number 8397-1888	Mobile Number 09478518652
No. of Stockholders 1,503	Annual Meeting (Month / Day) Any business day in May of each year	Fiscal Year (Month / Day) 12/31

CONTACT PERSON INFORMATION

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person Mr. Kerwin Max S. Tan	Email Address Kerwin.Tan@altuspropertyventures.com.ph	Telephone Number/s 8397-1888	Mobile Number N/A
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CONTACT PERSON'S ADDRESS

**15th Floor Robinsons Cyberscape Alpha Sapphire & Garnet Road Ortigas Center,
Pasig City**

NOTE 1 : In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

2 : All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies

SEC Number
File Number

CS200704758

**ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)**

(Company's Full Name)

Brgy. 1, San Francisco, San Nicolas, Ilocos Norte

(Company's Address)

8397-1888

(Telephone Number)

DECEMBER 31

(Calendar Year Ending)
(month & day)

FORM 17-A (ANNUAL REPORT)

Form Type

Amendment Designation (if applicable)

December 31, 2025

Period Ended Date

Not Applicable

(Secondary License Type and File Number)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A

**ANNUAL REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES**

1. For the calendar year ended : **December 31, 2025**

2. SEC Identification Number : **CS200704758**

3. BIR Tax Identification No. **006-199-192-000**

4. Exact name of issuer as specified in its charter

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)

5. **Ilocos Norte, Philippines**
Province, Country or other
jurisdiction of incorporation or
organization

(SEC Use Only)
Industry Classification Code:

7. **Brgy. 1, San Francisco, San Nicolas, Ilocos Norte**
Address of principal office

2901
Postal Code

8. **8397-1888**
Issuer's telephone number, including area code

9. **Not Applicable**.....
Former name, former address, and former fiscal year, if changed since last report.

10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA2

<u>Title of Each Class</u>	<u>Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding</u>
Common Stock	100,000,000 shares

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

Yes [] No []

If yes, state the name of such stock exchange and the classes of securities listed therein:

The Philippine Stock Exchange

Common Stock

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [] No []

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [] No []

13. Aggregate market value of the voting stock held by non-affiliates: **₱286,073,722**

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PART I - BUSINESS AND GENERAL INFORMATION

(A) Description of Business

(1) Business Development

Altus Property Ventures, Inc. (formerly Altus San Nicolas Corp.) (the “Company” or “APVI” or the “Issuer”) is a stock corporation organized under the laws of the Philippines. It was incorporated on March 28, 2007 as a real estate company with an initial authorized capital stock of 40,000,000 Common Shares at a par value of ₱1.00 per share.

On February 24, 2009, RLC subscribed and paid 1,998 Common Shares of APVI at ₱1.00 per share. In 2010, the SEC approved the increase in the Company’s authorized capital stock to 100,000,000 Common Shares with a par value of ₱1.00. In the same year, RLC bought additional shares in APVI ending up with an 80% controlling stake in the Company. On March 7, 2013, RLC acquired the remaining 20% non-controlling interest in APVI, increasing its ownership interest from 80% to 100%.

On July 31, 2019, the Board of Directors of RLC approved the declaration of RLC’s APVI shares as property dividend to its Common Shareholders which, following the approval of the SEC, will result in the distribution to RLC Common Shareholders of one (1) Common Share for approximately every Fifty One and 9384/10000 (51.9384) RLC Common Shares owned and registered in the name of the RLC Common Shareholders as of August 15, 2019.

On August 23, 2019, the SEC approved the amendment of some of the provisions of the Company’s Articles of Incorporation and By-laws including the change of its corporate name from “Altus San Nicolas Corp.” to “Altus Property Ventures, Inc.”.

On June 26, 2020, APVI listed 100,000,000 common shares by way of introduction on the SME Board of the Philippine Stock Exchange (PSE:APVI), representing 100% of the real estate company’s issued and outstanding shares.

Effective May 13, 2022, the PSE approved the Company’s application to transfer to the Main Board of the Exchange.

The Company’s principal executive office is located at Brgy. 1 San Francisco, San Nicolas, Ilocos Norte. As of December 31, 2025 and 2024, APVI has a total of 65 and 72 employees, including 19 and 18 permanent full-time managerial and support employees and approximately 46 and 54 contractual and agency employees, respectively.

(2) Business

(a) Description of the Company

The Company’s primary purpose is to engage in the business of selling, acquiring, building, constructing, developing, leasing and disposing of real estate properties and property development of all kinds and nature.

1) Principal business, market and relative contribution to revenues of the Company

It currently derives all its revenues from the mall it owns and operates referred to as Robinsons Ilocos (North Wing). Located in a prosperous region where time-honored Filipino heritage continues to hold its ground, Robinsons Ilocos has become the shopping and entertainment destination to over half a million Ilocanos that populate Ilocos Norte and its neighboring towns for almost two decades.

Spanning a total floor area of approximately two hectares, it proudly stands as the Company's first foray in the Ilocandia region and is, in fact, the first full-service mall to arise in the province. This two-level modern shopping mall offers delightful dining and shopping choices featuring prominent anchor stores: Robinsons Department Store, Robinsons Supermarket, Handyman Do-It Best Home Center, and Robinsons Appliances. Joining them are top national and local food tenants including Jollibee, Mang Inasal, Greenwich, KFC, Ineng's Special BBQ, Mr. Donut, Goldilocks, Peri Peri and Bonchon. Retail outlets such as Levi's, Penshoppe, Unica Hija, Onesimus, Mossimo, Denim Hub, Softa Walk, FILA, Converse and Res-Toe-Run add to the tenant mix. Representing Ilocos' entrepreneurial arena are leading local players including Kookee House and Baker's PH. Specialty shops such as Expressions, Mercury Drugstore, The Travel Club, Power Mac, Ideal Vision and service-oriented tenants such as BDO, Bank of the Philippine Islands and LBC complete the mall offering. In addition to the retail and food tenants mentioned, WonderCity Amusement opened in June 2025 and Intayon Pasalubong Center opened in December 2025. Lease percentage rate remains healthy at approximately 100% as of December 31, 2025.

Due to the success of the mall, in 2013, a ground breaking ceremony was held for the construction of the South Wing and the bridgeway connecting it to the North Wing on a vacant lot owned by RLC. The first two floors of the South Wing house the mall expansion, covered parking and part of the BPO office space. The first to fourth floors are reserved for BPO offices as well as more parking slots. The new wing features an outdoor area adorned with a playground called the Fun Park, a dining space with parasols creating a charming al fresco ambiance. In addition, it is anchored by Toys 'R Us, Daiso, and three new state-of-the-art cinema. Popular local and international brands such as H&M, Uniqlo, Guess, World Balance, Watsons, Vans, G Shock, Coalition, Hush Puppies, US Polo, Mossimo Kids, Sole Patrol, Bench, Time Depot, Bayo, Payless, For Me, Regatta, Memo, Oxygen, Alberto, Jockey, Mendrez, Lee, Jag, Tribal, Complex Style and gadgets stores like Samsung, Octagon, Oppo, Vertext, Silicon Valley, Huawei, PC Express, Fortress, Honor are featured, as well as health and wellness outlets such as David's Salon, Laybare, Garry's Thai Massage, Positive Living, Awra including Sunnies Studio, Cool Vision and EO Optical. Joining them are food tenants Cabalen, Classic Savory, Romantic Baboy, Wing Lab, Above Sea Level, Max's, Chowking, Gerry's Grill, Botejyu, Dunkin, Macao Imperial and Starbucks.

In September 2016, the Company sold the South Wing to RLC in order to consolidate ownership and management of the expansion mall and the land where it is located.

The Company has a solid track record of financial profitability supported by a healthy financial position.

2) Competition

The Company operates in a highly competitive real estate industry. It competes with industry players who are present in all segments of the market including commercial, office, hotels, residential and real-estate related logistics and generally have wide geographic reach and those players who operate in select segments or niche markets. Each of these companies has certain distinct advantages over APVI, including their considerably larger portfolio and access to prime real estate in the heart of Metro Manila and other key cities. There are a number of other players in the real estate business in the Philippines, but they are significantly smaller and, because of the high barriers to entry into the business (which include cost, branding, reputation, scale and access to prime real estate), APVI expects that it will continue to compete principally with the major property companies for the foreseeable future. With the Company's competitive strengths as mentioned above, APVI believes that it will be able to compete effectively with peers and solidify its position as it enters new markets, grow its business and expand its portfolio.

For its mall business, the only competitor mall in the province is SM which opened in May 30, 2025. With the recent developments in the business, APVI is focused on balancing its core tenant mix and providing a more distinctive shopping mall experience to its loyal customers, as well as its ability to leverage the brand equity and drawing power of its affiliated companies in the retail trade business.

3) Suppliers

Purchase of construction and operational requirements of the Company are awarded to accredited reputable contractors/suppliers subject to a bidding process and management's evaluation of the price and qualifications of and its relationship with the relevant contractors/suppliers.

4) Customer Base

APVI has a broad base of customers, comprised of both local and foreign individuals, and institutional clients. The Company is not dependent on a single or a few customers, the loss or any of which would have a material adverse effect on the business taken as a whole.

5) Transactions with Related Parties

The Company, in the normal course of business, has transactions with its affiliated companies consisting principally of lease arrangements on commercial properties.

APVI, in its ordinary course of business, engage in transactions with RLC, companies in JGS and other companies controlled by the Gokongwei Family. The most significant of these transactions include tenancy by various retail-related companies controlled by the Gokongwei Family in Robinsons Place Ilocos. APVI's policy with respect to related party transactions is to ensure that these transactions are entered into on terms comparable to those available from unrelated third parties. In accordance with the principles of transparency and fairness, APVI conducts all related party transactions fairly and at arm's length ensuring the best interest of the Company, its affiliates, and all shareholders.

The Company's major related party transactions include leases of significant portions of Robinsons Place Ilocos to companies controlled by the Gokongwei Family, including Robinsons Department Store, Robinsons Supermarket and Handyman Do-It-Best. Other affiliates from whom APVI earns rental income include Robinsons Bank until 2023. Rental income from affiliates amounted to ₱108.1 million, ₱117.2 million and ₱118.5 million for calendar years ending December 31, 2025, 2024 and 2023, respectively.

The Company, in the normal course of business, has transactions with its affiliated companies consisting principally of reimbursement of expenses.

In addition to the foregoing transactions, RLC and JGS also provide APVI with certain corporate services.

There have been no transactions (or series of similar transactions) with or involving the Company in which a director, executive officer, or stockholder owns 10% or more of total outstanding shares and members of their immediate family had or is to have a direct or indirect material interest.

6) Intellectual Property

APVI relies on trademarks to establish and protect its business interests and it believes that its trademarks and intellectual property rights are important to its success and competitive position. In the Philippines, certificates of registration of a trademark filed with the Philippine Intellectual Property Office prior to the effective

date of the Philippine Intellectual Property Code in 1998 are generally effective for a period of twenty (20) years from the date of the certificate, while those filed after the Philippine Intellectual Property Code became effective are generally effective for a shorter period of ten (10) years, unless terminated earlier.

For its malls business, due to the long-term use and wide-spread recognition of the name “Robinsons” in the market, the Company intends to leverage on the “Robinsons” brand for its mall. The Company believes that RLC has sufficient protection over the “Robinsons” name in particular. There can be no assurance, however, that the actions RLC has taken will be adequate to prevent imitation by others or to prevent others from using the “Robinsons” name as a violation of its intellectual property rights. Details of the trademark are as follows:

Trademark	Registrant	Registration Date	Term
Robinsons “R”	Robinsons Land Corporation	February 4, 2008	20 years

7) Government Approvals and Permits

All government approvals and permits issued by the appropriate government agencies or bodies which are material and necessary to conduct the business and operations of the Company have been obtained and are in full force and effect. The Company is in the process of renewing some permits necessary to conduct its business and operations.

The costs of compliance with environmental laws are included in the cost for permits and licenses procured by the Company.

8) Effect of Existing or Probable Environmental/ Governmental Regulations on the Business

The existing regulatory and environmental/governmental regulations as well as possible governmental regulations on the various business segments may affect the Company's profitability through possible reduction in revenues.

The aggregate cost of compliance with environmental laws covering all business segments including waste management, among others, amounted to ₱0.25 million, ₱0.25 million and ₱1.55 million for calendar years ending December 31, 2025, 2024 and 2023, respectively.

9) Research and Development

APVI typically engages in research and development activities focusing on market trends and insights as well as new concepts and technologies. The expenses incurred by the Company in the past three (3) years in connection with these activities are not material.

10) Employees

As of December 31, 2025 and 2024, APVI has a total of 65 and 72 employees, including 19 and 18 permanent full-time managerial and support employees and approximately 46 and 54 contractual and agency employees, respectively.

Breakdown according to function of permanent full-time managerial and support employees as of December 31 is as follows:

Function	Number of Employees	
	2025	2024
Operations	8	10
Administrative	5	3
Technical	6	5
Total	19	18

The Company does not currently anticipate hiring a significant number of additional employees within the next twelve (12) months, but it may look to hire as necessary subject to any changing needs of the business. Furthermore, as of the date, there is no existing collective bargaining agreement between the Company and its employees, and the Company's employees are not part of any labor union. The Company has not experienced any disruptive labor disputes, strikes or threats of strikes, and management believes that the Company's relationship with its employee in general is satisfactory. The Company complies with minimum compensation and benefits standards as well as all other applicable labor and employment regulations.

11) Risk Factors Relating to the Company's Business

Significant competition in the markets in which APVI currently operates in and plans to operate in the future could have a material adverse effect on its future prospects and profitability

APVI operates in a highly competitive industry. Albeit a high barrier to entry, the capacity of real estate projects to yield attractive returns and cash flows draws a lot of players. The intensity of competition depends largely on the number of market players, product differentiation, market supply and demand. The Company faces competition from other companies that provide the same or similar offerings to the customers in the same area and all across the Philippines.

The Company's future growth and development is dependent, in large part, on the availability of large tracts of land suitable for development as well as its ability to acquire and enter into agreements to buy and develop suitable land for its planned developments. As demand for land increases, particularly in key cities and other urban areas, it may become more difficult to locate parcels of suitable size in locations and at prices acceptable to the Company. Its growth prospects could be limited and its business and results of operations could be adversely affected to the extent that the Company is unable to acquire suitable land at acceptable prices in preferred locations that can yield acceptable returns for the Company.

Property developers with greater financial and other resources and more attractive land banks compete with APVI in various aspects of its business. Competition from other real estate developers and real estate services companies may adversely affect APVI's ability to develop and sell its properties, or attract and retain customers, and continued development by these and other market participants could result in saturation of the market for real estate.

APVI is confident that it can compete effectively on the basis of its many years of operation on the back of efficient and effective management resulting to a solid track record of profitability.

Disruption to the real estate industry by E-Commerce and Consumer Technology

With the advent of technology, the real estate industry could face major disruption with investments pouring into e-commerce and AI-powered consumer technologies. As consumers grow accustomed to the on-demand, tech-based environment, it will be an expectation, not a perk, that real estate companies follow suit.

This tech push has transformed consumer behavior and spending pattern customers. E-commerce has commoditized most moderately-priced goods; and consumers can simply purchase or pay their bills online at sometimes much cheaper prices at the convenience of their homes. This rules out a lot of retailers who are major business partners of real estate companies.

As a real estate company, the Company must therefore, rethink its traditional tenant mix to identify those bricks and mortar retailers who can sell against online retail. Real estate companies must also look for ways to converge clicks with bricks by exploring and capitalizing on other retail channels.

To mitigate this risk, the Company's offerings have evolved to be more lifestyle-centric choices to better serve its customers especially in its malls business. It also keeps abreast with technology and platforms that can be used to understand the customer journey and interpret relevant data to form informative insights.

Public health epidemics or outbreaks of diseases could have an adverse effect on economic activity in the Philippines, and could materially and adversely affect the Company's business, financial condition, and results of operations.

In April 2009, an outbreak of the H1N1 virus, commonly referred to as "swine flu," occurred in Mexico and spread to other countries, including the Philippines. In August 2014, the World Health Organization ("WHO") declared the Ebola outbreak that originated in West Africa as an international health emergency in view of the rising death toll due to the disease. That month, a Filipino seaman in Togo was quarantined for exhibiting symptoms of Ebola virus infection but was later released after testing negative for the disease.

In February 2015, a Filipina nurse who arrived from Saudi Arabia tested positive for the MERS-CoV (i.e., the Middle East Respiratory Syndrome-Corona virus). She was quarantined, received medical treatment, and later discharged and cleared of the disease by the Department of Health. All known contacts of the said nurse, including some passengers in the same flight that arrived from Saudi Arabia, were also cleared of the infection, putting the country once again free of an active case of the disease. In March 2016, reports of an American woman who stayed in the Philippines for four (4) weeks in January 2016, tested positive for the Zika virus upon returning home, indicating the local transmission of the disease through the *Aedes aegypti* mosquito. In May 2016, a South Korean national was reported to have acquired the infection while visiting the Philippines, following earlier reports of two (2) other confirmed cases of the viral infection in the country. All of the patients had recovered, indicating that the Zika viral infection acquired in the country was self-limiting.

In August 2017, an outbreak of bird flu from a poultry farm in Central Luzon was confirmed, and the avian influenza strain was later found to be transmissible to humans. In response to the outbreak, restrictions on the transport and sale of birds and poultry products outside a seven-kilometer radius control area surrounding the affected site were imposed. The Philippines has since been cleared of any human infection of the avian influenza virus.

In September 2019, the Department of Health confirmed that polio re-emerged in the Philippines, nineteen (19) years after the country was declared polio-free by the WHO in 2000. As of February 15, 2020, the total number of confirmed polio cases in the country is seventeen (17).

On January 30, 2020, the Department of Health announced that a 38-year old Chinese female from Wuhan, China, the epicenter of cases of the 2019 coronavirus disease (“COVID-19”), who arrived in Cebu City from Hong 10 Kong, tested positive for the virus. On February 2, 2020, the Department of Health announced that a 44-year old Chinese male, also from Wuhan, China, was confirmed to have the COVID-19, and passed away on February 1, 2020. This was the first confirmed death outside of China. In view of the rising number of cases of the COVID-19, the Duterte Administration announced on February 2, 2020 that the Philippines is imposing a temporary travel ban against entry of any person, regardless of nationality, except Filipino citizens and holders of Permanent Resident Visas issued by the Philippine government, directly coming from China, and its special administrative regions. The travel bans also included persons who within fourteen (14) days immediately preceding arrival in the Philippines has been to China and its special administrative regions. A mandatory quarantine of fourteen (14) days was imposed upon Filipinos and Permanent Resident Visa holders coming from China and its special administrative regions.

On January 30, 2020, the WHO declared the COVID-19 outbreak a Public Health Emergency of International Concern, and subsequently, with the continued increase in the number of confirmed cases throughout the world, a pandemic on March 11, 2020. In response to the pandemic, on March 12, 2020, the Philippine government placed Metro Manila under “community quarantine” starting on March 15, 2020, which, among others, restricted traveling through land, domestic air, and domestic sea from Metro Manila. On the second day of the implementation of the said community quarantine, the Philippine government declared a Luzon-wide “enhanced community quarantine” to arrest the continuing effect of the disease. The enhanced community quarantine mandated the temporary closure of non-essential shops and businesses, prohibited mass gatherings and all means of public transportation, and restricted traveling through air, sea and land in and out of Luzon, except for diplomats and uniformed workers (carrying medical supplies), among others. On April 7, 2020, the Philippine government extended the enhanced community quarantine period until April 30, 2020, which was further extended to May 15, 2020. On May 13, 2020, the Philippine government eased its quarantine restrictions in certain areas and placed Metro Manila under a modified enhanced community quarantine, while other key provinces and cities in the country were placed under a general community quarantine, until May 31, 2020. From June 1 to December 31, 2020, Metro Manila was placed under General Community Quarantine classification. The Philippine government suspended all flights from the United Kingdom from December 24 to 31, 2020 due to the news of a new COVID-19 variant emerging from the said region. The country ended the year 2020 with 474,064 confirmed COVID-19 cases with 9,244 deaths due to the disease.

If the outbreak of the Ebola virus, MERS-CoV, Zika virus, bird flu, polio, COVID-19, or any public health epidemic becomes widespread in the Philippines or increases in severity, it could have an adverse effect on economic activity in the Philippines, and could materially and adversely affect the Company’s business, financial condition and results of operations.

APVI is cognizant of COVID-19’s potential material impact on its financial performance, the execution of its plans and strategies, and its customers and employees should the situation persist in the longer-term. With public health and safety in mind and in full cooperation with the government, APVI temporarily closed Robinsons Place Ilocos mall except areas of the mall that are being occupied by tenants providing essential services such as the supermarkets, banks and pharmacies. Although the Company waived rental for non-operational tenants during

the enhanced community quarantine (“ECQ”) period, it was still able to collect rent from the aforementioned operational tenants, keeping the Company afloat. In addition to complying with the guidelines, rules and regulations that the Philippine government has laid out, the Company has rolled out robust plans to ascertain business continuity, and have taken immediate actions to ensure that Company’s services remain available to its customers. Skeleton workforces have been deployed and contingency measures such as flexible personnel resourcing and off-site working facilities have been employed. APVI has implemented appropriate and enhanced measures in an effort to contain the spread of the virus within its properties and workplace. To ensure adequate social distancing, mall operating hours have been adjusted for operational stores, social distancing floor markers have been strategically placed and entry of customers is closely monitored. Infrared non-contact thermal scanners are being used and hand sanitizers and foot baths have been installed in all the entry points of the mall. All its front liners are required to conduct frequent handwashing, wear protective masks or gear, and implement effective cleaning procedures in all its properties. Moreover, sanitation teams have been reinforced to carry out deep disinfection procedures especially in high-touch areas such as elevators and escalators, food courts, mall directory, etc. In the workplace, corporate policies have been established to use digital or online platforms for corporate communications and virtual meetings in order to limit physical contact. Decentralized and/or remote working arrangements for the Company’s employees have also been instituted. Lastly, the Company has established re-entry strategies in preparation for business resumption once the ECQ is lifted. APVI’s main focus is to ensure a safe environment for its customers and employees in order to rebuild workplace and business confidence. As of the date of this report, the mall has already been reopened.

The Company remains confident that it will continue to deliver a solid financial performance given the aforementioned mitigation efforts it has adopted as well as due to its solid financial position, prudent capital base and manageable debt levels.

APVI’s business is affected by environmental laws and regulations in the Philippines which could have a material adverse effect on the Company’s financial condition and operations

APVI operates a material part of its businesses in a regulated environment. APVI is subject to numerous environmental laws and regulations relating to the protection of the environment and human health and safety. These include laws and regulations governing air emissions, water and waste water discharges, odor emissions, and the management of, disposal of and exposure to hazardous materials.

In general, developers of real estate projects are required to submit project descriptions to regional offices of the Philippine Department of Environment and Natural Resources (“DENR”). For environmentally-sensitive projects or at the discretion of the regional office of the DENR, a detailed Environmental Impact Assessment may be required and the developer will be required to obtain an Environmental Compliance Certificate to certify that the project will not have an unacceptable environmental impact. There can be no assurance that current environmental laws and regulations applicable to the Company will not increase the costs of operating its facilities above currently projected levels or require future capital expenditures. In addition, APVI cannot predict what environmental, health, safety or other legislation or regulations will be amended or enacted in the future, how existing or future laws or regulations will be enforced, administered or interpreted, or the amount of future expenditures that may be required to comply with these environmental laws or regulations or to respond to environmental claims. The introduction or inconsistent application of or changes in laws and regulations applicable to APVI’s business could have a material adverse effect on its business, financial condition and results of operations.

In addition, delays or other possible complications in obtaining the required regulatory and environmental permits could have a material adverse effect on APVI's business, financial condition and results of operations.

To mitigate this risk, APVI keeps itself abreast of the latest compliance requirements as well as the latest technologies that enable it to implement existing sanitation, environment and safety laws, and other regulations at cost-efficient means.

The Company currently conducts all its business operations in the Philippines which makes it highly dependent on the Philippine economy and exposed to risks inherent in the Philippine property market

The Company currently derives all of its revenue and operating profits from its real estate investments and operations in the Philippines. Demand for and prevailing prices of real estate assets are directly related to the strength of the Philippine economy and the overall levels of business activity in the Philippines. The Company's current operations is also directly affected by social trends, changing spending patterns, and consumer sentiment in the Philippines which are in turn heavily influenced by economic, political, and security conditions in the Philippines.

Considerable economic and political uncertainties currently exist in the Philippines that could have adverse effects on consumer spending habits, availability of labor and materials, construction costs, and other factors affecting the Company and its businesses. Significant expenditures associated with investment in real estate, such as real estate taxes, maintenance costs, and debt payments, generally cannot be correspondingly reduced if changes in the Philippine property market or the Philippine economy cause a decrease in revenues from the Company's properties. Because of its business concentration in the Philippines, reduced levels of economic growth, adverse changes in the country's political or security situation, and weaker performance of the country's property development market generally could materially adversely affect the Company's profitability.

In addition, the strength of the Philippine economy is influenced and affected by global factors, including the performance of other world and regional economies, and the global economy, in general. Any change in the health and performance of other national economies, in particular, that of the United States of America and/or the global economy, could adversely affect the Philippine economy and the Company's business.

The Company's plan to be a vehicle for possible future real estate ventures and opportunities may entail significant costs that could adversely affect its profitability and operations

The Company plans to evaluate and acquire real estate on an opportunistic basis should circumstance warrant such acquisition. This plan may require significant investments which may not result in favorable returns. In general, acquisitions involve risks associated with unforeseen contingent risks or latent liabilities relating to these businesses that may only become apparent after the acquisition is finalized, such as difficulties associated with integration and management of operations and systems, integration and retention of key personnel, coordination of sales and marketing efforts and diversion of management's attention from other ongoing business concerns. The Company's growth will depend on its ability to successfully manage the expansion of its operations and integrate the operations of any acquired businesses. There can be no assurance that any such expansion will be successful. In addition, the Company may be subject to higher operating costs due to the expansions, which may have an adverse effect on its operating income and profitability.

To minimize the exposure and capital outlay for the expansion, the Company has enough working capital and steady recurring cash flows from its malls business. It also has a highly experienced management team with a proven ability to execute the

Company's business plan and achieve results. In addition, APVI can leverage on the synergies from its affiliates by drawing upon their experience and market data.

The occurrence of natural or other catastrophes, or severe weather conditions may materially disrupt APVI's operations

The Philippines has experienced a number of major natural catastrophes over the years, including typhoons, floods, droughts, volcanic eruptions and earthquakes. There can be no assurance that the occurrence of such natural catastrophes will not materially disrupt APVI's operations. These factors, which are not within the Company's control, could potentially have significant effects on the Company's development projects many of which are large, complex buildings that are susceptible to structural damage and failure. APVI maintains full third-party insurance to cover all natural or other catastrophes. As a result, the occurrence of natural or other catastrophes or severe weather conditions may adversely affect its business, financial condition and results of operations. Although there can be no assurance that it will be adequately compensated for all damages and economic losses resulting from the natural or other catastrophes, APVI endeavors to mitigate this risk by keeping its properties and business in good working condition, insured to their full insurable value with financially sound and reputable insurers against loss or damage in such manner and to the same extent as customary for a business of the same character.

The Company currently derives its revenue and operating profits solely from its mall operations

At present, Robinsons Place Ilocos (North Wing) is the sole revenue-generating asset of the Company. Given its current asset base, and assuming that the Company will not be able to expand its portfolio, the Company's profitability will be highly dependent upon the performance of said mall. Although the mall has been performing well in the past years, there can be no assurance that the mall shall continue to yield profitable results.

In order to mitigate this risk, the Company plans to diversify its revenue stream by evaluating possible growth opportunities that can yield attractive returns and further strengthen its financial condition.

There is no assurance that the Company's future plans and business strategies will be successfully implemented

The successful implementation of the Company's future plans and business strategies are contingent upon various factors including those that are not entirely within the Company's control. There is no assurance that the Company will be able to successfully implement its future plans and business strategies. Even if the Company's future plans or business strategies are implemented, there is no assurance that they will increase the Company's profitability or enhance its market position. The Company's profitability and financial position may be materially and adversely affected if its future plans or business strategies are not successfully implemented.

To mitigate this risk, the Company will continuously evaluate its strengths and risks to which its operations is exposed to. Accordingly, it will revise its key strategies to take advantage of its strengths and mitigate if not to eliminate the negative impact of the risks on its operations.

The Company may not be able to have successful real estate ventures and/or acquisitions in the future

The Company intends to serve as a vehicle for future real estate ventures and acquire real estate on an opportunistic basis which may result in substantial demands on its management, operational and other resources. There can be no assurance that the

Company will be able to identify suitable acquisition targets and implement its acquisition plans successfully. In addition, the Company may be unable to successfully integrate the new operations and the companies or business it acquires into its existing operational financial and management systems, procedures and controls.

If the Company fails to address or deal with any of the risks or uncertainties successfully, its profitability and results of operations may be materially and adversely affected. To mitigate this risk, the Company shall conduct thorough due diligence, engage third-party professionals for in-depth analysis of its potential acquisition's financial, operational and management models and records. The Company will also ensure that the target acquisition/s will have synergy with its current operation.

12) Risks Relating to the Philippines

The Company's operations and assets are based in the Philippines, hence a slowdown in Philippine economic growth could adversely affect the Company's business

Currently, all of the Company's business operations and assets are located in the Philippines. As a result, APVI's income and the results of its operations are generally influenced by the performance of the Philippine economy. The Philippines has experienced periods of slow or negative growth, high inflation, significant devaluation of the Peso and debt restructuring, and has been significantly affected by economic volatilities in the Asia-Pacific region.

There is still some uncertainty as to the economic prognosis in the US and in Europe, as well as the global economy in general, which could cause economic conditions in the Philippines to deteriorate. Any downturn in the Philippine economy may negatively impact the general business conditions in the Philippines, which may materially or adversely affect the Company's operations, profitability and financial condition.

Territorial disputes with China and a number of Southeast Asian countries

The Philippines, China and several Southeast Asian nations have been engaged in a series of long-standing territorial disputes over certain islands in the West Philippine Sea, also known as the South China Sea. The Philippines maintains that its claim over the disputed territories is supported by recognized principles of international law consistent with the United Nations Convention on the Law of the SEA ("UNCLOS"). The Philippines made several efforts during the course of 2011 and 2012 to establish a framework for resolving these disputes, calling for multilateral talks to delineate territorial rights and establish a framework for resolving disputes.

Despite efforts to reach a compromise, a dispute arose between the Philippines and China over a group of small islands and reefs known as the Scarborough Shoal. In April and May 2012, the Philippines and China accused one another of deploying vessels to the shoal in an attempt to take control of the area, and both sides unilaterally imposed fishing bans at the shoal during the late spring and summer of 2012. These actions threatened to disrupt trade and other ties between the two countries, including a temporary ban by China on Philippine banana imports, as well as a temporary suspension of tours to the Philippines by Chinese travel agencies. Since July 2012, Chinese vessels have reportedly turned away Philippine fishing boats attempting to enter the shoal, and the Philippines has continued to protest China's presence there. In January 2013, the Philippines sent notice to the Chinese embassy in Manila that it intended to seek international arbitration to resolve the dispute under UNCLOS. China has rejected and returned the notice sent by the Philippines requesting arbitral proceedings. Should these territorial disputes continue or escalate further, the Philippines and its economy may be disrupted and the Company's operations could be adversely affected as a result. In particular, further disputes between the Philippines and China may lead both countries to impose trade

restrictions on the other's imports. China may also seek to suspend visits by Chinese citizens to the Philippines, or Chinese citizens may choose not to visit the Philippines as a result of these disputes.

In early March 2013, several hundred armed Filipino-Muslim followers of Sultan Jamalul Kiram III, the self-proclaimed Sultan of Sulu from the south of the Philippines, illegally entered Lahad Datu, Sabah, Malaysia in a bid to enforce the Sultan of Sulu's historical claim on the territory. As a result of the illegal entry, these followers engaged in a three-week standoff with the Malaysian armed forces, resulting in casualties on both sides. Since then, the Malaysian Government has mounted a military operation to secure Lahad Datu, and Malaysian authorities continue to search for members of the Sultan of Sulu's army, which are suspected to be hiding in certain villages. Clashes which began on March 1, 2013 have killed 98 Filipino-Muslims, and 10 Malaysian policemen. About 4,000 Filipino-Muslims working in Sabah have returned to the southern Philippines. Recent reports in the press quoted the Malaysian Defense Minister as stating that at least 35 armed men were shot dead by the AFP while trying to enter Sabah, which has not been confirmed by the AFP. Any such impact from these disputes could materially and adversely affect the Company's business, financial condition and results of operations.

Corporate Governance and Disclosure Standards

There may be less publicly available information about Philippine public companies than is regularly made available by public companies in certain other countries. SEC and PSE requirements with respect to corporate governance standards may also be less stringent than those applicable in certain other jurisdictions. For example, the SEC requires publicly listed companies to have at least two independent directors or such number of independent directors as is equal to 20% of the total membership of the board of directors, whichever is lower, but in no case less than two. The Company has appointed three (3) independent directors. Many other countries require significantly more independent directors. Further, rules against self-dealing and those protecting minority shareholders may be less stringent or developed in the Philippines. Such standards in certain areas of disclosure and corporate governance may materially and adversely affect the interests of the Company's shareholders, particularly those of minority shareholders.

Philippine Credit Rating

Historically the Philippines' sovereign debt has been rated relatively low by international credit rating agencies. Although the Philippines' long-term foreign currency-denominated debt was maintained by Standard & Poor's and Fitch Ratings to the investment-grade rating of BBB+ and BBB, respectively, and the foreign currency and local currency sovereign has been upgraded by Moody's to a rating of Baa2, no assurance can be given that Standard & Poor's, Fitch Ratings or Moody's or any other international credit rating agency will not downgrade the credit ratings of the Government in the future and, therefore, Philippine companies, including the Company. Any such downgrade could have an adverse impact on the liquidity in the Philippine financial markets, the ability of the Government and Philippine companies, including the Company, to raise additional financing and the interest rates and other commercial terms at which such additional financing is available.

Foreign Exchange Controls

The Philippines currently does not have any foreign exchange controls in effect. However, the BSP has statutory authority, with the approval of the President of the Philippines, during a foreign exchange crisis or in times of national emergency, to: (a) suspend temporarily or restrict sales of foreign exchange; (b) require licensing of foreign exchange transactions; or (c) require the delivery of foreign exchange to the BSP or its designee banks for the issuance and guarantee of foreign currency-denominated borrowings.

(B) Description of Property

The Company owns and operates the North Wing of a mall, referred to as Robinsons Place Ilocos, located within the compound of Valdez Center along the National Highway, Barangay 1, San Francisco, Municipality of San Nicolas, Province of Ilocos Norte. Robinsons Place Ilocos is situated inside Valdez Center. The center serves as the biggest lifestyle center in Ilocos Norte. The area is generally characterized by a mixture of commercial and mid-rise residential developments.

Robinsons Place Ilocos is the first and largest and only full-service lifestyle center in Ilocos Norte. The mall is a two (2) level building which houses a department store, a supermarket, and an appliance store. It likewise has a hardware store, a toy store and arcade, and a food court. Other stores of known brands and popular chain of restaurants are likewise present within the mall.

The land, where the mall was constructed, consists of five (5) contiguous lots having a total area of 20,319 sqm. The mall building spans across 20,190 sqm of gross floor area with average occupancy rate of approximately 100% as of December 31, 2025.

All of the foregoing properties are fully owned by the Company and none of which are subject to any mortgage, lien or any form of encumbrance.

As of December 31, 2025, there are no definite plans on acquisitions of properties and the mode for acquisitions in the next twelve months.

(C) Legal Proceedings

To the best of its knowledge, APVI is not a party to, and its properties are not the subject of, any material pending legal proceeding that could be expected to have a material adverse effect on the results of the financials and the operations of the Company.

(D) Submission of Matters to a Vote of Security Holders

There were no matters submitted to a vote of security holders during the fourth quarter of the calendar year covered by this report.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

(E) Market Price of and Dividends on Registrant's Common Equity and Related Stockholder Matters

(1) Market Information

As of December 31, 2025, the Company has an authorized capital stock of 100,000,000 shares consisting of 100,000,000 Common Shares, each with a par value of ₱1.00.

On June 26, 2020, APVI listed 100,000,000 common shares by way of introduction on the SME Board of the Philippine Stock Exchange (PSE:APVI), representing 100% of the real estate company's issued and outstanding shares.

Effective May 13, 2022, the PSE approved the Company's application to transfer to the Main Board of the Exchange.

The Company's common stock is traded in the PSE under the stock symbol "APVI".

Data on the quarterly price movement of its shares for the calendar years 2025, 2024 and 2023 are set forth below.

Quarter	2025			2024			2023		
	High	Low	Close	High	Low	Close	High	Low	Close
1	8.18	8.14	8.14	10.78	10.12	10.74	12.02	11.90	12.02
2	8.90	8.80	8.80	9.00	9.00	9.00	9.61	9.61	9.61
3	9.06	9.06	9.06	8.68	8.22	8.66	9.79	9.79	9.79
4	8.40	8.40	8.40	8.32	8.32	8.32	9.29	9.29	9.29

Additional information as of March 30, 2026 are as follows:

Market Price: High Low Close Market Capitalization
 ₱8.69 ₱8.50 ₱8.69 ₱869,000,000

(2) Holders of the Company's Common Shares

(a) Holders

Holder of the Company's Common Shares as of December 31, 2025 are as follows:

Title of Class	Name of Stockholder	No. of Shares	Percentage (%)
Common	J.G. Summit Holdings, Inc.	60,972,361	60.97%
Common	PCD Nominee Corp. (Filipino)	32,006,671	32.01%
Common	Robinsons Land Corporation	6,106,359	6.11%
Common	PCD Nominee Corp. (Non-Filipino)	862,655	0.86%
Common	James L.Go	37,064	0.04%
Common	Lance Y. Gokongwei	13,950	0.01%
Common	Arturo L. Subijano	935	0.00%
Common	Corazon L. Ang Ley	1	0.00%
Common	Faraday D. Go	1	0.00%
Common	Martin Dy Buncio	1	0.00%
Common	Maynard Ngu	1	0.00%

Title of Class	Name of Stockholder	No. of Shares	Percentage (%)
Common	Jean Henri Lhuillier	1	0.00%
	Total Outstanding	100,000,000	100.00%

(b) Background of Top Shareholder

The following sets out the background of JG Summit Holdings, Inc. which is APVI’s top shareholder:

JG Summit Holdings, Inc. (the Parent Company) was incorporated in the Philippines on November 23, 1990 with a corporate term of 50 years from the date of incorporation. Its registered principal office address is 43rd Floor, Robinsons-Equitable Tower, ADB Avenue corner Poveda Road, Pasig City.

The Parent Company, a holding company, is the ultimate parent of the JG Summit Group (the Group). The Group has business interests in branded consumer foods, agro-industrial and commodity food products, real property development, hotels, banking and financial services, telecommunications, petrochemicals, air transportation and power distribution.

The Group conducts business throughout the Philippines. The Group also has branded food businesses in the People’s Republic of China, in the Association of Southeast Asian Nations region, New Zealand and Australia and an interest in a property development business in Singapore and People’s Republic of China.

(3) Dividends and Dividend Policy

Under Philippine law, dividends may be declared out of a corporation’s unrestricted retained earnings which shall be payable in cash, in property, or in stock to all stockholders on the basis of outstanding stock held by them. The amount of retained earnings available for declaration as dividends may be determined pursuant to regulations issued by the SEC. The approval of the Board of Directors is generally sufficient to approve the distribution of dividends, except in the case of stock dividends which requires the approval of stockholders representing not less than two-thirds (2/3) of the outstanding capital stock at a regular or special meeting duly called for the purpose.

(a) Record Date

The Company’s By-laws provide that for purposes of determining the shareholders entitled to receive payment of any dividends, whether cash, property or stock, the Board may fix in advance a date as the record date for any such determination of shareholders. The said By-Laws likewise provide that, in connection with the determination of the shareholders entitled to receive payment of any dividend, the Board may provide that the stock and transfer book be closed for a period of ten (10) business days immediately preceding such meeting declaring the dividends. No shares of stock of the Company may be transferred during the period when the books are closed.

In each case, the set record date shall not be less than ten (10) trading days from disclosure to the PSE of the declaration of the dividend.

(b) Dividend Policy on the Common Shares

Aside from what is stated in the Company’s By-Laws and as provided in existing laws, the Company does not have a specific dividend policy. The Company’s By-laws provide that dividends shall be declared and paid out of the unrestricted retained earnings which shall be payable in cash, property or stock to all shareholders on the basis of outstanding stock held by them, as often and at such times as the Board may determine and in accordance

with law and applicable rules and regulations. No fractional shares shall be issued from any declaration of stock dividends.

The Board may decide to declare cash dividends in the future after taking into account various factors, including:

- the level of the Company's cash, gearing, return on equity and retained earnings;
- the Company's results for, and the Company's financial condition at the end of the year, the year in respect of which the dividend is to be paid and the Company's expected financial performance;
- the Company's projected levels of capital expenditure and other investment plans;
- restrictions of payment of dividends that may be imposed on the Company by any of its financing arrangements and current and prospective debt service requirements; and,
- such other factors as the Board deems appropriate.

The Company, however, cannot assure the public that it will pay any dividends in the future.

There are no restrictions that limit the Company's ability to pay dividends in the future.

(c) Dividend History

The Company's Board of Directors approved the declaration and payment of the following dividends to holders of the Common Shares as follows:

For the Calendar Year Ended December 31, 2025

No dividend was declared and paid during calendar year ended December 31, 2025.

For the Calendar Year Ended December 31, 2024

No dividend was declared and paid during calendar year ended December 31, 2024.

For the Calendar Year Ended December 31, 2023

No dividend was declared and paid during calendar year ended December 31, 2023.

(4) Description of Registrant's Securities

(a) Common Shares

1) Amount of Capital Stock of Each Class Issued

As of December 31, 2025, the Company has an authorized capital stock of 100,000,000 shares consisting of 100,000,000 Common Shares, each with a par value of ₱1.00. The Common Shares are listed on the Philippine Stock Exchange, but are not subject to outstanding options or warrants to purchase, or securities convertible into Common Shares of the Company.

2) Voting Rights

APVI's Common Shares have full voting rights.

The Corporation Code provides that voting rights cannot be exercised with respect to shares declared delinquent, treasury shares or if the shareholder has elected to exercise his right of appraisal referred to below.

3) Pre-Emptive Rights

The Corporation Code confers pre-emptive rights on shareholders of a Philippine corporation entitling such shareholders to subscribe for all issues or other dispositions of equity related securities by the corporation in proportion to their respective shareholdings, regardless of whether the equity related securities proposed to be issued or otherwise disposed of are identical to the shares held. A Philippine corporation may provide for the denial of these pre-emptive rights in its Articles of Incorporation. The Articles of Incorporation of APVI currently contains such a denial of pre-emptive rights on all classes of shares issued by the Company and therefore further issues of shares (including treasury shares) can be made without offering such shares on a pre-emptive basis to the existing shareholders.

4) Change in Control

There is no provision in the Company's Articles of Incorporation and By-laws which may delay, deter, or prevent a change in control in the Company.

5) Lock-up Restrictions under the PSE Listing Rules

Under the PSE Listing Rules, an applicant company that applies to list by way of introduction through Section 1(b) of the PSE's Amended Rules on Listing by Way of Introduction shall be subject to the lock-up requirements prescribed by the PSE.

In particular, Article III, Part E, Section 2 provides that an applicant company shall cause its existing non-public shareholders to refrain from selling, assigning or in any manner disposing of their shares for the following periods counted from the date of listing of such shares: (a) one (1) year and (b) if there is any issuance or transfer of shares (i.e., private placements, asset for shares swap or a similar transaction) or instruments which lead to issuance of shares (i.e., convertible bonds, warrants or a similar instrument) done and fully paid for within six (6) months prior to the listing date in case of companies listing by way of introduction, and the transaction price is lower than that of the listing price, all shares availed of shall be subject to a lock-up period of at least one (1) year days from the listing date.

"Non-public shareholders" shall mean the applicant company's: (a) principal stockholders (i.e., the owner of ten percent (10%) or more of the issued and outstanding shares); (b) subsidiaries or affiliates; (c) directors; (d) principal officers; and (e) members of the immediate families sharing the same household of any of its principal stockholders, directors, or principal officers.

The following shareholders are covered by the one (1) year lock-up requirement, from listing of the dividend shares on June 28, 2020:

Title of Class	Name of Stockholder	No. of Shares Held	Percent (%) to Total Outstanding
Common	JG Summit Holdings, Inc.	60,972,361	60.97%
Common	Robinsons Land Corporation	6,106,359	6.11%
Common	Frederick D. Go	17,086	0.02%
Common	Lance Y. Gokongwei	13,950	0.01%
Common	Faraday D. Go	1	0.00%
Common	Corazon L. Ang-Ley	1	0.00%
Common	Martin Q. Dy Buncio	1	0.00%
Common	Maynard S. Ngu	1	0.00%
Common	Jean Henri D. Lhuillier	1	0.00%
	TOTAL	67,109,761	67.11%

As of December 31, 2025, there are no shares subject to the lock-up requirement.

(F) Management Discussion and Analysis of Financial Condition and Results of Operations

(1) For the Calendar Years Ended December 31, 2025, 2024 and 2023

(a) Calendar Year Ended December 31, 2025 versus same period in 2024

1) Results of Operations

<i>In PHP</i>	For the Years		Horizontal Analysis			
	Ended December 31		Change		Vertical	
	2025	2024	In PhP	In %	2025	2024
RENTAL REVENUES	207,090,085	208,498,089	(1,408,004)	-0.7%	100%	100%
COSTS OF RENTAL SERVICES	19,538,505	17,448,149	2,090,356	12.0%	9%	8%
GROSS INCOME	187,551,580	191,049,940	(3,498,360)	-1.8%	91%	92%
GENERAL AND ADMINISTRATIVE EXPENSES						
Billing of utilities - net	19,318,249	28,547,098	(9,228,849)	-32.3%	9%	14%
Salaries, wages and employee benefits	10,940,316	9,672,001	1,268,315	13.1%	5%	5%
Taxes and licenses	2,723,766	2,863,252	(139,486)	-4.9%	1%	1%
Insurance	2,074,449	2,231,802	(157,353)	-7.1%	1%	1%
Professional, management and consultancy fees	1,663,295	1,533,400	129,895	8.5%	1%	1%
Supplies	80,767	79,315	1,452	1.8%	0%	0%
Travel and communication	10,412	57,155	(46,743)	-81.8%	0%	0%
Advertising	-	226,400	(226,400)	-100.0%	0%	0%
	36,811,254	45,210,423	(8,399,169)	-18.6%	18%	22%
OPERATING INCOME	150,740,326	145,839,517	4,900,809	3.4%	73%	70%
OTHER INCOME (EXPENSES)						
Interest income	40,716,086	38,728,499	1,987,587	5.1%	20%	19%
Interest expense	(1,212,099)	(614,671)	(597,428)	97.2%	-1%	0%
Other income (expense) - net	(1,241,607)	945,118	(2,186,725)	-231.4%	-1%	0%
	38,262,380	39,058,946	(796,566)	-2.0%	18%	19%
INCOME BEFORE INCOME TAX	189,002,706	184,898,463	4,104,243	2.2%	91%	89%
TAX EXPENSE	33,170,344	32,095,986	1,074,358	3.3%	16%	15%
NET INCOME	155,832,362	152,802,477	3,029,885	2.0%	75%	73%
OTHER COMPREHENSIVE INCOME (LOSS)	33,498	16,429	17,069	103.9%	0%	0%
TOTAL COMPREHENSIVE INCOME	155,865,860	152,818,906	3,046,954	2.0%	75%	73%
Basic and Diluted Earnings Per Share	1.56	1.53	0.03	2.0%		

The Company's total rental revenues for the year ended December 31, 2025 amounted to ₱207.1 million, almost flat compared to last year's ₱208.5 million.

Costs of rental services expanded by 12.0% to ₱19.5 million from ₱17.4 million last year mainly due to higher depreciation attributable to new capital expenditures last year and this year. On the other hand, general and administrative expenses decreased by 18.6% to ₱36.8 million from ₱45.2 million last year mainly due to lower Billing of utilities-net by 32.3% resulting from higher power consumption recovered from tenants with the re-opening of cinemas beginning July 2024 as well lower power expense rates, partially offset by the increase in salaries, wages and employee benefits by 13.1% year-on-year. Insurance expense, travel and communication, and advertising decreased due to timing and operational efficiencies.

Higher cash generated from operations resulted to higher interest income of ₱40.7 million from last year's ₱38.7 million while interest expense increased by 97.2%, which is a result of discounting higher level of tenant deposits. Other income (expense) - net decreased by 231.4% from a net other income of ₱0.9 million to a net other expense of ₱1.2 million due to scrap sales last year which is nil this year.

Earnings before interest, taxes, depreciation and amortization (EBITDA) and earnings before interest and taxes (EBIT) during 2025 both posted modest growth of 3.3% and 1.8% versus same period last year at ₱162.8 million and ₱149.5 million, respectively, with the steady revenues and operational efficiencies during the year. EBITDA margins increased by 3 percentage points from 75.6% to 78.6% in 2024 and 2025, respectively.

Tax expense increase by 3.3% to ₱33.2 million is aligned with growth in EBIT and higher final tax due to higher interest income during the year compared to last year. Net income ended at ₱155.9 million, up versus ₱152.8 million the previous year by 2.0%.

2) Financial Condition

In PHP	As of December 31		Horizontal Analysis		Vertical	
	2025	2024	In PhP	In %	2025	2024
ASSETS						
Current Assets						
Cash and cash equivalents	879,526,869	741,427,455	138,099,414	18.6%	64%	61%
Receivables	177,779,918	171,719,310	6,060,608	3.5%	13%	14%
Other current assets	3,648,761	3,929,926	(281,165)	-7.2%	0%	0%
Total Current Assets	1,060,955,548	917,076,691	143,878,857	15.7%	77%	75%
Noncurrent Assets						
Investment properties - net	242,663,321	240,162,018	2,501,303	1.0%	18%	20%
Property and equipment - net	67,681,019	58,431,455	9,249,564	15.8%	5%	5%
Other non-current assets	2,083,929	3,593,751	(1,509,822)	-42.0%	0%	0%
Total Noncurrent Assets	312,428,269	302,187,224	10,241,045	3.4%	23%	25%
	1,373,383,817	1,219,263,915	154,119,902	12.6%	100%	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	90,351,952	85,931,053	4,420,899	5.1%	7%	7%
Deposit and other liabilities	32,868,254	23,266,233	9,602,021	41.3%	2%	2%
Due to affiliates	582,428	99,931	482,497	482.8%	0%	0%
Income tax payable	3,894,853	4,126,726	(231,873)	-5.6%	0%	0%
Total Current Liabilities	127,697,487	113,423,943	14,273,544	12.6%	9%	9%
Noncurrent Liabilities						
Deposit and other liabilities	14,999,243	30,747,270	(15,748,027)	-51.2%	1%	3%
Pension liabilities	1,728,360	1,672,809	55,551	3.3%	0%	0%
Deferred tax liabilities - net	854,249	1,181,275	(327,026)	-27.7%	0%	0%
Total Noncurrent Liabilities	17,581,852	33,601,354	(16,019,502)	-47.7%	1%	3%
Total Liabilities	145,279,339	147,025,297	(1,745,958)	-1.2%	11%	12%
Equity						
Capital stock	100,000,000	100,000,000	-	0.0%	7%	8%
Additional paid-in capital	450,000,000	450,000,000	-	0.0%	33%	37%
Retained earnings	677,507,332	521,674,970	155,832,362	29.9%	49%	43%
Remeasurement of net defined benefit liabilities - net of tax	597,146	563,648	33,498	5.9%	0%	0%
Total Equity	1,228,104,478	1,072,238,618	155,865,860	14.5%	89%	88%
	1,373,383,817	1,219,263,915	154,119,902	12.6%	100%	100%

APVI's financial position remains solid with total assets as of December 31, 2025 at ₱1,373.4 million, an increase by 12.6% from ₱1,219.3 million as of December 31, 2024.

Cash and cash equivalents grew by 18.6% to ₱879.5 million mainly due to net cash generated from operations and interest received on cash and cash equivalents for the calendar year 2025. These internally-generated funds sufficiently covered APVI's tightly managed working capital and capital expenditure disbursements during the period.

Receivables slightly increased by 3.5% to ₱177.8 million due to higher revenues and timing and level of collection toward the end of calendar year 2025 compared to 2024.

Other current assets decreased by 7.2% to ₱3.6 million due to timing of advance payments of stock transfer fees.

Investment properties - net increased by ₱2.5 million or by 1.0% due to building improvements offset by depreciation during the year. On the other hand, increase in Property and equipment - net by ₱9.2 million or by 15.8% to ₱67.7 million pertains to supply and installation of various equipment to further improve shopping experience, net of depreciation on existing assets during the year.

Other non-current assets decreased by ₱1.5 million or by 42.0% or to ₱2.1 million due to application of advance payments to suppliers and contractors.

Total liabilities of the Company as of December 31, 2025 amounted to ₱145.3 million, slightly lower by 1.2% than 2024's ₱147.0 million.

Accounts payable and accrued expenses amounting to ₱90.4 million as of December 31, 2025 increased by ₱4.4 million or by 5.1% while due to affiliates amounting to ₱0.6 million increased by ₱0.5 million or by 482.8% from last year mainly due to timing of payments.

Current deposits and other liabilities increased by ₱9.6 million or by 41.3% while noncurrent deposits and other liabilities decreased by ₱15.7 million or by 51.2% due to lease contracts related to the deposits nearing end of term and lower level of other liabilities from unbilled goods receipt as of December 31, 2025 compared to last year.

Income tax payable represents regular income tax due, net of available creditable withholding taxes. Income tax payable decreased by ₱0.2 million or by 5.6% due to quarterly income tax payments creditable income tax offset against income tax due during the year versus last year. Deferred tax liabilities - net is lower by ₱0.3 million or by 27.7% from temporary differences related to accrued rental income.

The Company's net gearing ratio is nil as it does not have any outstanding bank loans as of December 31, 2025 and 2024.

Total equity expanded by 14.5% to ₱1,228.1 million as of December 31, 2025 versus last year's ₱1,072.2 million resulting from the net income generated in 2025.

(b) Calendar Year Ended December 31, 2024 versus same period in 2023

3) Results of Operations

	For the Years		Horizontal Analysis		Vertical	
	Ended December 31	Ended December 31	Change		2024	2023
	2024	2023	In PhP	In %		
RENTAL REVENUES	208,498,089	203,066,940	5,431,149	2.7%	100%	100%
COSTS OF RENTAL SERVICES	17,448,149	16,094,374	1,353,775	8.4%	8%	8%
GROSS INCOME	191,049,940	186,972,566	4,077,374	2.2%	92%	92%
GENERAL AND ADMINISTRATIVE EXPENSES						
Billing of utilities - net	28,547,098	24,777,834	3,769,264	15.2%	14%	12%
Salaries, wages and employee benefits	9,672,001	8,370,031	1,301,970	15.6%	5%	4%
Taxes and licenses	2,863,252	2,632,464	230,788	8.8%	1%	1%
Insurance	2,231,802	2,063,623	168,179	8.1%	1%	1%
Professional, management and consultancy fees	1,533,400	1,591,283	(57,883)	-3.6%	1%	1%
Advertising	226,400	499,950	(273,550)	-54.7%	0%	0%
Supplies	79,315	43,010	36,305	84.4%	0%	0%
Travel and communication	57,155	160,681	(103,526)	-64.4%	0%	0%
	45,210,423	40,138,876	5,071,547	12.6%	22%	20%
OPERATING INCOME	145,839,517	146,833,690	(994,173)	-0.7%	70%	72%
OTHER INCOME (EXPENSES)						
Interest income	38,728,499	20,006,707	18,721,792	93.6%	19%	10%
Interest expense	(614,671)	(260,649)	(354,022)	135.8%	0%	0%
Other income (expense) - net	945,118	(247,389)	1,192,507	-482.0%	0%	0%
	39,058,946	19,498,669	19,560,277	100.3%	19%	10%
INCOME BEFORE INCOME TAX	184,898,463	166,332,359	18,566,104	11.2%	89%	82%
TAX EXPENSE	32,095,986	27,198,221	4,897,765	18.0%	15%	13%
NET INCOME	152,802,477	139,134,138	13,668,339	9.8%	73%	69%
OTHER COMPREHENSIVE INCOME (LOSS)	16,429	(30,220)	46,649	-154.4%	0%	0%
TOTAL COMPREHENSIVE INCOME	152,818,906	139,103,918	13,714,988	9.9%	73%	69%

The Company's total rental revenues increased by 2.7% to ₱208.5 million for the year ended December 31, 2024 compared to last year's ₱203.1 million.

Costs of rental services expanded by 8.4% to ₱17.4 million from ₱16.1 million last year mainly due to higher level of repairs and maintenance expenses. Also, general and administrative expenses increased by 12.6% to ₱45.2 million from ₱40.1 million last year and was mainly attributable to higher Billing of utilities-net due to higher power cost and contracted services as well as higher salaries, wages and employee benefits.

Earnings before interest, taxes, depreciation and amortization (EBITDA) and earnings before interest and taxes (EBIT) are both flat vs same period last year at ₱157.6 million and ₱146.8 million, respectively. EBITDA margins are 76% and 77% in 2024 and 2023, respectively.

Higher deposit interest rates and higher level of cash and cash equivalents resulted to a surge in interest income to ₱38.7 million from last year's ₱20.0 million or a notable increase of 93.6%. On the other hand, interest expense is a result of discounting tenant deposits and is higher in 2024 versus 2023 by 135.8% at ₱0.6 million. Other income (expense) - net change is mainly due to higher commission income in 2024 versus last year.

Tax expense increased by 18% to ₱32.1 million due to higher interest income subjected to final tax. Net income ended at ₱152.8 million, up versus ₱139.1 million the previous year by 9.8%.

4) Financial Condition

	As of December 31		Horizontal Analysis		Vertical	
	2024	2023	In PhP	In %	2024	2023
ASSETS						
Current Assets						
Cash and cash equivalents	741,427,455	602,851,835	138,575,620	23.0%	61%	57%
Receivables	171,719,310	162,518,746	9,200,564	5.7%	14%	15%
Other current assets	7,523,677	5,926,076	1,597,601	27.0%	1%	1%
Total Current Assets	920,670,442	771,296,657	149,373,785	19.4%	76%	73%
Noncurrent Assets						
Investment properties - net	240,162,018	243,241,439	(3,079,421)	-1.3%	20%	23%
Property and equipment - net	58,431,455	47,064,073	11,367,382	24.2%	5%	4%
Total Noncurrent Assets	298,593,473	290,305,512	8,287,961	2.9%	24%	27%
	1,219,263,915	1,061,602,169	157,661,746	14.9%	100%	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	85,931,053	91,248,228	(5,317,175)	-5.8%	7%	9%
Deposit and other liabilities	23,266,233	23,586,945	(320,712)	-1.4%	2%	2%
Due to affiliates	99,931	99,931	-	0.0%	0%	0%
Income tax payable	4,126,726	4,628,087	(501,361)	-10.8%	0%	0%
Total Current Liabilities	113,423,943	119,563,191	(6,139,248)	-5.1%	9%	11%
Noncurrent Liabilities						
Deposit and other liabilities	30,747,270	20,001,987	10,745,283	53.7%	3%	2%
Pension liabilities	1,672,809	1,433,391	239,418	16.7%	0%	0%
Deferred tax liabilities - net	1,181,275	1,183,888	(2,613)	-0.2%	0%	0%
Total Noncurrent Liabilities	33,601,354	22,619,266	10,982,088	48.6%	3%	2%
Total Liabilities	147,025,297	142,182,457	4,842,840	3.4%	12%	13%
Equity						
Capital stock	100,000,000	100,000,000	-	0.0%	8%	9%
Additional paid-in capital	450,000,000	450,000,000	-	0.0%	37%	42%
Retained earnings	521,674,970	368,872,493	152,802,477	41.4%	43%	35%
Remeasurement of net defined benefit liabilities - net of tax	563,648	547,219	16,429	3.0%	0%	0%
Total Equity	1,072,238,618	919,419,712	152,818,906	16.6%	88%	87%
	1,219,263,915	1,061,602,169	157,661,746	14.9%	100%	100%

APVI's financial position remains solid with total assets as of December 31, 2024 at ₱1,219.3 million, an increase by 14.9% from ₱1,061.6 million as of December 31, 2023.

Cash and cash equivalents grew by 23.0% to ₱741.4 million mainly due to net cash generated from operations and interest received on cash and cash equivalents for the calendar year 2024. These internally-generated funds sufficiently covered APVI's tightly managed working capital and capital expenditure disbursements during the period.

Receivables increased by 5.7% to ₱171.7 million due to higher revenues and timing and level of collection toward the end of calendar year 2024 compared to 2023.

Other current assets increased by 27.0% to ₱7.5 million due to increase in advances to suppliers and contractors.

The increase in Property and equipment - net by 24.2% to ₱58.4 million pertains to supply and installation of various equipment, net of depreciation on existing assets during the year.

Total liabilities of the Company as of December 31, 2024 amounted to ₱147.0 million, slightly higher by 3.4% than 2023's ₱142.2 million.

Accounts payable and accrued expenses amounting to ₱85.9 million as of December 31, 2024 decreased by 5.8% from last year mainly due to lower trade payables and timing of payment.

Income tax payable represents regular income tax due, net of available creditable withholding taxes. Income tax payable decreased by 10.8% to ₱4.1 million due to slightly higher taxable income offset by higher quarterly income tax payments during the year compared to last year.

Noncurrent portion of deposits and other liabilities increased by 53.7% from the previous year to ₱30.7 million due to renewals of lease contract during the period ended December 31, 2024.

Pension liabilities increased by 16.7% to ₱1.7 million due to recognized pension expense during the year and contributions paid last year, none this year.

The Company's net gearing ratio is nil as it does not have any outstanding bank loans as of December 31, 2024 and 2023.

Total equity expanded by 16.6% to ₱1,072.2 million as of December 31, 2024 versus last year's ₱919.4 million resulting from the net income generated in 2024.

(c) Calendar Year Ended December 31, 2023 versus same period in 2022

1) Results of Operations

	For the Years		Horizontal Analysis			
	Ended December 31 2023	2022	Change In PhP	In %	Vertical 2023	2022
RENTAL REVENUES	203,066,940	194,417,969	8,648,971	4.4%	100%	100%
COSTS OF RENTAL SERVICES	16,094,374	17,396,337	(1,301,963)	-7.5%	8%	9%
GROSS INCOME	186,972,566	177,021,632	9,950,934	5.6%	92%	91%
GENERAL AND ADMINISTRATIVE EXPENSES						
Billing of utilities - net	24,777,834	30,371,772	(5,593,938)	-18.4%	12%	16%
Salaries, wages and employee benefits	8,370,031	8,968,816	(598,785)	-6.7%	4%	5%
Taxes and licenses	2,632,464	2,529,838	102,626	4.1%	1%	1%
Insurance	2,063,623	2,061,850	1,773	0.1%	1%	1%
Professional, management and consultancy fees	1,591,283	1,108,214	483,069	43.6%	1%	1%
Advertising	499,950	745,207	(245,257)	-32.9%	0%	0%
Travel and communication	160,681	243,576	(82,895)	-34.0%	0%	0%
Supplies	43,010	101,346	(58,336)	-57.6%	0%	0%
	40,138,876	46,130,619	(5,991,743)	-13.0%	20%	24%
OPERATING INCOME	146,833,690	130,891,013	15,942,677	12.2%	72%	67%
OTHER INCOME (EXPENSES)						
Interest income	20,006,707	5,146,803	14,859,904	288.7%	10%	3%
Interest expense	(260,649)	(231,720)	(28,929)	12.5%	0%	0%
Other income (expense) - net	(247,389)	350,901	(598,290)	-170.5%	0%	0%
	19,498,669	5,265,984	14,232,685	270.3%	10%	3%
INCOME BEFORE INCOME TAX	166,332,359	136,156,997	30,175,362	22.2%	82%	70%
TAX EXPENSE	27,198,221	28,198,764	(1,000,543)	-3.5%	13%	15%
NET INCOME	139,134,138	107,958,233	31,175,905	28.9%	69%	56%
OTHER COMPREHENSIVE INCOME (LOSS)	(30,220)	432,696	(462,916)	-107.0%	0%	0%
TOTAL COMPREHENSIVE INCOME	139,103,918	108,390,929	30,712,989	28.3%	69%	56%

The Company's total rental revenues accelerated by 4.4% to ₱203.1 million for the year ended December 31, 2023 compared to the previous year's ₱194.4 million. The sustained healthy spending behavior of Filipino consumers in essential and discretionary purchases including in food, fashion, leisure, services, and entertainment significantly contributed to the upsurge in foot traffic and revenues.

Costs of rental services went down by 7.5% to ₱16.1 million from ₱17.4 million last year mainly due to lower level of repairs and maintenance expenses. Similarly, general and administrative expenses decreased by 13.0% to ₱40.1 million from ₱46.1 million last year and was mainly attributable to decrease in Billing of utilities-net due to lower power cost resulting from significant decrease in coal and fuel prices during calendar year 2023.

Earnings before interest, taxes, depreciation and amortization (EBITDA) surged by 10.2% to ₱157.2 million; while earnings before interest and taxes (EBIT) accelerated by 11.7% to ₱146.6 million. EBITDA margin improved to 77% from last year's 73%.

On the other hand, higher deposit interest rates and cash and cash equivalents resulted to higher interest income to ₱20.0 million from last year's ₱5.1 million.

Tax expense decreased by 3.5% to ₱27.2 million due to lower taxable income. Net income ended at ₱139.1 million, up versus ₱108.0 million the previous year.

2) Financial Condition

	As of December 31		Horizontal Analysis		Vertical	
	2023	2022	Change In PhP	In %	2023	2022
ASSETS						
Current Assets						
Cash and cash equivalents	602,851,835	444,059,062	158,792,773	35.8%	57%	49%
Receivables	162,518,746	164,334,134	(1,815,388)	-1.1%	15%	18%
Due from affiliates	-	5,398	(5,398)	-100.0%	0%	0%
Other current assets	5,926,076	3,867,203	2,058,873	53.2%	1%	0%
Total Current Assets	771,296,657	612,265,797	159,030,860	26.0%	73%	67%
Noncurrent Assets						
Investment properties - net	243,241,439	248,276,932	(5,035,493)	-2.0%	23%	27%
Property and equipment - net	47,064,073	50,883,343	(3,819,270)	-7.5%	4%	6%
Total Noncurrent Assets	290,305,512	299,160,275	(8,854,763)	-3.0%	27%	33%
	1,061,602,169	911,426,072	150,176,097	16.5%	100%	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	91,248,228	77,527,641	13,720,587	17.7%	9%	9%
Deposit and other liabilities	23,586,945	31,414,179	(7,827,234)	-24.9%	2%	3%
Due to affiliates	99,931	-	99,931	100.0%	0%	0%
Income tax payable	4,628,087	5,899,988	(1,271,901)	-21.6%	0%	1%
Total Current Liabilities	119,563,191	114,841,808	4,721,383	4.1%	11%	13%
Noncurrent Liabilities						
Deposit and other liabilities	20,001,987	13,060,892	6,941,095	53.1%	2%	1%
Pension liabilities	1,433,391	1,338,827	94,564	7.1%	0%	0%
Deferred tax liabilities - net	1,183,888	1,868,751	(684,863)	-36.6%	0%	0%
Total Noncurrent Liabilities	22,619,266	16,268,470	6,350,796	39.0%	2%	2%
Total Liabilities	142,182,457	131,110,278	11,072,179	8.4%	13%	14%
Equity						
Capital stock	100,000,000	100,000,000	-	0.0%	9%	11%
Additional paid-in capital	450,000,000	450,000,000	-	0.0%	42%	49%
Retained earnings	368,872,493	229,738,355	139,134,138	60.6%	35%	25%
Remeasurement of net defined benefit liabilities - net of tax	547,219	577,439	(30,220)	-5.2%	0%	0%
Total Equity	919,419,712	780,315,794	139,103,918	17.8%	87%	86%
	1,061,602,169	911,426,072	150,176,097	16.5%	100%	100%

APVI's financial position remains solid with total assets as of December 31, 2023 at ₱1,061.6 million, an increase by 16.5% from ₱911.4 million as of December 31, 2022.

Cash and cash equivalents grew by 35.8% to ₱602.9 million mainly due to net cash generated from operations for the calendar year 2023 driven by higher revenues. These internally-generated funds sufficiently covered APVI's tightly managed working capital and capital expenditure disbursements during the period.

Other current assets increased by 53.2% to ₱5.9 million due to increase in advances to suppliers and contractors.

The decrease in Property and equipment - net by 7.5% to ₱47.1 million pertains to depreciation, net of asset acquisitions during the year.

Total liabilities of the Company as of December 31, 2023 amounted to ₱142.2 million, higher than 2022's ₱131.1 million by 8.4%.

Accounts payable and accrued expenses amounting to ₱91.2 million as of December 31, 2023 increased by 17.7% from a year ago mainly due to higher trade payables and timing of payment; while current portion of deposits and other liabilities decreased by 24.9% versus last year to ₱23.6 million while noncurrent portion of deposits and other liabilities increased by 53.1% from the previous year to ₱20.0 million due to renewals of lease contract during the period ended December 31, 2023.

Income tax payable represents regular income tax due, net of available creditable withholding taxes. Income tax payable decreased by 21.6% to ₱4.6 million due to lower taxable income and higher creditable withholding taxes during 2023.

Deferred tax liabilities - net decreased by 36.6% to ₱1.2 million mainly due to the amortization of capitalized interest.

Pension liabilities increased by 7.1% to ₱1.4 million due to lower gain on assumptions and higher contributions paid this year compared to the previous year.

The Company's net gearing ratio is nil as it does not have any outstanding bank loans as of December 31, 2023 and 2022.

Total equity expanded by 17.8% to ₱919.4 million as of December 31, 2023 versus last last year's ₱780.3 million from the net income generated in 2023.

(d) Key Performance Indicators

A summary of APVI's key performance indicators are presented below. The Company employs analyses using comparisons and measurements based on the financial data for current periods against the same period of the previous year.

The key performance indicators for the calendar years ended December 31 are as follows:

(Amounts in PHP)	2025	2024	2023
Gross revenues	207.1 million	208.5 million	203.1 million
EBIT	149.5 million	146.8 million	146.6 million
EBITDA	162.8 million	157.6 million	157.2 million
Net income	155.8 million	152.8 million	139.1 million
Earnings per share ¹	1.56	1.53	1.39
Net book value per share ²	12.28	10.72	9.19
Current ratio ³	8.31:1	8.09:1	6.45:1
Debt to equity ratio ⁴	N/A	N/A	N/A
Asset to equity ratio ⁵	1.12:1	1.14:1	1.15:1
Return on Equity ⁶	14%	15%	16%
Return on Total Assets ⁷	12%	13%	14%
Net Income Margin ⁸	75%	73%	69%
Gross Margin ⁹	91%	92%	92%
Operating Margin ¹⁰	73%	70%	72%

Notes:

- ¹ Earnings per share is computed as Net income divided by total Common Shares outstanding
- ² Net book value per share is computed as Total equity divided by total Common Shares outstanding
- ³ Current ratio is computed as Current assets divided by Current liabilities
- ⁴ Debt to equity ratio is computed as Total Financial Debt divided by Total equity
- ⁵ Asset to equity ratio is computed as Total assets divided by Total equity
- ⁶ Return on Equity is computed as Net income divided by Average Total equity
- ⁷ Return on Total Assets is computed as Net income divided by Average Total assets
- ⁸ Net Income Margin is computed as Net income divided by Total revenues
- ⁹ Gross Margin is computed as Gross income divided by Total revenues
- ¹⁰ Operating Margin is computed as Operating income divided by Total revenues

(2) Trends, Events or Uncertainties that have had or that are reasonably expected to affect revenues and income

- (a) The Company is not aware of any event that will trigger a direct or contingent financial obligation that would be material to the Company, including any default or acceleration of any obligation.
- (b) The Company is not aware of any material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.
- (c) The Company is not aware of any seasonal aspects that had a material effect on the financial condition or results of operations of the Company.

(G) Financial Statements

The financial statements and schedules listed in the accompanying Index to Financial Statements and Supplementary Schedules (page 78) are filed as part of this Form 17-A (pages 80 to 136).

(H) Information on Independent Accountant and Other Related Matters

(1) External Audit Fees and Services

Punongbayan & Araullo (the "Auditors"), has audited the Company's financial statements as of and for the calendar years ended December 31, 2025, 2024 and 2023.

Audit and Audit-Related Fees

The table below sets forth the aggregate fees billed to the Company for each of the last two years for professional services rendered by *Punongbayan & Araullo* :

Particulars	2025	2024
Audit and Audit-Related Fees		
<i>Fees for services that are normally provided by the external auditor in connection with statutory and regulatory filings or engagement</i>	₱710,000	₱690,000
All other fees	60,000	50,000
TOTAL	₱770,000	₱740,000

There were no other significant professional services rendered by the external auditor during the period.

(2) Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

There have been no disagreements with the Auditors of the Company on accounting and financial disclosure.

PART III – CONTROL AND COMPENSATION INFORMATION

(I) Directors and Executive Officers of the Registrant

(1) Board of Directors and Executive Officers

The overall management and supervision of the Company is undertaken by the Board. The Board is composed of seven (7) members, three (3) of whom are independent directors. The term of a director is one year from date of election and until their successors are elected and qualified.

As of December 31, 2025, the composition of the Company's Board is as follows:

Name	Age	Citizenship	Position
Faraday D. Go	49	Filipino	Director, Chairman, President and Chief Executive Officer
Maria Socorro Isabelle V. Aragon-GoBio	52	Filipino	Director
Corazon L. Ang Ley	58	Filipino	Director
Kerwin Max S. Tan	56	Filipino	Director
Martin Q. Dy Buncio	61	Filipino	Lead Independent Director
Jean Henri D. Lhuillier	56	Filipino	Independent Director
Vacant			

As of December 31, 2025, the following are the Company's executive officers:

Name	Age	Citizenship	Position
Faraday D. Go	49	Filipino	Director, Chairman, President and Chief Executive Officer
Kerwin Max S. Tan	56	Filipino	Chief Finance, Compliance, Information Officer and Treasurer
Anne Mae E. Mangaser	42	Filipino	Vice President - Controller
Dennis R. Llarena	50	Filipino	Data Privacy Officer
Juan Antonio M. Evangelista	54	Filipino	Corporate Secretary
Iris Fatima V. Cero	39	Filipino	Assistant Corporate Secretary

The above directors and officers have served their respective offices since May 07, 2025. The independent directors of the Company are Martin Q. Dy Buncio and Jean Henri D. Lhuillier. Mr. Maynard S. Ngu resigned as Independent Director of APVI effective September 29, 2025.

The following discussion presents a brief description of the business experience of each of the Company's directors and executive officers over the past five (5) years.

Faraday D. Go, 49, is the Chairman, President, and Chief Executive Officer of Altus Property Ventures, Inc. He is also the Chairman of RL Commercial REIT, Inc. ("RCR"). He also serves as the Executive Vice President of Robinsons Land Corporation ("RLC") effective June 1, 2018. Prior to joining RLC, he was the Vice President of the Retail Management and Corporate Sales Division of Digitel Mobile Philippines, Inc. He has over fifteen years' experience in the following businesses: Apo Cement, JG Summit Petrochemical Corporation and Digitel Mobile Philippines, Inc. He received a Bachelor of Science degree in Management (Minor in Finance) from the Ateneo de Manila University in 1998.

Maria Soccorro Isabelle V. Aragon-GoBio, 52, is a Director of APVI. She is also the President and Chief Executive Officer of Robinsons Land Corporation. She was appointed Senior Vice President and Business Unit General Manager of Robinsons Destination Estates, formerly known as the Robinsons Industrial & Integrated Developments Division, effective October 1, 2016. She concurrently serves as President and Chief Executive Officer of Robinsons Logistix and Industrials, Bonifacio Property Ventures, Inc., and RHK Land Corporation. She is also a Director of Lipad Corporation. In addition, she is Director and President of Berkswell Corp. and Bacoor R & F Land Corporation; Director and Chairperson of RL Clark Logistix, Inc. and Shang Robinsons Properties, Inc.; and Director of Grand North Integrated Resort Inc., Virtual Palaro Ventures Inc., and various condominium corporations of the Company's projects. She received a Bachelor of Science degree in Management Engineering, with a minor in International Business, from Ateneo de Manila University and is a PRC-licensed real estate broker.

Corazon L. Ang Ley, 58, is a Director of APVI. She is also the Senior Vice President and Corporate Land Acquisition Head for RLC. She's held various positions and functions within RLC during her 32 years of service including her 3 year stint in China. She is also a Board Member of several companies namely Altus Mall Ventures, Inc., Robinsons Properties Marketing and Management Corp., RL Property Management, Inc., Robinsons Logistix and Industrials, Inc., and Bonifacio Property Ventures, Inc. She graduated from the University of the Philippines - Asian Institute of Tourism.

Kerwin Max S. Tan, 56, is the Chief Financial, Compliance, Information Officer and Treasurer of APVI. He is also the Chief Financial, Risk and Compliance Officer of RLC and Director and Treasurer of RL Commercial REIT, Inc. Previously, he was appointed as the Vice President - Treasurer of RLC on October 2014 and Vice President and Deputy Treasurer of RLC on January 2014. Before this assignment, he was the Vice President for Operations of RLC Residences effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine years. His last position at Citibank N.A. was Assistant Vice President and Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

Martin Q. Dy Buncio, 61, Filipino, has been an independent director of APVI since September 2, 2019. He currently occupies the position of Chairman of Pro Oil Corporation, Chairman of Pro Auto Parts Corporation, Director and President of Banam Global Holdings Corporation, President & General Manager at Proline Sports Center, Inc., President of HJ Marketing, President of Design Products Holding Corp and President for Integra Dev Corporation. Mr. Dy Buncio is also on the board of First Metro Investment Corp. He previously held the position of Director and Executive Committee Member of Lepanto Consolidated Mining from (2004 to 2005). He obtained his degree of Bachelor of Arts at De La Salle University in 1987.

Jean Henri D. Lhuillier, 56, Filipino, has been an independent director of APVI effective September 2, 2019. He is currently the President and CEO of PJ Lhuillier, Inc., Cebuana Lhuillier Insurance Brokerage, Cebuana Lhuillier Services Corp., Cebuana Lhuillier Financial Corp., Cebuana Lhuillier Rural Bank, Inc., Cebuana Lhuillier Foundation, Inc., Just Jewels Diamonds Boutique Corporation, Le Soleil De Boracay Resort, Inc., Network Capital Ventures, Inc., Pawncare Services, Corp., P & EL Realty Corp., P.J. Lhuillier Development Corp., P.JL Corporate Centre, Inc., P.JL Leisure, Inc., P.JL Ventures, Inc., Rich Gould Real

Estate, Inc. Araw Properties and Verite Pawn Corporation. He is also the Director of DFNN.com, Falcor Heli Solutions Philippines, Inc., Hatchasia.com, Intelligent Wave Philippines and Next Ideas, Inc. He is also the Honorary Consul General of the Republic of San Marino to the Philippines. Moreover, he is also an Official Knight of the Equestrian Order of St. Agatha of the Republic of San Marino. In 1992, he received a degree in Bachelor of Science in Economics at Saint Mary's College. He received a Doctorate Degree in Humanities at Polytechnic University of the Philippines and University of Makati in 2013 and 2024, respectively. In 2009, he also graduated from the Owner/President Management Program from Harvard Business School. He is also an alumnus of the Gemological Institute of America. Mr. Lhuillier is also affiliated with several organizations such as Chamber of Pawnbrokers of the Philippines, Inc (President), Association of Philippine Private Remittance Service Companies, Inc. (Director) and Microinsurance Agents Association of the Philippines (Founder Emeritus). He is also a known sports patron in the Philippines and is the President of the Amateur Softball Association of the Philippines and the Unified Tennis Philippines.

He has garnered numerous prestigious local and international recognitions over the years. Most recently, in 2025, he received multiple Gold honors across the Globee® Awards, including Maverick of the Year, Executive Achievement of the Year, Finance Leader of the Year, Corporate Social Responsibility Leader of the Year, and Lifetime Achievement Award, as well as the Gold Award for Executive of the Year – Financial Services and Lifetime Achievement in Consumer Services Industries at the Stevie® International Business Awards (IBA). He was also hailed CEO of the Year – Grand Winner at the Asia CEO Awards and was conferred the Commemorative Medallion for Outstanding Achievement by the University of Makati.

In 2024, he earned the Gold Stevie® Award for Executive of the Year (Financial Services) at the International Business Awards, was recognized as CEO Awards Honoree at The Business Manual CEO Awards, and received the Gold Award for Thought Leader of the Year – Consumer Services at the Golden Bridge Awards.

In 2023, he was a multi-awarded Gold Globee® Winner at the Golden Bridge Awards, receiving distinctions including Innovator of the Year, Lifetime Achievement Award, Maverick of the Year, Entrepreneur of the Year- Financial, Top Achiever of the Year in Asia-Pacific, and Executive Achievement of the Year- Financial. He was also named International CEO of the Year at the Global Business Excellence Awards and received two Gold Stevie® Awards at the International Business Awards for Executive of the Year (Financial Services) and Best Entrepreneur (Financial Services).

In addition to these recent accolades, he has previously been recognized with the Gold Award for Maverick of the Year, Entrepreneur of the Year – Financial (2022), Executive Achievement of the Year (2022), and Gold Award for Executive of the Year (2018) from the Golden Bridge Awards; Global Filipino Executive of the Year from the Asia CEO Awards (2019); Gold Award for CEO of the Year (2019) and CEO Achievers, Lifetime Achievement Award from the CEO World Awards (2019); Gold Stevie® Award for Executive of the Year – Financial Services (2022) and Gold Stevie® Award for Lifetime Achievement (2018) from the International Business Awards; and the Learning Gold Elite Award from the Chief Learning Officer's Learning Elite Awards (2020).

Anne Mae E. Mangaser, 42, was appointed as Vice President - Controller of Altus Property Ventures, Inc. and Vice President - Accounting of Robinsons Land Corporation, publicly-listed entities. A Certified Public Accountant, she had a seven-year stint in SGV & Co. (a member firm of Ernst & Young) with a broad audit client base including publicly-listed and privately-held real estate entities prior joining RLC in 2011. Graduated Cum Laude, she received a Bachelor's Degree in Accountancy from the Pamantasan ng Lungsod ng Maynila in 2004.

Dennis R. Liarena, 50, is the Data Privacy Officer (DPO) of APVI. He is also the DPO of Robinsons Land Corporation and RL Commercial REIT, Inc. Currently, he is the Real Estate Sector Lead Representative to the Data Privacy Council of the National Privacy Commission. Prior to joining RLC in 2015, he was the Vice President - Finance of Amalgamated Specialties

Corporation. He joined SGV & Co. Business Assurance practice after placing 19th in the 1997 Certified Public Accountant Licensure Exam.

Juan Antonio M. Evangelista, 54, is the Corporate Secretary of the Company. He is also the Corporate Secretary of Robinsons Land Corporation. He also handles various corporate secretarial functions of a number of companies within the Group. He obtained his Bachelor of Laws degree from Xavier University - Ateneo de Cagayan in 1998. He was admitted to the Philippine Bar in 1999.

Iris Fatima V. Cero, 39, is the Assistant Corporate Secretary of Altus Property Ventures, Inc.. She concurrently serve as Assistant Corporate Secretary of Robinsons Land Corporation and RL Commercial REIT, Inc. and Corporate Secretary of RL Fund Management, Inc. and RL Property Management, Inc. Atty. Cero was previously Assistant Legal Counsel with the Residential Division of the Robinsons Land Corporation. She graduated from the San Beda College – Manila College of Law and Polytechnic University of the Philippines – College of Communication, where she earned her Juris Doctor and BA Broadcast Communication degrees, respectively. She was admitted to the Philippine Bar in 2016.

(2) Significant Employees

While all employees are expected to make a significant contribution to the Company, there is no one particular employee, not an executive officer, expected to make a significant contribution to the business of the Company on his own. Other than the aforementioned Directors and Executive Officers, there are no other employees of the Company who may have significant influence in the Company's major and/or strategic planning and decision-making.

(3) Family Relationships

As of December 31, 2025, there are no familial relationships within the Board.

(4) Involvement in Certain Legal Proceedings

None of the members of APVI's Board nor its executive officers have been involved in any criminal, bankruptcy or insolvency investigations or proceedings, including proceedings relating to securities, commodities or banking activities, or those enjoining such person from involvement in any type of business, for the past five years from December 31, 2025.

(J) Executive Compensation

(1) General

The Company's By-Laws provides that each Director shall receive a reasonable per diem for his or her attendance at every meeting of the Board of Directors. Furthermore, every member of the Board shall receive such compensation for their services, as may, from time to time, be determined by the Board.

Compensation to executive officers and other members of the Board amounted to ₱3.4 million and ₱3.5 million, which is of the nature of per diem during meetings for the calendar year ended December 31, 2025 and 2024, respectively. The Company's estimated compensation to executive officers for the ensuing year is ₱4.6 million per diem during meetings.

There are no other executive officers other than aforementioned and there was no other compensation paid to the directors for the periods indicated.

(2) Compensation of Directors

(a) Per Diem Standard Arrangement

Other than payment of reasonable per diem, there are no standard arrangements pursuant to which directors of the Company are compensated, or are to be compensated, directly or indirectly, for any services provided as director for the last completed fiscal year and the ensuing year.

(b) Other Arrangements

There are no other arrangements pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as a director.

(3) Employment Contracts and Termination of Employment and Change-in-Control Arrangements

(a) Employment Contract between the Company and Executive Officers

There are no special employment contracts between the Company and its named executive officers.

(b) Compensatory Plan or Arrangement

There are no compensatory plan or arrangement between the Company and its named executive officers.

(4) Warrants and Options Outstanding

As of December 31, 2025, none of the Company's directors and executive officers holds any warrants or options in the Company.

(K) Security Ownership of Certain Record and Beneficial Owners and Management

(1) Security Ownership of Certain Record and Beneficial Owners

As of December 31, 2025, the following are the owners of the Company's common stock in excess of 5% of total outstanding shares:

Title of Class	Name and Address of Record Owner and Relationship with Issuer	Name of Beneficial Owner and Relationship with Record Owner	Citizenship	No. of Shares Held (includes shares held by nominees before Dividend Declaration)	% of Total Outstanding Shares
Common	JG Summit Holdings, Inc. ¹ 43rd Floor Robinsons Equitable Tower, ADB Avenue Corner Poveda Street, Ortigas Center, Pasig City Philippines (stockholder)	Same as record owner (See Note 1)	Filipino	60,972,361	60.97%
Common	PCD Nominee Corporation (Filipino) ² PDS Group 29/F, BDO Equitable Tower 8751 Paseo de Roxas, Makati City (stockholder)	PCD Participants and their clients (See Note 2)	Filipino	32,006,671	32.01%
Common	Robinsons Land Corporation ³ Mall Admin Office, Lower West Lane, Robinsons Galleria, EDSA corner Ortigas Avenue, Ugong Norte, Quezon City (stockholder)	Same as record owner (See Note 3)	Filipino	6,106,359	6.11%

Notes:

¹ The Chairman and the President of JG Summit Holdings, Inc. (JGSHI) are both empowered under its By-Laws to vote any and all shares owned by JGSHI, except as otherwise directed by its board of directors. The incumbent Chairman and Chief Executive Officer and President of JGSHI are Mr. James L. Go and Ms. Lance Y. Gokongwei, respectively.

² PCD Nominee Corporation is the registered owner of the shares in the books of the Corporation's transfer agent. PCD Nominee Corporation is a corporation wholly owned by the Philippine Depository and Trust Corporation, Inc. (formerly the Philippine Central Depository) ("PDTC"), whose sole purpose is to act as nominee and legal title holder of all shares of stock lodged in the PDTC. PDTC is a private corporation organized to establish a central depository in the Philippines and introduce scripless or book-entry trading in the Philippines. Under the current PDTC system, only participants (brokers and custodians) will be recognized by PDTC as the beneficial owners of the lodged shares. Each beneficial owner of shares through his participants will be the beneficial owner to the extent of the number of shares held by such participant in the records of the PCD Nominee.

Out of the PCD Nominee Corporation account, "Abacus Securities Corporation", "Citibank N.A." and "Wealth Securities, Inc." hold for various trust accounts the following shares of the Corporation as of December 31, 2025:

	<u>No. of shares held</u>	<u>% to total outstanding</u>
Abacus Securities Corporation	8,560,266	8.560%
Citibank N.A.	4,484,959	4.484%
Wealth Securities, Inc.	2,860,266	2.860%

³ The Chairman and the President of Robinsons Land Corporation (RLC) are both empowered under its by-laws to vote any and all shares owned by RLC, except as otherwise directed by its board of directors. As of December 31, 2025, the Chairman of RLC is Mr. Lance Y. Gokongwei and the President and CEO of RLC is Ms. Maria Socorro Isabelle V. Aragon-GoBio.

Voting instructions may be provided by the beneficial owners of the shares.

(2) Security Ownership of Management as of December 31, 2025

Title of Class	RECORD OWNER		BENEFICIAL OWNER		BEFORE Dividend Distribution	
	Name and Address and Relationship with Issuer	Position	Name and Relationship with Record Owner	Citizenship	No. of Shares Held	% to Total Outstanding Shares
Common	Faraday D. Go	Director, Chairman, President and Chief Executive Officer	Same as record owner	Filipino	1	0.00%
Common	Maria Socorro Isabelle V. Aragon-GoBio	Director	Held via PCD Nominee	Filipino	400*	0.00%
Common	Corazon L. Ang Ley	Director	Same as record owner	Filipino	1	0.00%
Common	Kerwin Max S. Tan	Director, Chief Finance, Compliance, Information Officer/ Treasurer	Held via PCD Nominee	Filipino	1,000*	0.00%
Common	Martin Dy Buncio	Director (Independent)	Same as record owner	Filipino	1	0.00%
Common	Jean Henri Lhuillier	Director (Independent)	Same as record owner	Filipino	1	0.00%

*Held via PCD Nominee.

(3) Voting Trust Holders of 5% Or More

None of the stockholders are under a voting trust or similar agreement.

(4) Changes in Control

There are no changes in control in 2025.

(L) Certain Relationships and Related Party Transactions

In September 2016, the Company entered into a Deed of Absolute Sale with RLC covering the sale of certain assets constructed in the parcel of land owned by RLC for a selling price of ₱895.1 million, inclusive of VAT.

As of December 31, 2025 and 2024, outstanding balance of the receivable from RLC amounted to ₱149.9 million. The receivable from the sale of assets is non-interest bearing and is due and demandable. The receivable from sale of assets is non-interest bearing and is due and demandable.

The Company, in the normal course of business, has transactions with its affiliated companies consisting principally of lease arrangements on commercial properties.

APVI, in its ordinary course of business, engage in transactions with RLC, companies in JGS and other companies controlled by the Gokongwei Family. The most significant of these transactions include tenancy by various retail-related companies controlled by the Gokongwei Family in Robinsons Place Ilocos. APVI's policy with respect to related party transactions is to ensure that these transactions are entered into on terms comparable to those available from unrelated third parties. In accordance with the principles of transparency and fairness, APVI conducts all related party transactions fairly and at arm's length ensuring the best interest of the Company, its affiliates, and all shareholders.

The Company's major related party transactions include leases of significant portions of Robinsons Place Ilocos to companies controlled by the Gokongwei Family, including Robinsons Department Store, Robinsons Supermarket and Handyman Do-It-Best. Rental income paid to APVI by affiliates amounted to ₱108.1 million, ₱117.2 million and ₱118.5 million for calendar years ending December 31, 2025, 2024 and 2023, respectively.

The Company, in the normal course of business, has transactions with its affiliated companies consisting principally of reimbursement of expenses.

The Company maintains savings and current accounts and time deposits with an entity under common control which is Robinsons Bank Corporation (RBC), a local commercial bank, until 2023. In 2024, as RBC has merged with Bank of the Philippine Islands (BPI), it is no longer considered related party of the Company. The cash and cash equivalents previously classified under "cash with related parties" is no longer included in the related party disclosures as of December 31, 2025 and 2024.

In addition to the foregoing transactions, RLC and JGS also provide APVI with certain corporate services.

There have been no transactions (or series of similar transactions) with or involving the Company in which a director, executive officer, or stockholder owns 10% or more of total outstanding shares and members of their immediate family had or is to have a direct or indirect material interest.

PART IV – CORPORATE GOVERNANCE

Altus Property Ventures, Inc. acknowledges that good corporate governance is essential to build an environment of trust, transparency and accountability necessary for fostering long-term performance, financial stability, business integrity and sustainability of the company for the protection of the interests of shareholders and other stakeholders. Corporate governance is the framework of rules, systems and processes of the corporation that governs the performance by the Board of Directors and Management of their respective duties and responsibilities to the stakeholders.

The Company continuously strives to strengthen and improve its corporate governance practices by adopting best practices that includes building a competent board, aligning strategies with goals, managing risk effectively, adhering to high standards of ethics and integrity, and promoting accountability by defining roles and responsibilities.

APVI remains compliant with corporate governance requirements of the corporate governance standards mandated by the Securities and Exchange Commission's (SEC) Code of Corporate Governance for Publicly-Listed Companies, among other SEC regulations and applicable laws.

APVI's Board has adopted the Manual on Corporate Governance ("Manual"), which institutionalizes the principles of good corporate governance in the entire organization. The Company believes that it is a necessary component of sound strategic business management, hence, it undertakes efforts to create awareness within the organization.

The Manual provides that it is the Board that has the primary responsibility for the governance of the corporation. In addition to setting the policies for the accomplishment of corporate objectives, it has the duty to provide an independent check on the Management. The Board is mandated to attend its regular and special meetings in person or through teleconferencing.

In adopting the Manual, the Company understands the responsibilities of the Board and its members in governing the conduct of its business, the Board Committees in focusing on specific board functions to aid in the optimal performance of its roles and responsibilities, and the officers in ensuring adherence to corporate principles and best practices.

To support the Board in carrying out its responsibilities, several Board Committees are established, including the Audit Committee, Corporate Governance Committee, Board Risk Oversight Committee and the Related Party Transactions Committee. These Committees are headed by Independent Directors. The Company has two (2) Independent Directors on its Board.

As part of its oversight function, the Audit Committee reviewed the reports of the Internal Auditor to ensure that Management undertakes immediate and proper corrective actions on the matters raised, including those relating to governance, risk management, internal control systems, and regulatory compliance. Based on the reviews conducted and the reports presented during the year, the Audit Committee is satisfied that the Company's internal control and compliance systems are adequate and effective in addressing material risks and supporting the Company's commitment to sound corporate governance practices.

Furthermore, the Company ensures compliance with the reportorial requirements for PLCs such as the submission of the Integrated Corporate Governance Report ("IACGR") to the SEC and the PSE. The I-ACGR is a reportorial requirement under SEC Memorandum Circular No. 15 series of 2017 to all PLCs to disclose the Company's compliance/non-compliance with the recommendations provided under the Corporate Governance Code for PLCs. With the "comply or explain" approach, voluntary compliance to recommended corporate governance best practices is combined with mandatory disclosure. The Company submitted its I-ACGR for calendar year 2024 on May 29, 2025.

PART V

Altus Property Ventures, Inc. 2025 Sustainability Report

Contextual Information

Company Details	
Name of Organization	Altus Property Ventures, Inc.
Location of Headquarters	Brgy. 1, San Francisco, San Nicolas, Ilocos Norte
Location of Operations	Brgy. 1, San Francisco, San Nicolas, Ilocos Norte
Report Boundary: Legal entities (e.g. subsidiaries) included in this report	N/A
Business Model, including Primary Activities, Brands, Products, and Services	Altus Property Ventures, Inc. (APVI) The Company's primary purpose is to engage in the business of selling, acquiring, building, constructing, developing, leasing and disposing of real estate properties and property development of all kinds and nature.
Reporting Period	January 1, 2025 - December 31, 2025
Highest Ranking Person responsible for this report	Mr. Ramon S. Rivero, Head of Corporate Strategy

Materiality Process

We conducted a series of workshops and discussions with key persons in our company and a cross-section of our stakeholders to help us identify what truly matters to us and to our stakeholders. This process helped widen our business perspective and enabled us to set approaches to improve our performance in both financial and non-financial aspects.

The following specific steps were undertaken:

1. Understanding the Sustainability Context. Understanding societal needs was the first step we took to determine the contributions of our core business to sustainable development. This also allowed us to identify which impacts are most material from the societal point of view.

2. Engaging our Stakeholders. Our stakeholders' inputs helped us validate and enhance our list of material topics. The process also helped us put emphasis on topics that are most important to them. We captured our stakeholders' perspectives through regular meetings, surveys, interviews and focus group discussions.

3. Identifying Material Topics. We looked at the entire value chain of our property. We determined the economic, environmental, and social topics that we should monitor and improve on. We considered the key impacts of each of our activities, relevant risks and opportunities including the key capitals we rely on to sustain and grow our business. We identify focus by looking into aspects that we are best positioned to effect positive change.

4. Measuring Performance and Defining Management Approaches. In 2021, we obtained baseline data (2020) as basis for measuring our performance on each of the material topics identified. Following the GRI reporting standards and consolidation guidance, we ensured that the metrics used were right, and the data collected were accurate and comparable. This year, we began setting up a procedure to systematically collect more data to better measure our sustainability performance. We have also defined management approaches that will help us improve our performance in these areas.

We also referred to the UN Sustainable Development Goals to see how our impacts to environment, economy, and society are linked to delivering on specific SDG targets.

Materiality is an iterative process for us. We will continue to review how we impact the environment and society, how we measure our performance in these impact areas, and how we can better communicate these to our stakeholders.

Important Note: The discussion of impacts, risks, and opportunities are made per topic, instead per metric, since the risks and opportunities apply to the topic rather than the individual metrics under one topic. For example, for topic on Anti-corruption, only one discussion on Impacts, Risks, and Opportunities is made that covers both metrics:

a) Training on Anti-corruption Policies and b) Procedures and Incidents of Corruption. This makes the disclosure on management approach more focused and not repetitive.

ECONOMIC

Economic Performance

Direct Economic Value Generated and Distributed (in Millions)

Disclosure	2024	2025	Units
Direct economic value generated (revenue)	208.50	207.09	PhP
Direct economic value distributed	94.44	89.85	PhP
1. Provisions (if bank) (n/a)	0.00	0.00	PhP
2. Payments to suppliers, other operating costs	49.80	42.69	PhP
3. Total Wages and Benefits	9.67	10.94	PhP
c. Dividends given to stockholders and interest payments to loan providers	0.00	0.00	PhP
d. Taxes given to government	34.96	36.22	PhP
e. Investments to community (e.g., donations, CSR)	0.00	0.00	PhP
Economic Value Retained	114.06	117.24	PhP

Procurement Practices

Proportion of spending on local suppliers

Disclosure	Quantity	Units
Percentage of procurement budget used for significant locations of operations that is spent on local suppliers	Not available ¹	%

¹We do not currently tag our payments to suppliers according to our definition of what is local.

Economic Performance and Procurement Practices

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Impacts. In terms of economic performance, APVI reported PhP 208.50 million in total revenues, 3% higher than the previous year. The company attributed its growth to high consumer spending due to a fully recovered economy.

In 2025, 45% of our revenue flowed back to society, through our major stakeholders, suppliers, employees, and the government. Our contribution to the economy is evaluated by our role in stimulating growth in the sectors in which we operate, including job creation, tourism, infrastructure development, foreign investment, and overall GDP Growth.

22% of the generated economic value or PhP 49.80 million was distributed to our suppliers in the form of payments. In addition to ensure fair compensation to its existing suppliers, APVI continues to foster long-lasting partnerships with its communities, by actively promoting and supporting local suppliers that help local businesses to grow and expand, which in return, will have a beneficial impact on the overall Philippine economy.

Lastly, about 5% of the company's generated economic value or Php 9.67 million went to salaries and wages, while 17% or Php 34.96 million went to the government in the form of taxes.

Risks. Any unfair practice with our suppliers in the way they deal with our employees can constitute a risk to our capacity to flow value to society equitably. Moreover, our inability to serve local businesses within our malls and offices may severely affect their competitiveness and overall success in the market.

Management Approach for Impacts and Risks

Ensuring Equitable Flow of value. We continue to maintain the highest standards of corporate governance, including anti-corruption, in all our transactions. By doing so, we continue to safeguard the proper flow of economic value to all our stakeholders. We make sure that we pay a fair price to all our stakeholders to ensure equitable distribution of economic value. Year-on-year, we monitor the total economic value distribution as a percentage of our revenue.

Fostering equitable distribution of economic opportunities. We also implement local hiring in order to provide locals with access to economic opportunities. On the other hand, we give priority to sourcing goods and services locally, if suppliers who meet our minimum standards are available in the locality. We only source in Metro Manila when qualified suppliers do not exist in local provincial areas. We also take an effort to source from MSMEs whenever possible to help stimulate local economic growth.

Ensuring equitable access to our products. Our mall enables businesses to grow and flourish by providing the right locations that afford them and their clients a space to transact their businesses. We ensure that we accommodate both local merchants and organizations, promoting the growth of both local businesses and foreign brands.

Ensuring fair compensation to our employees. To maintain our competitiveness in the market, we measure our compensation packages against the industry standards in the Philippines, while ensuring that our workers have social safety nets in the event of an emergency and are paid at least the minimum wage.

Opportunities & Management Approach

We recognize opportunities to improve our performance, particularly in evaluating the economic performance of the suppliers on their policy and practice on anti-corruption and compensation and benefits. As a management approach, we will undergo a review of our accreditation and supplier assessment processes to incorporate criteria that measure the economic performance of our suppliers. We are also actively developing a strategy to ensure that all employees are paid, at least, a living wage. This commitment underscores our dedication to supporting financial well-being of our workforce and promoting equitable compensation practices.

Climate-related risks and opportunities

Being a real estate company, we recognize that climate related risks and opportunities are material to our organization. In 2025, we have started adopting the International Financial Reporting Standard (IFRS) and we will start applying this in our disclosures by 2025.

Anti-corruption

Training on Anti-corruption Policies and Procedures

Disclosure	2025	Units
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Number of directors and management that have received anti-corruption training ¹	7	#
Percentage of employees that have received anti-corruption training	100	%

¹Upon boarding, the Board of Directors receives orientation on APVI's Code of Conduct which includes anti-graft corruption policy. The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting an anti-corruption policy and program. Some of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, Offenses Subject to Disciplinary Action (OSDA), among others.

Incidents of Corruption

Disclosure	Quantity (2025)	Units
Number of incidents in which directors were removed or disciplined for corruption	0	#
Number of incidents in which employees were dismissed or disciplined for corruption	0	#
Number of incidents when contracts with business partners were terminated due to incidents of corruption	0	#

Anti-Corruption

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Corruption undermines our ability to equitably flow value to our key stakeholders, i.e. suppliers, employees, government, and providers of capital. Risks can exist in key areas such as in procurement, and those functions that directly interface with government.

Management Approach for Impacts and Risks

The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting an anti-corruption policy and program. Some of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, Offenses Subject to Disciplinary Action (OSDA), among others. The same are disseminated to all employees across the Company through trainings to embed them in the Company's culture. New employees are oriented regarding policies and procedures related to Business Conduct and Ethics and similar policies. All employees are given periodic reminders. Further, all concerned employees are required to comply with the Annual Self-Disclosure Activity on an annual basis.

The following Business Conduct & Ethics Policies are in place:

- **Conflict of Interest** - The Company's Code of Business Conduct and Conflict of Interest Policy require employees to make a conscious effort to avoid conflict of interest situations that his judgment and discretion are not influenced by considerations of personal gain or benefit. A conflict of interest may also occur because of the actions, employment, or investments of an immediate family member of an employee.
- **Conduct of Business and Fair Dealings** - The Company's employees that recommend, endorse, or approve the procurement or sale of goods and services should make a conscious effort to avoid any conflict-of-interest situation in transactions that they are involved in.
- **Receipt of Gifts from Third Parties** - The Company discourages the acceptance of gifts. However, gifts like advertising novelties may be given or accepted during the Christmas season. There is no restriction in the value of the gift accepted. However, accepted gift with an estimated value of over Php 2,000.00 must be disclosed to the Conflicts of interest Committee.
- **Compliance with Laws and Regulations** - The Company ensures that all transactions comply with relevant laws and regulations. Any deficiencies are immediately rectified.
- **Respect for Trade Secrets/Use of Non-public Information** - The Company has policies that ensure proper and authorized disclosure of confidential information. Disclosures of material information to the public can only be done after the disclosure to SEC and PSE by the Company's authorized officers.
- **Use of Company Funds, Assets and Information** - Employees are required to safeguard the Company resources and assets with honesty and integrity. Employees must ensure that these assets are efficiently, effectively, and responsibly utilized.
- **Employment and Labor Laws and Policies** - The Company ensures the observance, strict implementation and compliance with Philippine employment and labor laws and policies with regards to recruitment, employment, retention and benefits of the employees. The minimum notice period regarding operational changes ranges from three to six months, dependent on the proponent of change.

- **Whistleblowing** - The stakeholders may discuss or disclose in writing any concern on potential violation of the Code of Business Conduct with the Conflicts of Interest Committee. Reports or disclosures can be made in writing or by email. All information received in connection with the reports or disclosures shall be strictly confidential and shall not be disclosed to any person without prior consent of CICOM. The Company commits to protect those who report in good faith from retaliation, harassment and even informal pressures. It will take the necessary and appropriate action to do so in enforcing the policy.

Violation of any provision of the Code of Business Conduct as determined through a due process may result in disciplinary action, including dismissal and reimbursement for any loss to the Company that result from the employee's action. If appropriate, a violation may result in legal action against the employee or referral to the appropriate government authorities.

The following shows the process of termination upon findings of Corruption:

1. In case an Offense is committed or supposed to have been committed by an employee or business partner, his immediate superior or transacting department must properly investigate the matter.
2. Establish and check facts that will serve as basis for decision, examining evidence physical or otherwise. Twin notices are to be sent. The concerned employee or business partner is asked to air side, while there will also be an employee conference.
3. Analysis and evaluation of the findings
4. Preserving the integrity and reliability of evidence
5. Recommendation of Penalty. If the recommended penalty is dismissal, the department head shall endorse the matter to HRD for further evaluation and will in turn endorse the matter to Corporate Legal for the conduct of Administration Investigation/hearing to determine whether or not the matter merit the imposition of dismissal
6. Imposing the penalty/dismissal will be documented using the appropriate forms
7. The concerned party will be informed verbally by explaining the findings and the penalty. All concerned parties/department must be notified of the disciplinary penalty.
8. Upon recommendation of Corporate Legal of dismissal, the Notice of Dismissal is subject to approval by the President or Company Officer authorized to do so. Upon approval of the Notice of Dismissal, the department head will serve the notice to the employee. If the employee refuses to acknowledge receipt copy of notice as such fact(s) will be annotated on all copies of the notice. The said Notice of Dismissal has to be sent via registered mail or other accredited courier to the last known address of the employee. Proof of delivery must be kept as evidence to show that the notice was served. All concerned departments must be noticed of the dismissal.

Opportunities and Management Approach

We are taking steps to evaluate the effectiveness of implementation of our anti-corruption policy. We are looking at opportunities to engage our employees more on

this topic through conducting more regular formal trainings on anti-corruption and how to best ensure that incidents are better tracked and avoided in the company.

Resource Management

Energy consumption within the organization:

Disclosure	2024 ¹	2025	Units
Energy consumption (renewable sources)	4,022.25	4,433.71	GJ
Energy consumption (gasoline)	N/A	N/A	GJ
Energy consumption (LPG)	N/A	N/A	GJ
Energy consumption (diesel)	1,161.90	759.97	GJ
Energy consumption (electricity)	15,757.31	15,234.10	GJ

¹2024 LPG and diesel restated to reflect numbers that are within the organization only

Reduction of energy consumption

The overall increase in total energy consumption in 2025 versus the previous year is mainly due to an increase in mall foot traffic. In terms of efforts to reduce energy consumption, we continue to conduct several energy-efficiency projects for our mall including changing of light bulbs to LED and retrofitting/replacement of electronic equipment.

Energy and Reduction of Energy Consumption

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Philippines is primarily reliant on thermal technologies to generate energy. However, having thermal as the main source of energy has adverse effects to the environment such as greenhouse gas emissions, huge water consumption and air pollution among others. Air pollutants from these thermal energy plants also surround communities and affect their health and safety. GHG Emissions, on the other hand, is one of the main contributors to climate change impacting vulnerable countries such as the Philippines.

Management Approach for Impacts and Risks

The installation of solar panels at Robinsons Ilocos Main Mall generated 1.1 million kWh of clean energy in 2025, reducing carbon emissions by approximately 763.85 metric tons of CO₂ (using the emission factor of 0.0006935 metric tons CO₂ per kWh). This reduction is equivalent to saving 34,721 trees, based on an average tree absorbing 22 kg (0.022 metric tons) of CO₂ per year. This initiative highlights Robinsons Malls' commitment to sustainability, significantly lowering its carbon footprint while promoting renewable energy solutions for a greener future.

Opportunities and Management Approach

To increase our sourcing of renewable energy, there is opportunity in purchasing renewable energy directly from suppliers. Getting into a retail agreement with suppliers will increase overall renewable energy consumption, hence lowering direct and indirect emissions.

Water consumption within the organization

Disclosure	2024	2025	Units
Water withdrawal	52,784.00	48,913.00	Cubic meters
Water consumption	20,527.80	17,970.00	Cubic meters
Water recycled and reused	N/A	N/A	Cubic meters

¹2024 water withdrawal restated to reflect accurate tagging. Numbers reflect only the main mall (not including expansion)

Water Consumption

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

For any mall operator, water is a vital resource that must be managed well. In order to have clean and well-maintained premises as well as ready-to-use mall amenities, we have to recognize our responsibility to manage water well as a resource. Every liter of water that is consumed is potentially depriving other communities and agriculture of access to this limited resource.

Management Approach for Impacts and Risks

For our mall, there is no choice but to source from groundwater currently. However, we try to take advantage of surface water sources as much as we can. To make sure that water resources are maximized, the water that is used for daily operations undergoes water treatment processes to ensure that minimal water is discharged to sewers.

Our approach to water conservation involves water saving fixtures in the mall restrooms. Educating our customers, tenants and employees about the importance of water conservation creates awareness and consistent practice. Designed with a rainwater collection system and wastewater treatment facilities, our overall water discharge is reduced and maintained.

Opportunities and Management Approach

Since we capitalize mostly on groundwater sources, there is huge potential in exploring surface water, specifically rainwater harvesting. Water catchments and water impounding areas will be good opportunities as well in reducing water discharge by recharging aquifers and improving groundwater extraction.

Materials used by the organization¹

Disclosure	2024	2025	Units
Materials used by weight or volume			
• renewable	0	0	Kg
• non-renewable	0	0	Kg
• Cement	0	0	Kg
• Glass	0	0	Kg
• Rebars	0	0	Kg
Percentage of recycled input materials used to manufacture the organization's primary products and services	0	0	%

¹No significant construction, renovation or repairs done to APVI properties this year.

Materials

Management Approach for Impacts and Risks

The business is acknowledged to involve heavy construction and thus expected to use considerable amounts of materials. Even with zero materials used this year, risks still exist as there will be future construction and renovation to be expected moving forward. That being said, it is still important to recognize the environmental effects of using non-renewable materials such as cement, rebars and glass as these are used in high amounts due to the nature of the business. Since limestone deposits are also very limited in the Philippines, conservation in its usage should be monitored effectively.

Management Approach for Impacts and Risks

To ensure it remains within a manageable level, we will regularly monitor our materials consumption and intensity. We will work with our contractors to continually improve on designs and construction practices for future projects. We will ensure our buildings are designed and constructed with optimized use of materials, without compromising quality and durability.

Having zero considerable construction done this year, a completely empty material disclosure is expected. However, it is still important to do effective monitoring of the materials used and how excess is reused, recycled or disposed of. With the nature of the business, there are limited options with regard to the materials that can be used. To mitigate this, we continue working closely with the contractors in a committed effort to improve the designs and construction practices of future projects. The goal will be to maximize the use of each material without compromising on the building's quality and durability.

Opportunities and Management Approach

Currently, the company only has 1 mall in operation. Opportunities identified can stem from the fact that there is a lot of room for improvement following its next malls and future projects. As no clear path has yet to be paved for the company, there is merit in

deciding to explore other alternatives in materials and processes. Aiming for more sustainable buildings and infrastructure may bring about a bigger return on investment as well as a competitive foothold in the industry.

Ecosystems and biodiversity (whether in upland/watershed or coastal/marine)

This is considered not material for our company since we do not have operations within or adjacent to biodiversity-rich areas.

Environmental impact management

Air Emissions¹

¹We have yet to set-up a system to collect air emissions data from our property.

GHG

Disclosure	2024	2025	Units
Direct (Scope 1) GHG Emissions	78.00	51.02	Tonnes CO ₂ e
Energy indirect (Scope 2) GHG Emissions	2,260.63	2,080.57	Tonnes CO ₂ e
Indirect Emissions (Scope 3) ¹	2,061.98	1,973.08	Tonnes CO ₂ e
Emissions of ozone-depleting substances (ODS) R-22 (has ODP of 0.05) ²	None	None	Kg

¹Scope 3 is based on tenant energy consumption emission.

²We do not have the system to collect data for ODS.

Greenhouse Gas (GHG) Emissions

Impacts and Risks: Where it occurs, APVI’s involvement, stakeholders affected

GHG emissions of the company mainly come from the electricity bought for the mall’s operations. Emissions are in scope two since the majority of the mall’s electricity is bought from an external source, and these sources generate electricity by burning fossil fuel. Scope three emissions are with the electricity consumption of the mall’s tenants which are also outsourced from fossil fuel-based sources. Main risks come from the adverse effect of carbon emissions that contribute to global warming and climate change, generally affecting all stakeholders.

Management Approach for Impacts and Risks

In joining the net-zero movement by 2050, the company explores solar energy as a renewable energy source that has zero carbon emissions. Since 2018 our malls have invested in solar energy and continue to use its rooftop solar panels as their secondary source of electricity. For 2025, the percentage covered by renewable energy has reached 29% of the total energy consumed, a 3% increase from 2024.

Opportunities and Management Approach

Seeing the limitations of solar power as a renewable energy source, exploring other sources will be the next opportunity. Instead of sourcing our own renewable energy, buying RE from retail electricity suppliers will greatly reduce carbon emissions for scope 2, closing the gap to net-zero.

Air pollutants

Air pollutants are released from using the in-house generators of our mall. These generators are standby, meaning they are only operational in the event of a blackout or need for additional electricity source. For this year and the year before, no data is available since there was no instance wherein the generators were operational, hence no air pollutants were produced. Even then, we stay committed to complying with DENR's clean air standards and are ready in the event that the generators are used.

Solid and Hazardous Wastes

Solid Waste

Disclosure	2024	2025	Units
Total solid waste generated	192,832.08	187,047.01	kg
Reusable	-	-	kg
Recyclable	38,235.51	36,100.71	kg
Composted	112,678.43	109,422.50	kg
Incinerated	None	None	kg
Residuals/Landfilled	41,918.14	41,523.80	kg

Hazardous Waste

Disclosure	2024	2025	Units
Total Hazardous waste generated	296.19	None	kg
Total weight of hazardous waste transported ¹	None	None	kg

¹For hazardous wastes, we engage with DENR accredited transporter and treater. We allocate a separate space to store these wastes in our facilities before they are collected.

Solid and Hazardous Wastes

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Waste, in general, has multiple stakeholders such as the government, communities, waste pickers and most especially, the environment. That is why it is important to have good waste management practices in place for our mall since it generates more waste than your average building. Recognizing that there are gaps that exist in the system wherein the whole process of garbage disposal is not monitored, is the first step in identifying potential risks. As biodegradable wastes are also a source of GHG emissions, effective monitoring must be put in place to accurately measure our emissions.

It is important that hazardous waste is managed well. From the word itself, "hazardous," there are already implications that if not disposed of properly, it may harm the community and cause health risks to those exposed by it. Possible hazardous wastes include electronic wastes, used oil, busted light bulbs, grease wastes, and lead acid batteries among others.

Management Approach for Impacts and Risks

Our current waste management monitoring processes for solid wastes make sure that our waste haulers dispose of our wastes in legally operated landfills that meet DENR standards. In our mall, there is space specifically allotted for waste materials recovery. People are designated there to effectively manage and operate MRFs in accordance with the standards set by DENR. Training specifically for waste handling is provided to mall tenants and maintenance staff, who collect and dispose of waste regularly.

For hazardous waste, there are engagements with DENR accredited transporters and treaters to make sure that hazardous waste is handled properly. These types of waste are also segregated properly and stored separately to ensure that no cross-contamination occurs, and no exposure happens.

Opportunities and Management Approach

We see an opportunity to be part of the solution regarding marine litter. We are currently improving our waste management system by working with our merchants to replace non-recyclables with recyclables to reduce total residual waste. We are also working with recyclers to link them with our waste collectors to ensure the recyclable waste we generate is recycled. We are also exploring ways to process our biodegradable waste into compost or energy to reduce the total waste sent to landfills.

Effluents

Effluents are relevant in all our properties. By design, our property has been fitted with wastewater treatment facilities to meet with the regulatory requirements of DENR.

Environmental compliance

Non-compliance with Environmental Laws and Regulations

Disclosure	2024	2025	Units
Total amount of monetary fines for non-compliance with environmental laws and/or regulations	None	None	PhP
No. of non-monetary sanctions for non-compliance with environmental laws and/or regulations	None	None	#
No. of cases resolved through dispute resolution mechanism	None	None	#

Environmental Compliance

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Our business has a very sensitive relationship with the environment. This means that certain actions or activities, like constructing buildings and infrastructure, renovating parts of the mall or even transportation of goods can easily disrupt the environment, thus, exposure to non-compliance risks. Since environmental resources have become more scarce and industrial movements have caused major impacts to nature, more environmental laws are set to regulate these impacts. Putting a focus on compliance on our end of the value chain will not only be good for the environment but will minimize our overall costs and damage to our reputation. Non-compliance will affect a huge number of our stakeholders, from employees, investors, surrounding communities and more importantly, the environment itself.

Management Approach for Impacts and Risks

It is highly important for our company to follow laws set by the government. Creating a more compliant stance on all our mall activities and operations will help the company adjust to future changes as well as appreciate steps taken to ensure that we do our part in saving the environment. We ensure our gensets are maintained properly to meet air quality standards, while maintaining operational sewage treatment facilities.

Opportunities and Management Approach

We plan to step up our internal capability building and improve our systems so that all activities that we will do will remain compliant to regulations. We will invest in training and monitoring activities to correct any non-compliance issues in our operations internally to reduce findings from audits of government and third -party consultants.

SOCIAL

Employee Management

Employee Hiring and Benefits Employee data

Disclosure	2025	Units
Total number of employees	18	#
a. Number of female employees	9	#
b. Number of male employees	8	#
Attrition rate ¹	0%	rate
Ratio of lowest paid employee against minimum wage	1:1	ratio

¹Attrition computation: total new hires -turn-over / average total # of employees last year & current year

Employee benefits

List of Benefits	Y/ N	% of female employees who availed for the year	% of male employees who availed for the year
SSS ¹	Y	0%	12.5%
PhilHealth ¹	Y	0%	12.5%
Pag-ibig ¹	Y	0%	0%
Parental leaves ²	Y	0%	0%
Vacation leaves ^{2 5 6}	Y	78%	75%
Sick leaves ^{2 5}	Y	78%	100%
Medical benefits (aside from PhilHealth) ³	Y	No data from HMO due to data privacy	No data from HMO due to data privacy
Housing assistance (aside from Pag-ibig) ⁴	N	NONE	NONE
Retirement fund (aside from SSS)	Y	NONE	NONE
Further education support	Y	NONE	NONE
Company stock options	N	NONE	NONE
Telecommuting	Y	NONE	NONE
Flexible-working Hours	Y	NONE	NONE
Rice Subsidy ⁵	Y	100%	100%

¹Based on total headcount. Note that 100% of our regular employees are covered by mandatory benefits.

²Based on total number employees who are entitled to leaves and the actual number of employees who availed the leaves.

³100% of regular employees are covered with at least PhP 60k/month for entry level but availment of HMO benefits is not being disclosed due to data privacy.

⁴We only provide discount privileges to employees.

⁵Based on regular permanent employees only.

⁶Unclaimed Vacation and Sick Leaves for non-executive positions are convertible to cash 100% and 50% of daily rate respectively. Unclaimed Sick leaves for executives are convertible at 50% of daily rate.

Diversity and Equal Opportunity

Disclosure	2025	Units
% of female workers in the workforce	50%	%
% of male workers in the workforce	50%	%
Number of employees from indigenous communities and/or vulnerable sector ¹	Not data available	#

¹Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).

Employee Hiring and Benefits, Diversity and Equal Opportunity

Impacts and Risks: Where it occurs, APVI’s involvement, stakeholders affected
<p>Our policy and practice in hiring determines our ability to foster equal distribution of opportunities across diverse set of peoples. For example, setting a policy on gender equality or hiring people coming from vulnerable groups will determine how much opportunity we are able to distribute to the male and female population or vulnerable groups given their nuanced needs and circumstances. Hence, we take our hiring policy seriously to provide everyone a level plane field to access the employment opportunities that we create through our business.</p> <p>The benefits we provide our employees deliver a lasting effect to our employees’ quality of life. For example, providing health care coverage to our employees determines their resilience to medical emergencies, which is key to maintaining quality of life. Employees who enjoy good quality of life will tend to be more engaged and productive in the workplace, which impacts our business positively.</p>

Management Approach for Impacts and Risks
<p>Hiring, Benefits, Diversity and Equal Opportunity. We hire based on capability and alignment with the requirements of the job. In our hiring process, we do not discriminate against any person in terms of gender, ethnicity, age, and other circumstances. We apply anticipatory hiring strategy looking at our needs in the next 3-5 years based on our long-term business strategy. We have an intake program to hire early on and better prepare our new hires even before the actual needs arise.</p> <p>Benefits. We benchmark our benefit structure with the industry standards and adjust accordingly to stay within the industry average. On top of government-mandated benefits, we provide other benefits as part of our engagement initiatives such as healthcare coverage (HMOs), life insurance, medical allowance, rice subsidy, bereavement assistance, discounts to our products, and access to affordable emergency loans.</p>

Opportunities and Management Approach

Attrition. Our attrition rate is currently at 0%. In exit interviews, we see offers for better employment opportunities remain the biggest reasons for attrition.

APVI's attrition rate decreased this year. We will continue to aim to reduce attrition rate in the next 5 years through improved training and development, increased mentorship and guidance by supervisors, more discussion with employees and managers on employee's career growth, as well as review of our benefits and total rewards policy.

Retaining employees is critical to our long-term success in the real estate industry, ensuring customer satisfaction, increased sales, satisfied coworkers, and effective succession planning as well as organizational knowledge and learning.

APVI aims to reduce its attrition rate by 5 percentage points in the next 5 years. The management aims to improve the following, (i). training/ workshops, (ii). increase mentorship and guidance from supervisors, (iii). more discussion with employees and managers on employee's career growth, (iv). as well as review of our benefits and total rewards policy.

Benefits. More than mere compliance to minimum pay mandates, we provide healthcare coverage (HMOs), life insurance, medical allowance, rice subsidy, bereavement assistance, discounts to our products, and access to affordable emergency loans. We also offer preferential rates for real estate purchases from APVI, and loans with Robinsons Bank.

To improve our talent retention and employee engagement, we see an opportunity to assess the benefit availed rates of our employees across our different benefit types to determine overall effectiveness of our benefit structure. We will continue to innovate on structures that better responds to the real needs of our employees.

Employee Training and Development

Disclosure	2025	Units
Total training hours provided to employees		
a. Female employees	0	hours
b. Male employees	0	hours
Average training hours provided to employees ¹		
a. Female employees	0	hours/employee
b. Male employees	0	hours/employee

¹Training hours indicated here are the Instructor-led Classroom internal trainings. Not reflected are trainings attended by employees outside the organization, hands-on/on-the job trainings, computer/video base e-learning, and coaching and mentoring.

Employee Training and Development

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

The level of training hours is an important driver to employee growth and development. Our ability to meet our employees' training needs impacts their overall growth as professionals. Highly trained and highly engaged employees tend to be more productive, which also benefits the company.

Management Approach for Impacts and Risks

We adopt a centralized learning framework that is anchored on the Core Values of the organization. APVI follows curriculum consistent with the standards of JG Summit group of companies, which are categorized into internal learning courses as follows:

1. **Core Development Programs** - enhance the soft skills of employees. This includes programs on customer service, communication, and professional image.
2. **Management Development Programs** aim to provide a strong leadership and coaching culture in the organization, hence programs aimed to develop these competencies fall under this.
3. **Executive Development Programs** target high potential and high performing leaders. This covers programs on problem solving, negotiation, finance, and strategic communication.
4. **Functional Training Programs.** There are Functional Training Programs that are customized per department that address the gaps of different functions. These programs include development plans for Engineering, Leasing, Marketing, Construction Management, and Operations. There is a continuous development of in-house SMEs (subject matter experts) who continue to impart learning on the job to their colleagues via share and learn sessions that allows for sharing of best practices while learning new technology and trends at the same time.

APVI promotes the development of employees by continuously providing relevant and timely training programs anchored on the training needs of the company and the employees.

Opportunities and Management Approach

We continue to anticipate new skills and capability needed by our employees to help us prepare for the future in terms of new technologies and industry practices in real estate. For example, we are continually on the look-out for new and better technologies and practice in managing malls, offices, residences and hotels or in the design and construction of different property formats. Being continually informed on new industry developments enables us to take leadership in the market.

Labor-Management Relations

Disclosure	2025	Units
% of employees covered with Collective Bargaining Agreements ¹	0	%
Number of consultations conducted with employees concerning employee-related policies ¹	N/A	#

¹In general, we consult our employees on any new policy that affects them. Based on our corporate governance we afford ample time for employees to provide their inputs and feedback before we put policies in effect.

Labor - Management Relations

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Good labor-management relations create a healthy workplace for us. It enables our employees to raise their concerns to the management. It helps the management find ways to refine its policies and systems that improve our workplace conditions in both construction and in operations, particularly in our malls and hotels and resorts. Good workplace conditions help reduce health and safety risks and provide social safety nets for our employees in times of crisis.

Poor Labor-Management relations grossly affect performance and inherently has high reputational risk especially when labor unions resort to actions beyond close-door dialogues.

Management Approach for Impacts and Risks

APVI ensures the observance, strict implementation and compliance with employment and labor laws and policies with regards to recruitment, employment, retention and benefits of the employees.

We are committed to providing a decent workplace for our employees and providing their needs to be effective in their work. We practice an open-door policy. Employees may directly communicate with their immediate superior or with the HR department. We also listen to our employees through employee engagement surveys and other ad Hoc surveys that are conducted by our HR. We also provide informal avenues for employees to raise their concerns to the management, such as lunch meetings and get together activities. Digital tools such as video meetings and group chats were utilized to frequently update our employees of changes at work.

The Company ensures the observance of strict implementation and compliance with employment, labor laws and policies with regards to recruitment, employment, retention and benefits of employees. Minimum notice period regarding operational changes ranges from three to six months, dependent on the proponent of change.

Opportunities and Management Approach

We continually look for better ways to solicit feedback from our employees through formal and informal feedback sessions. Most of all, we will create a more deliberate approach to account for and assess the feedback for a more systematic approach of addressing them.

Workplace Conditions, Labor Standards, and Human Rights

Occupational Health and Safety

Disclosure	2025	Units
Safe Man-Hours	438,304	Man-hours
No. of work-related injuries	0	#
No. of work-related fatalities	0	#
No. of work-related ill-health	0	#
No. of safety drills	1	#

Labor Laws and Human Rights

Disclosure	2025	Units
No. of legal actions or employee grievances involving forced or child labor	0	#

Do you have policies that explicitly disallow violations of labor laws and human rights (e.g. harassment, bullying) in the workplace?¹

Topic	Y/N	If Yes, cite reference in the company policy
Forced labor	Y	Indicated in the Employee Discipline Policies and Guidelines; "Notwithstanding the express enumeration of acts, omission or incidents in the Offenses Subject to Disciplinary Action (OSDA), the pertinent provisions of the Labor Law and allied laws, rules, and regulations are deemed incorporated in the OSDA. For acts or omission not specifically treated in the OSDA, the pertinent provision of law shall apply"
Child labor	Y	
Human Rights	Y	<p>Indicated in OSDA; (1) Sections 3- Acts or Omissions Concerning Relationships with Superior, Attendance to and Performance of Assigned Duties, (2) Section 4- Acts or Omissions Concerning Harmony and Good Order, Safety and Decency at Work</p> <ul style="list-style-type: none"> • Policy on Sexual Harassment • Policy on Health, Safety and Welfare • Corporate Environment, Health and Safety Policy • Drug Free Workplace Policy • Workplace Policy on Prevention Control of HIV and AIDS, Hepatitis B and Tuberculosis • Special Benefits for Women/Magna Carta for Women • Leave Benefits Policy (includes Expanded Maternity Leave, Solo Parent Leave, Vacation Leave, Sick Leave, Service Incentive Leave, Nuptial Leave, Emergency Leave, Bereavement Leave) • Whistleblowing Policy • Data Privacy Policy • Flexible Work Arrangement Policy • Work From Home Program • Mental Health and Wellness Policy • Environment, Health and Safety Policy • Retirement and Separation Benefits Policy

¹We do not have explicitly written corporate policies relating to these topics since these are expressly defined in our Philippine labor laws, which we ensure compliance in all our operations.

Workplace Conditions, Labor Standards, and Human Rights

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

Compliance to labor laws and human rights standards, as well as safe operation and accident prevention are fundamental to running a good business.

Threats to the rights, health, and safety of our employees impacts our productivity, employee retention, and employee engagement. More importantly, it impacts the wellbeing and quality of life of our employees. Risks to health and safety are greater in construction sites than in operations.

Management Approach for Impacts and Risks

OSH management system is primarily designed to protect the health and safety of individual workers or members of the company. OSH Trainings are regularly conducted for the Lead Persons - Engineers, Security, Operations personnel.

Health and safety risks are regularly assessed to identify ways to eliminate or minimize incidence. We set standards for safe working practices and ensure they are practiced by all our employees, especially those involved in construction and operations. In-house auditing and inspections are being conducted by facility's/property engineers and operation's personnel. Documentations for this are done by engineering and security, and validated by the RLC EHS Team. In addition, APVI has a clinic catering to employees and workers.

We ensure strict compliance with the requirements of the Fire Code of the Philippines and other relevant regulations.

We regularly submit our safety records to the Department of Labor and Employment (DOLE) to comply with their safety, health, and welfare standards and policies. In addition, all properties/facilities of APVI have clinics to cater to employees and workers.

Beyond safety, we ensure all our operations comply with labor laws, including those relevant to forced labor, child labor, and human rights. We conduct periodic internal audits to monitor these risks in all our operations. The findings are discussed in the top management.

Opportunities and Management Approach

We continue to work with our contractors to build a culture of safety in all our construction and operations. More frequent and deliberate activities will be done to educate and remind our employees on safety standards and protocols to strengthen our safety culture and make safety a second nature to our employees not just in the workplace but even in their homes.

7

Supply Chain Management

Do you have a supplier accreditation policy? If yes, please attach the policy or link to the policy:

Yes. Pertinent portion is re-stated in column no# 3 below.

Do you consider the following sustainability topics when accrediting suppliers?

Topic	Y/N	If Yes, cite reference in the supplier policy
Environmental performance	Y	<p>As stipulated in Supplier Accreditation Policy, "All interested suppliers shall submit the accomplished Supplier Accreditation Application Form (SAAF) together with the required accreditation documents."</p> <p><i>--Required documents include all pertinent government permits per supplier type e.g. Mayor's Permit, Environmental Permits, PhilHealth, SSS, Pag-Ibig, etc.</i></p>
Forced labor	Y	
Child labor	Y	
Human rights	Y	
Bribery and corruption	Y	<p>As stipulated in Supplier Accreditation Policy, one of the Grounds for Suspension and Debarment is: "...Without the written consent of the company, directly or indirectly offers or gives any benefit or compensation in cash or otherwise, to a company employee because of the employee's association, engagement or duties with the company."</p>

Supply Chain Management

Impacts and Risks: Where it occurs, APVI's involvement, stakeholders affected

About 21% of our revenue flows to our suppliers. Most of the activities we do in the value chain is carried out by suppliers from construction to property management. Hence the impact of our suppliers to environment, society, and economy (ESE) is a significant portion of our impact. Our supplier's success in delivering their output determines our own success. Their impacts to ESE affect essentially all our stakeholders.

Management Approach for Impacts and Risks

Our current supplier accreditation policy ensures that all our suppliers meet the minimum standards to deliver quality output for us. Through our accreditation process, we assess their capability and compliance to all relevant laws and regulations.

Our supplier accreditation process are as follows:

1. **Application** - All suppliers intending to do business with any BU must apply for accreditation through the submission of an accomplished Supplier Accreditation Application (SAA) together with the required documents. SAA contains the basic information about the supplier's company, organization, products or services offered and other relevant information necessary to evaluate the supplier's overall competencies.
2. **Appraisal** - APVI shall appraise all suppliers applying for accreditation using a rating system for both the company and the product or service. The Rating System for each accreditation criteria may vary by commodity group. The supplier must meet at least 75% to be recommended for accreditation approval.
3. **Accreditation Approval** - Approval will be done by the corporate supplier accreditation team of APVI.

On top of the accreditation process, the following processes are being done to assess the performance of suppliers.

1. **Maintenance** - All accredited suppliers shall be included and maintained in the supplier information database.
2. **Review and Evaluation** - on a periodic basis, a complete reassessment of the supplier performance like the initial accreditation process will be conducted based on key performance metrics.

Any supplier that fails to comply with minimum standards goes through the following recourse: 1) Suspension, 2) Debarment, 3) Appeal Process, and 4) Reinstatement if the supplier is able to comply with our minimum standards.

Opportunities and Management Approach

We are reviewing our supplier accreditation policy to include relevant to environment, social, and economic criteria to ensure that our sustainability standards and practices is also applied to the supplier.

Relationship with Community

Significant Impacts on Local Communities

Focus Area : RELIEF OPERATIONS

In times of crises that impact jobs and livelihoods, immediate aid and support make a huge difference in alleviating the plight of disadvantaged populations. This year, the APVI actively took part in extending emergency assistance to address the most urgent humanitarian needs in light of natural calamities.

R Tulong - RLC's Emergency Relief Program

R Tulong is APVI's emergency relief program aimed at providing assistance to individuals and communities affected by calamities.

Aligned with APVI's sustainability focus area on Stakeholder Well-being, we recognize that our support is crucial during times of calamities to address the urgent need for essential supplies such as water, food, shelter etc. This program has been consistently conducting relief operations across various regions of the country. In 2023, the R Tulong Program was launched to consolidate all disaster relief initiatives of RLC properties (including APVI) into a unified emergency relief program. This initiative underscores APVI's commitment to sustaining its disaster relief response efforts in partnership with local government units (LGUs), the City Social Welfare and Development Department of the Department of Social Welfare and Development, and the Municipal Disaster Risk Reduction Management Office.

Through R Tulong, families and individuals displaced by calamities are given immediate relief in the form of food, water, shelter, and basic care items.

During calamities, APVI collaborates with LGUs to gather data on affected families and provide the required assistance. Our properties nearest to the affected areas administer the turnover and distribution of relief packs to the intended beneficiaries.

Focus Area: HEALTH & NUTRITION

The occurrences of viral diseases and health risks in recent years emphasized the importance of maintaining good health and nutrition more than ever. Our corporate social responsibility arm, RLCI or “RLove”, has several initiatives that provide much needed support and assistance for health and nutrition to the most vulnerable communities.

R Gift of Health – Medical Mission Program

RLC’s R Gift of Health is a medical mission program that provides essential medical services including screenings, consultations, and free medicines to indigent individuals in communities most in need. APVI firmly believes that good health is vital in order to have a good quality of life.

This program started in April 2023 and remains ongoing. Aligned with APVI’s focus area on Stakeholder Well-being, we continue to aspire to reach more communities moving forward. We collaborate with various partners, including Southstar Drug, LGUs, and non-governmental organizations (NGOs), to bring the medical mission closer to select LGUs and NGOs within our communities.

We are committed to furthering this program in 2026, extending its reach to even more communities and beneficiaries.

Focus Area : CHILD WELFARE & EDUCATION

With its recognition of the importance of child welfare development and education, RLC promotes education through the provision of needed equipment, supplies, and basic materials to support the education of children and youth.

R Eskwela – School Assistance Program

R Eskwela is APVI’s school assistance program dedicated to supporting select schools and learning institutions through school rehabilitation, construction of facilities, and provision of supplies and learning tools.

Aligned with APVI’s sustainability focus area on Stakeholder Well-being, APVI recognizes that education is the key to empowering every child to realize their full potential and become productive members of society.

APVI has a longstanding commitment to educational assistance initiatives for NGO, schools, organizations and learning institutions in need.

The R Eskwela Program was launched in 2023 to consolidate all the education initiatives of our properties into a unified school assistance program. This also communicates APVI’s intention to sustain its initiatives on education and to serve more beneficiaries, including students in collaboration with schools, LGUs, NGOs, and the Department of Education (DepEd).

During the back-to-school season, APVI reaches out to chosen school schools and learning institutions to provide necessary items such as equipment, supplies, tools, classroom furniture, as well as rehabilitation work to prepare for the opening of classes, aligning with DepEd’s Brigada Eskwela Program.

APVI participates in these activities by sending volunteers to assist in the turnover of donations to the beneficiaries. Through this program, schools, NGOs, and learning organizations receive assistance in supplies, tools, equipment, rehabilitation services, and more, enhancing the learning environment of the students.

APVI is committed to continuing this program and expanding its reach to more schools and communities, thereby supporting the education of more Filipino children.

Focus Area : COMMUNITY DEVELOPMENT

RLC strives to impact positive change in communities where it is present through provision of avenues to access opportunities and services on health and wellbeing.

Lingkod Pinoy Center

APVI's Lingkod Pinoy center houses various government agencies that provides mall-goers with safe, easy, and convenient access to government services. It hosts 7 offices specifically PhilPost, SSS, , BOI, DFA, PRC, and Pag-Ibig. The Mall provides the spaces at no cost to the government.

Transport Hub

APVI's presence in the community makes it a strategic hub for transport connectivity. By providing terminal space for public utility vehicles, the mall improves accessibility and convenience of travel for commuters. APVI's transport hub covers 3 transport modes and 3 individual routes: Taxi service (Ilocos Norte), Tricycle (San Nicolas / Laoag) and Public Utility Jeep (San Nicolas / Laoag). Capacious, the transport hub is situated in a 72.50 sqm. area within mall perimeters. In 2025, APVI served 3 Transport Routes and accommodated 3 Transport Group(s) that serviced the tenants, employees and guests of the property.

Bicycle Ramp & Repair Stations

Bicycle ramps and a Self-repair station are made available for free to its Biking community. The bike station offers safe parking space as well as pumping equipment for its bike-loving mall-goers. Besides promoting a more active and healthy living, it also encourages mallgoers to opt for carbon emission-free form of transport.

Disclosure on Free and Prior Informed Consent (FPIC) is not material given that there are no operations that is within or adjacent to ancestral domains of indigenous peoples.

Relationship with Communities
Impacts and Risks: Where it occurs, APVI’s involvement, stakeholders affected
<p>Community could get impacted positively or negatively ranging from physical risks to social and economic risks. For example, displacement can be both physical displacement or economic displacement due to our presence.</p> <p>Negative impacts in the community could have significant impact to our reputation and social license to operate. Conversely, delivering positive benefits to community enable us to build stronger partnerships such as in local sourcing of goods and talents.</p>

Management Approach for Impacts and Risks
<p>Our social/community impact assessment and risk management process is a mandatory process that guides sustainability-related risk management and integrates a risk register into operating plans. As part of that process, exploration, production and major projects are examined against the physical, social and political settings of our operations. Local concerns may influence the potential importance of these stakeholder and environmental matters including long-term risks and cumulative impacts. Risks are identified and described by a diverse group of subject matter experts in each business unit (BU) and project.</p> <p>To help Business Units in Community Assessment and affairs a System Management Approach is developed:</p> <p>Impact and Risk Assessment- Assessment is basically the identification of potential and likely risks within a particular community, and the process of prioritizing those risks. The community risk assessment process can be as complex and detailed as local resources permit. Or, using basic skills and resources available to most organizations, can be a more simplified process that will produce basic information that can be used effectively for intervention/enhancement projects.</p> <p>Mapping Stakeholders and Prioritizing Risks- Identifying the people related to the project, those who will be affected by the development and those than can influence, and to help develop strategies to engage these people in the right way. In most contexts community development projects will have a wide-variety of actors. Also, during this process, a risk register is developed looking at the long term and short term, and also looking at the probability and severity.</p> <p>Addressing the Risk- A structured and coherent approach to managing the identified and ranked risk.</p> <p>Engage Stakeholders- Communicate and collaborate on strategies and action plans in addressing risks and impacts.</p>

Measure and Monitor- Tracking and assess actions to ensure ongoing adequacy and effectiveness of the management system.

Over-all, incorporating community affairs strategy into business brings transformative power through business excellence. Our philosophy is based on the idea that corporate success and social welfare are interdependent. A business needs a healthy, educated workforce, sustainable resources and adept government, to prosper and compete effectively. Also, for society to thrive, profitable and competitive business must be developed and supported to create income, wealth, tax revenues and opportunities for engaged social development.

Opportunities and Management Approach

APVI is currently cascading the Community Assessment tool to be used during the different phases of development; from Business development, construction and operations of projects and properties. Done properly, commercial development can improve a local community in more ways than one, by adjusting, innovating and continuously improving systems, services and products being put-out by the company.

Accordingly, since engagement and transparent reporting and disclosure of how we minimize and mitigate risks associated with construction and operations is a top business priority and key concern of our stakeholders; periodic communication and reporting is to be enhanced.

Customer Management

Customer Satisfaction

Disclosure	Score (2025)	Did a third-party conduct the customer satisfaction study (Y/N)?
Customer satisfaction	71.95%	N

Health and Safety

Disclosure	Quantity (2025)	Units
No. of substantiated complaints on product or service health and safety	3	#
No. of complaints addressed	3	#

Marketing and Labelling

This topic is not material to our company, since we do not sell fast-moving consumer products.

Customer Privacy

Disclosure	2025	Units
No. of substantiated complaints on customer privacy ¹	0	#
No. of complaints addressed	0	#
No. of customers, users and account holders whose information is used for secondary purposes	0	#

¹Substantiated complaints include complaints from customers that went through the organization’s formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

Data Security

Disclosure	2025	Units
No. of data breaches, including leaks, thefts and losses of data	0	#

Customer Management - Health and Safety, Customer Privacy and Data Security

Impacts and Risks: Where it occurs, APVI’s involvement, stakeholders affected
<p>Customer management is fundamental to corporate success and sustainability. Our ability to keep our customers satisfied is at the core of our performance as a corporation. Ensuring their health and safety in the use of our products, and protecting their information are ways to deliver customer satisfaction.</p> <p>Our inability to meet their expectation poses a significant risk to our viability in both the short-and-long term horizons.</p>

Management Approach for Impacts and Risks
<p>Customer Satisfaction. We conduct periodic market research to gauge customer expectations and build the right products and services to meet their expectations, needs, and capabilities. Our customer satisfaction surveys tell us whether the products and services as designed have indeed met their requirements. We continually iterate and improve our performance through these processes.</p> <p>Health and Safety. We ensure that our properties do not pose any risk to the health and safety of our employees. This is assured from the design process to construction as well as operations that it meets the highest building standards that ensures it is resilient to any structural threats. In our properties, we continue to assess risks to our customers such as slippage and fall and periodically audit to ensure compliance to our standards.</p>

Customer Privacy and Data Security. All personal information collected during customer interactions is handled in accordance with the Data Privacy Act of 2012. The contact details of our Data Protection Office are visible on our company website and various privacy notices where data privacy inquiries and complaints may be addressed. The Company & our Data Protection Officer (DPO) is registered with the National Privacy Commission (NPC), the government agency mandated to administer and implement the Data Privacy Act of 2012. Moreover, our DPO is an active member of Data Privacy Council of NPC as the Sectoral Representative for Real Estate.

To protect customer data as well as all our other confidential information, we have implemented a strong security policy, put in place advanced network security protection and monitoring process in the following aspects of our data management system:

- o Secured Email System. RLC is using advanced security protection through Microsoft Office 365 as employee's corporate email. It provides URL filtering, screening of attachments and links to be protected from malware, spam and phishing.
- o End-point Security Protection. RLC installed CrowdStrike Endpoint Protection as the last defense layer to protect end-user's computer from malware, ransomware, spam and phishing.
- o Security protection of RLC's edge network. RLC used a strong network firewall rules that serve as a network gateway to only allow authorized and specific ports to pass through. It also includes advanced URL filtering, advanced DNS security, advanced, advanced AI-driven security threat prevention and secured VPN connections among its remote sites.
- o Disallowed the use of external storage by employees.
- o We have corporate information security team that performs Security Vulnerability Assessment and Penetration Testing (SVAPT) on regular and on-demand basis specially before we launch a new website.

Opportunities and Management Approach

Customer management is a continual improvement process. We continually assess our customer experience journey and find ways to better meet their expectations.

We maintain various communication channels and facilitate meaningful interactions with our customers and stakeholders. This allows us to better address their needs and strengthen our relationships with them, while improving our systems in the process. The information and feedback we receive are processed through the appropriate business units, ensuring these are addressed immediately and incorporated into our business strategies.

Beyond customer satisfaction, we intend to measure the real economic and social value we contribute to our customers and their stakeholders, such as how our malls are able to increase their access to market through increased foot traffic to our malls to better understand how our product enable them to grow as they locate with us. A more systematized measurement of economic and social value will enable us to better optimize our products for increased value to the customers we serve and to society in general.

UN SUSTAINABLE DEVELOPMENT GOALS

Product or Service Contribution to UN SDGs

Key products and services and its contribution to sustainable development.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
Mall Space	<p>We provide a space where our customers (merchants) benefit from the foot traffic to the malls. It allows foreign and local enterprises to access key markets and scale their businesses. People around our locations can access quality products that meet their needs from food, medicine, clothing, and other needs that improve their quality of life.</p> <p>To date, we have a total of 20,190 square meters of gross floor area. In addition, our mall offers low-carbon mall spaces, as they're fitted with solar panels that meet a significant part of their power requirement.</p>	<p>Current businesses could be negatively affected through reduced customers.</p> <p>Increased consumerism could reduce the savings of citizens.</p> <p>May cause traffic congestion that reduces productivity of population.</p>	<p>When we enter a location, we map which local enterprises could be negatively affected by our entry. We assess the impact and provide opportunities for the affected parties to locate in our mall, or their household members to given employment opportunities.</p>

PART VI – EXHIBITS AND SCHEDULES

(M) Exhibits and Reports on SEC Form 17-C

(1) Exhibits - See Accompanying Index to Exhibits (Page 137)

The exhibits, as indicated in the Index to Exhibits are either not applicable to the Company or does not require an answer.


(2) Reports on SEC Form 17-C (Current Report)

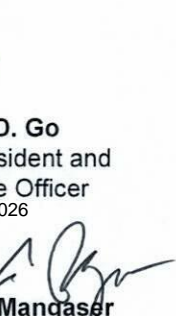
Please refer to [SEC Disclosures | Altus Property Ventures](#) for the list of SEC 17-C (Current Reports) filed by the Company.


SIGNATURES


Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Pasig City on MAR 26 2026.

By:


Faraday D. Go
 Chairman, President and
 Chief Executive Officer
 March 26, 2026


Anne Mae E. Mangaser
 VP - Controller/
 Principal Accounting Officer
 March 26, 2026

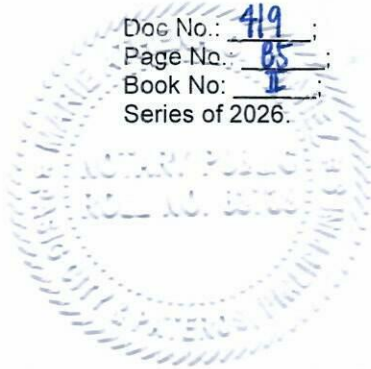

Kerwin Max S. Tan
 Chief Finance, Compliance, and
 Information Officer and Treasurer
 March 26, 2026

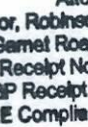

Juan Antonio M. Evangelista
 Corporate Secretary
 March 26, 2026

SUBSCRIBED AND SWORN to before me this MAR 26 2026 at Pasig City Philippines, affiants exhibited to me their competent evidence of identity, as follows:

Name	Government issued ID
Faraday D. Go	Passport ID No. P6389768B valid until 25 February 2031
Kerwin Max S. Tan	UMID CRN 0033-1991922-9
Anne Mae E. Mangaser	Passport ID No. P2514934C valid until 25 November 2032
Juan Antonio M. Evangelista	IBP No. 12937

Doe No.: 419
 Page No.: 85
 Book No.: I
 Series of 2026.




MARIE ATHENA C. YBAÑEZ
 Appointment No. 025 (2026-2027)
 Notary Public for Pasig City and Pateros
 Until December 31, 2027
 Attorney's Roll No. 83739
 15th Floor, Robinsons Cyberscape Alpha, Sapphire and
 Garnet Roads, Ortigas Center, Pasig City
 PTR Receipt No. 3983298; 01.06.2026; Pasig City
 IBP Receipt No. 575480; 12.29.2025; Illoilo
 MCLE Compliance No. VIII-0038717; 04.14.2026



ALTUS PROPERTY VENTURES, INC.

(Formerly: Altus San Nicolas Corp.)

National Highway, Brgy. 1, San Francisco, San Nicolas, Ilocos Norte
Telephone No.(028) 8397-1888 loc. 36201

March 26, 2026

**Securities and Exchange Commission
Ground Floor - North Wing, PICC Secretariat Building
Philippine International Convention Center (PICC) Complex
Roxas Boulevard, Pasay City**

The management of **Altus Property Ventures, Inc. (Formerly: Altus San Nicolas Corp.)** is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2025, 2024, and 2023 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 Company'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 Company or cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company'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 and Araullo, the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.

Faraday D. Go
Chairman, President and Chief Executive Officer

Kerwin Max S. Tan
Chief Finance, Compliance, and Information
Officer and Treasurer

Signed this 26th day of March 2026

APVI

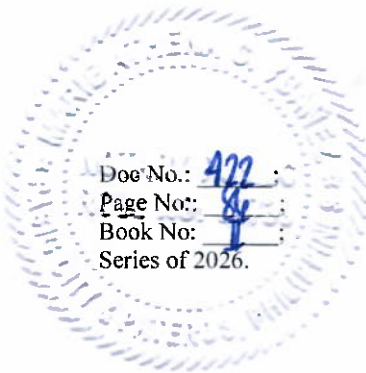
ALTUS PROPERTY VENTURES, INC.


(Formerly: Altus San Nicolas Corp.)

National Highway, Brgy. 1, San Francisco, San Nicolas, Ilocos Norte
Telephone No.(028) 8397-1888 loc. 36201

SUBSCRIBED AND SWORN to before me this **MAR 27 2026** at **Pasig City** Philippines, affiants exhibited to me their competent evidence of identity, as follows:

Name	Government issued ID
Faraday D. Go	Passport ID No. P6389768B valid until 25 February 2031
Kerwin Max S. Tan	UMID CRN 0033-1991922-9




MARIE ATHENA C. YBAÑEZ
Appointment No. 025 (2025-2027)
Notary Public for Pasig City and Pateros
Until December 31, 2027
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Gemel Roads, Ortigas Center, Pasig City
PTR Receipt No. 3983296; 01.06.2026; Pasig City
IBP Receipt No. 575480; 12.29.2025; Iloilo
MCLE Compliance No. VIII-0038717; 04.14.2028

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A subsidiary of JG Summit Holdings, Inc.)

**INDEX TO FINANCIAL STATEMENTS AND
SUPPLEMENTARY SCHEDULES
SEC FORM 17-A**

FINANCIAL STATEMENTS

Statement of Management's Responsibility for Financial Statements

Report of Independent Auditors

Statements of Financial Position as at December 31, 2025 and 2024

Statements of Comprehensive Income for the years ended December 31, 2025, 2024 and 2023

Statements of Changes in Equity for the years ended December 31, 2025, 2024 and 2023

Statements of Cash Flows for the years ended December 31, 2025, 2024 and 2023

Notes to Financial Statements

LIST OF SUPPLEMENTARY INFORMATION

Independent Auditor's Report on the SEC Supplementary Schedules Filed Separately from the Basic
Financial Statements

Schedules Required under Annex 68-J of the Revised Securities Regulation Code Rule 68

A. Financial Assets

Financial Assets at Amortized Cost

Financial Assets at Fair Value Through Profit or Loss

Financial Assets at Fair Value Through Other Comprehensive Income

**B. Amounts Receivable from/Payable to Directors, Officers, Employees, Related Parties and
Principal Stockholders (Other than Related Parties)**

**C. Amounts Receivable from/Payable to Related Parties which are Eliminated during the
Consolidation of Financial Statements**

D. Long-term debt

E. Indebtedness to Related Parties (Long-term Loans from Related Companies)

F. Guarantees of Securities of Other Issuers

G. Capital Stock

Other Required Information

Map Showing the Relationships Between the Company and its Related Entities

Reconciliation of Retained Earnings Available For Dividend Declaration as at December 31, 2025

Report of Independent Auditors on Components of Financial Soundness Indicators

Schedule of Financial Soundness Indicators

Supplementary Schedule of External Auditor Fee-related Information



P&A
Grant Thornton

FOR PSE FILING

Financial Statements and
Independent Auditors' Report

Altus Property Ventures, Inc.

December 31, 2025, 2024 and 2023



Report of Independent Auditors

The Board of Directors and the Stockholders
Altus Property Ventures, Inc.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
Brgy. 1 San Francisco, San Nicolas
Ilocos Norte

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Altus Property Ventures, Inc. (the Company), which comprise the statements of financial position as at December 31, 2025 and 2024, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025 and 2024, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2025 in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards).

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 Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audits of the financial statements of public interest in the Philippines. We have also 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 Matter

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

(a) Validity of Recorded Revenues

Description of the Matter

The Company's primary revenue stream is derived from rental income generated by leasing commercial spaces to various tenants, including related parties. In 2025, the Company reported rental revenue of P207.1 million, which is based on fixed rent plus variable lease payments.

This matter is significant to our audit because rental revenue involves substantial related party transactions and a possible area where management could perpetrate fraud to meet investor's expectation. Moreover, it is a critical area that relies heavily on the reliability and accuracy of the monthly sales generated from tenant's sales management system for the determination of variable lease payments.

The Company's accounting policy and related information are disclosed in Notes 2, 3 and 18 to the financial statements.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to revenue recognition, which was considered to be a significant risk, include:

- performance of detailed understanding of the revenue recognition process to understand the flow of transactions;
- inspection of sample of lease contracts to ascertain the validity and propriety of the terms and conditions as basis of recognition and measurement of rental income and review revenue-related manual journal entries, particularly those recorded near period-end;
- recalculation of sample of rental income on a straight-line basis based on PFRS 16, *Leases*, and testing the completeness and accuracy of the data used in such recalculation, by inspecting the relevant supporting documents;
- recomputation of variable lease payments and testing the completeness and accuracy of the sales data used in such calculation, by examining tenants submitted sales reports, reconciliation of reported tenant sales to amounts used in the computation of variable rental income, and examination of relevant supporting documents to verify the accuracy and completeness of sales-based rental components;
- evaluated whether the key terms on the identified related party transactions are consistent with arm's-length arrangements, by comparing lease rates and conditions with similar third-party lease agreements;
- performance of analytical substantive procedures to determine if rental income is reasonable.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Company'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, 2025, but does not include the 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, 2025 are expected to be made available to us after the date of this auditors' report.

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

In connection with our audit of the 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 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 Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS Accounting Standards, 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 Company'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 Company or to cease operations, or has no realistic alternative but to do so.

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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 Company'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 Company'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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 to 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 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, 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.

Report on Other Legal and Regulatory Requirements

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information for the year ended December 31, 2025 required by the Bureau of Internal Revenue as disclosed in Note 23 to the financial statements is presented for purposes of additional analysis and is not a required part of the basic financial statements prepared in accordance with PFRS Accounting Standards; neither is it required by the Revised Securities Regulation Code Rule 68 of the Philippine Securities and Exchange Commission. 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 financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The engagement partner on the audits resulting in this independent auditors' report is Ramilito L. Nañola.

PUNONGBAYAN & ARAULLO



By: Ramilito L. Nañola
Partner

CPA Reg. No. 0090741
TIN 109-228-427
PTR No. 10770767, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 90741-SEC (until financial period 2025)
Firm - No.0002 (until financial period 2030)
BIR AN 08-002511-019-2023 (until December 10, 2026)
BOA/PRC Cert. of Reg. No. 0002/P-009 (until August 12, 2027)

March 26, 2026

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024
(Amounts in Philippine Pesos)

	Notes	2025	2024
<u>A S S E T S</u>			
CURRENT ASSETS			
Cash and cash equivalents	5	P 879,526,869	P 741,427,455
Receivables	6	177,779,918	171,719,310
Other current assets	7	<u>3,648,761</u>	<u>3,929,926</u>
Total Current Assets		<u>1,060,955,548</u>	<u>917,076,691</u>
NON-CURRENT ASSETS			
Investment properties - net	8	242,663,321	240,162,018
Property and equipment - net	9	67,681,019	58,431,455
Other non-current assets	7	<u>2,083,929</u>	<u>3,593,751</u>
Total Non-current Assets		<u>312,428,269</u>	<u>302,187,224</u>
TOTAL ASSETS		<u>P 1,373,383,817</u>	<u>P 1,219,263,915</u>
<u>LIABILITIES AND EQUITY</u>			
CURRENT LIABILITIES			
Accounts payable and accrued expenses	10	P 90,351,952	P 85,931,053
Deposits and other liabilities	11	32,868,254	23,266,233
Due to related parties	16	582,428	99,931
Income tax payable		<u>3,894,853</u>	<u>4,126,726</u>
Total Current Liabilities		<u>127,697,487</u>	<u>113,423,943</u>
NON-CURRENT LIABILITIES			
Deposits and other liabilities	11	14,999,243	30,747,270
Pension liabilities	17	1,728,360	1,672,809
Deferred tax liabilities	15	<u>854,249</u>	<u>1,181,275</u>
Total Non-current Liabilities		<u>17,581,852</u>	<u>33,601,354</u>
Total Liabilities		<u>145,279,339</u>	<u>147,025,297</u>
EQUITY			
Capital stock	12	100,000,000	100,000,000
Additional paid-in capital		450,000,000	450,000,000
Retained earnings	12	677,507,332	521,674,970
Accumulated remeasurement gain of pension liabilities - net of tax	17	<u>597,146</u>	<u>563,648</u>
Total Equity		<u>1,228,104,478</u>	<u>1,072,238,618</u>
TOTAL LIABILITIES AND EQUITY		<u>P 1,373,383,817</u>	<u>P 1,219,263,915</u>

See Notes to Financial Statements.

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
RENTAL REVENUES	8, 16, 18	P 207,090,085	P 208,498,089	P 203,066,940
COST OF RENTAL SERVICES	14	<u>19,538,505</u>	<u>17,448,149</u>	<u>16,094,374</u>
GROSS INCOME		<u>187,551,580</u>	<u>191,049,940</u>	<u>186,972,566</u>
GENERAL AND ADMINISTRATIVE EXPENSES				
Billing of utilities - net	2, 8	19,318,249	28,547,098	24,777,834
Salaries, wages and employee benefits	17	10,940,316	9,672,001	8,370,031
Taxes and licenses		2,723,766	2,863,252	2,632,464
Insurance		2,074,449	2,231,802	2,063,623
Professional, management and consultancy fees		1,663,295	1,533,400	1,591,283
Supplies		80,767	79,315	43,010
Travel and communication		10,412	57,155	160,681
Advertising		-	226,400	499,950
		<u>36,811,254</u>	<u>45,210,423</u>	<u>40,138,876</u>
OPERATING INCOME		<u>150,740,326</u>	<u>145,839,517</u>	<u>146,833,690</u>
OTHER INCOME (EXPENSES)				
Interest income	5	40,716,086	38,728,499	20,006,707
Interest expense	11	(1,212,099)	(614,671)	(260,649)
Other income (expenses) - net		(1,241,607)	945,118	(247,389)
		<u>38,262,380</u>	<u>39,058,946</u>	<u>19,498,669</u>
INCOME BEFORE TAX		<u>189,002,706</u>	184,898,463	166,332,359
TAX EXPENSE	15	<u>33,170,344</u>	<u>32,095,986</u>	<u>27,198,221</u>
NET INCOME		<u>155,832,362</u>	<u>152,802,477</u>	<u>139,134,138</u>
OTHER COMPREHENSIVE INCOME (LOSS)				
Item that will not be reclassified subsequently to profit or loss				
Remeasurements of pension liabilities	17	33,498	16,429	14,155
Tax expense	15	-	-	(44,375)
		<u>33,498</u>	<u>16,429</u>	<u>(30,220)</u>
TOTAL COMPREHENSIVE INCOME		<u>P 155,865,860</u>	<u>P 152,818,906</u>	<u>P 139,103,918</u>
Basic and Diluted Earnings Per Share	13	<u>P 1.56</u>	<u>P 1.53</u>	<u>P 1.39</u>

See Notes to Financial Statements.

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	<u>Capital Stock</u> (see Note 12)	<u>Additional Paid-in Capital</u>	<u>Accumulated Remeasurement Gain on Pension Liabilities</u> (see Note 17)	<u>Retained Earnings</u>	<u>Total Equity</u>
Balance at January 1, 2025	P 100,000,000	P 450,000,000	P 563,648	P 521,674,970	P 1,072,238,618
Total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>33,498</u>	<u>155,832,362</u>	<u>155,865,860</u>
Balance at December 31, 2025	<u>P 100,000,000</u>	<u>P 450,000,000</u>	<u>P 597,146</u>	<u>P 677,507,332</u>	<u>P 1,228,104,478</u>
Balance at January 1, 2024	P 100,000,000	P 450,000,000	P 547,219	P 368,872,493	P 919,419,712
Total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>16,429</u>	<u>152,802,477</u>	<u>152,818,906</u>
Balance at December 31, 2024	<u>P 100,000,000</u>	<u>P 450,000,000</u>	<u>P 563,648</u>	<u>P 521,674,970</u>	<u>P 1,072,238,618</u>
Balance at January 1, 2023	P 100,000,000	P 450,000,000	P 577,439	P 229,738,355	P 780,315,794
Total comprehensive income (loss) for the year	<u>-</u>	<u>-</u>	<u>(30,220)</u>	<u>139,134,138</u>	<u>139,103,918</u>
Balance at December 31, 2023	<u>P 100,000,000</u>	<u>P 450,000,000</u>	<u>P 547,219</u>	<u>P 368,872,493</u>	<u>P 919,419,712</u>

See Notes to Financial Statements.

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES				
Income before tax		P 189,002,706	P 184,898,463	P 166,332,359
Adjustments for:				
Interest income	5	(40,716,083)	(38,728,499)	(20,006,707)
Depreciation and amortization	8, 9	13,316,926	10,827,490	10,578,044
Interest expense	11	1,212,099	614,671	260,649
Operating income before working capital changes		162,815,648	157,612,125	157,164,345
Decrease (increase) in receivables		(6,060,608)	(9,200,564)	1,815,388
Decrease in due from related parties		-	-	5,398
Decrease (increase) in other assets		281,165	16,480	(2,058,873)
Increase (decrease) in accounts payable and accrued expenses		4,420,899	(5,317,175)	13,720,587
Increase (decrease) in deposits and other liabilities		(7,269,056)	10,065,747	(1,038,069)
Increase in due to related parties		482,497	-	99,931
Net cash generated from operations		154,670,545	153,176,613	169,708,707
Interest received	5	40,716,083	38,728,499	20,006,707
Cash paid for income taxes		(33,729,243)	(32,599,960)	(29,199,360)
Net Cash From Operating Activities		161,657,385	159,305,152	160,516,054
CASH FLOWS FROM INVESTING ACTIVITIES				
Acquisitions of property and equipment	9	(15,403,089)	(16,891,954)	(1,723,281)
Acquisitions of investment properties	8	(5,499,525)	-	-
Advance payment to suppliers and contractors		(2,655,357)	(3,837,578)	-
Net Cash Used in Investing Activities		(23,557,971)	(20,729,532)	(1,723,281)
NET INCREASE IN CASH AND CASH EQUIVALENTS		138,099,414	138,575,620	158,792,773
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		741,427,455	602,851,835	444,059,062
CASH AND CASH EQUIVALENTS AT END OF YEAR		P 879,526,869	P 741,427,455	P 602,851,835

Supplemental Information on Non-cash Investing Activities:

- In 2025 and 2024, the Company reclassified Construction in Progress under Property and Equipment to Investment Properties amounting to P2.9 million and P2.6 million, respectively (see Notes 8 and 9).
- In 2025 and 2024, the Company applied the advance payments to suppliers and contractors for acquisition of certain Property and Equipment amounting to P4.1 million and P2.2 million, respectively (see Notes 7 and 9).

See Notes to Financial Statements.

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

1. GENERAL INFORMATION

1.1 Corporate Information

Altus Property Ventures, Inc. (formerly Altus San Nicolas Corp.) (the Company or APVI) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on March 28, 2007. The Company's primary purpose is to engage in the business of selling, acquiring, building, constructing, developing, leasing and disposing of real estate properties and property development of all kinds and nature.

The Company is a subsidiary of J.G. Summit Holdings, Inc. (JGSHI or the Parent Company). JGSHI is one of the country's largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, petrochemicals, air transportation, real estate and financial services. The Parent Company's shares is publicly listed in the Philippine Stock Exchange (PSE).

The registered office address and principal place of business of the Company is located at Brgy. 1 San Francisco, San Nicolas, Ilocos Norte. The Parent Company's registered office address is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue corner Poveda Road, Pasig City.

On April 29, 2020, PSE has approved the listing of the Company. On June 26, 2020, the Company underwent listing by way of introduction of 100,000,000 common shares on the Small, Medium, and Emerging (SME) Board of the PSE, which represents 100% of the issued and outstanding common shares of the Company, with an initial listing price of P10.10 per share.

Effective May 13, 2022, the PSE approved the Company's application to transfer to the Main Board of the Exchange.

1.2 Approval of Financial Statements

The financial statements of the Company as of and for the year ended December 31, 2025 (including the comparative financial statements as of and for the years ended December 31, 2024 and 2023) were authorized for issue by the Company's Board of Directors (BOD) on March 26, 2026.

2. MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policy information that have been used in the preparation of these financial statements are summarized in the succeeding pages. The policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of Preparation of Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

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

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

(b) Presentation of Financial Statements

The financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The Company presents all items of income and expense in a single statement of comprehensive income.

The Company presents a third 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 statement of financial position at the beginning of the preceding period. The related notes to the third statement of financial position are not required to be disclosed.

In 2025, the Company restated its 2024 statement of financial position to reclassify advances to suppliers and contractors amounting to P3.6 million from current to non-current assets. Correspondingly, advance payments to suppliers and contractors were reclassified from operating to investing activities in the 2024 statement of cash flows. The reclassification had no effect on total assets and did not necessitate the presentation of a third statement of financial position, nor did it impact the prior years' statements of comprehensive income and changes in equity.

(c) Functional and Presentation Currency

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

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

2.2 Adoption of Amended PFRS Accounting Standards

(a) Effective in 2025 that are Relevant to the Company

The Company adopted for the first time amendments to PAS 21, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*, which are mandatorily effective for annual periods beginning on or after January 1, 2025. The amendments require entities to assess whether a currency is exchangeable and to determine a spot exchange rate when exchangeability is lacking. These amendments also mandate the disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable. The amendments had no significant impact on the financial statements of the Company.

(b) Effective Subsequent to 2025 but not Adopted Early

There are amendments to existing standards effective for annual periods subsequent to 2025, which are adopted by the FRSB. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have significant impact on the Company's financial statements:

- (i) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026).
- (ii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The new standard, however, does not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

2.3 Financial Instruments

(a) Financial Assets

(i) Classification of Financial Assets

The relevant financial asset classification applicable to the Company is financial assets at amortized cost.

The Company's financial assets at amortized cost are presented in the statement of financial position as Cash and Cash Equivalents, Receivables and Utility deposits (presented as part of Other Current Assets).

(ii) *Impairment of Financial Assets*

The Company recognizes lifetime expected credit losses (ECL) for trade and other receivables. The ECL on these assets are estimated by applying the simplified approach using a provision matrix developed based on the Company's historical credit loss experience and credit information, adjusted for general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate. These assets are assessed for impairment on a collective basis based on shared credit risk characteristics.

With respect to receivable from sale of assets, the Company applies a general approach. 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 Company's receivables if demanded at the reporting date taking into consideration the historical defaults of the related parties. If the Company 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.

Measurement of the ECL is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

(b) *Financial Liabilities*

Financial liabilities include accounts payable and accrued expenses (except tax-related liabilities), and deposits and other liabilities. All interest-related charges incurred on a financial liability are recognized as Interest Expense under Other Income (Expenses) section of the statement of comprehensive income.

2.4 *Investment Properties*

Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value.

Investment properties are depreciated and amortized on a straight-line basis over their estimated useful lives as follows:

Building	40 years
Building improvement	20 years

Construction in-progress pertains to accumulated costs of putting up assets, additions or improvements. The account is not depreciated until such time that the assets are completed and available for use.

2.5 Property and Equipment

Following initial recognition at cost, all items of property and equipment are stated at cost less accumulated depreciation, accumulated amortization, and any impairment in value.

Construction in progress represents properties under construction and is stated at cost. The account is not depreciated until such time that the assets are completed and available for use.

Depreciation and amortization commences once the assets are available for use and is computed on a straight-line basis over the estimated useful lives as follows:

Furniture and fixtures	5 years
Kitchen and dining equipment	5 years
Other equipment	5 to 20 years

2.6 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Company's BOD – its chief operating decision-maker. The Company's BOD is responsible for assessing performance of the operating segments. In identifying its operating segments, management generally follows the Company's business line as disclosed in Note 4.

The measurement policies that the Company uses for segment reporting under PFRS 8, *Operating Segments*, are the same as those used in its financial statements.

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

The Company currently has one reportable segment, i.e., its leasing business. There have been no changes from prior periods in the measurement methods used to determine reported segment profit or loss.

2.7 Revenue and Expense Recognition

The Company assesses its revenue agreements against the specific criteria enumerated below in order to determine if it is acting as principal or agent. Both the legal form and the substance of the agreement are considered to determine each party's respective roles in the agreement. Revenue is recorded at gross when acting as a principal while only net revenues are considered if only an agency service exists.

Currently, the Company's revenue arising from contracts with customers that needs to be accounted for under PFRS 15 is in the form of the Company's billings for utilities. Billings of utilities include electricity, water, air-conditioning charges, common usage service area (CUSA), administrative and handling expenses utilized by tenants.

The contract for the mall spaces leased out by the Company to its tenants includes the right to charge for CUSA like maintenance, janitorial and security services. For billing of utilities arising from these charges, the Company determined that it is acting as an agent because the promise of the Company to the tenants is to arrange for the electricity and water supply to be provided by a utility company and to provide services such as maintenance, janitorial and security services. The utility and service companies, are primarily responsible for the provisioning of the utilities, while the Company administers the leased spaces and coordinates with the utility and service companies to ensure that tenants have access to these utilities. The Company does not have the discretion on the pricing of the services provided since the price is based on the actual rate charged by the utility providers. The billings arising from electricity usage and water usage is presented as part of Billings of Utilities-net account.

For CUSA, the Company determines that it is acting as principal; hence, billings to its customers for CUSA and air-conditioning charges is recognized as part of Rental Revenues.

The Company's main revenue stream is primarily rental revenue which it generates from leasing its commercial space (see Note 2.8).

2.8 Leases – Company as Lessor

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

2.9 Employee Benefits

The Company provides post-employment benefits to employees through a defined benefit plan and other employee benefits.

The Company's defined benefit post-employment plan covers all regular full-time employees.

The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Company's financial statements in accordance with PFRS Accounting Standards requires management to make judgments and estimates that affect the amounts reported in the 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 Company's accounting policies, management has made the following judgments, apart from those involving estimation, which have the most significant effect on the amounts recognized in the financial statements.

(a) Distinction between Principal and Agent

In determining whether the Company acts as principal in providing services to customers, it takes into consideration whether it has direct control over the said service, otherwise, when the Company is merely acting on behalf of other another, and has no direct control over the performance of the services, then it is an agent. Based on management's assessment, the Company is acting as agent in rendering its billings for water and electricity charges while it is acting as principal for its billings for CUSA and air-conditioning services (see Note 2.7).

(b) Determination of Timing and Satisfaction of Performance Obligations

The Company exercises critical judgment in determining whether each performance obligation to render services promised in its contracts with customers is satisfied over time or at a point in time. In making this judgment, the Company considers the following:

- any asset created or enhanced as the Company performs;
- the ability of the customer to control such asset as it is being created or enhanced;
- the timing of receipt and consumption of benefits by the customer; and,
- the Company's enforceable right for payment for performance completed to date.

The Company determines that its performance obligation for its billings of CUSA and air-conditioning charges is satisfied over time.

(c) Distinction between Operating and Finance Leases

The Company has entered into various lease agreements. Critical judgment was exercised by management to distinguish each lease agreement as either an operating or a finance lease by looking at the transfer or retention of significant risk 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. Based on management assessment, the Company's lease agreements are classified as operating lease.

(d) Distinction Between Investment Properties and Owner-occupied Properties

The Company determines whether a property qualifies as an investment property. In making its judgment, the Company considers whether the property is not occupied substantially for use by, or in operations of the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. Owner-occupied properties generate cash flows that are attributable not only to the property but also to the other assets used in the production or supply process.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions cannot be sold separately, the property is accounted for as an investment property, only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as an investment property. The Company considers each property separately in making its judgment.

(e) *Recognition of Provisions and Contingencies*

Judgment is exercised by management to distinguish between provisions and contingencies. Disclosures on relevant provisions and contingencies are presented in Note 18.

3.2 Key Sources of Estimation Uncertainty

Presented below and in the succeeding pages 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) *Revenue Recognition for Performance Obligation Satisfied Over Time*

In determining the amount of revenue to be recognized for performance obligations satisfied over time, the Company measures its revenues from billing of CUSA and air-conditioning charges from its right to invoice which is its right to consideration from a customer in an amount that corresponds directly with the value to the customer of the Company's performance completed to date.

(b) *Estimation of Useful Lives of Property and Equipment and Investment Properties*

The Company estimates the useful lives of its depreciable property and equipment and investment properties at cost based on the period over which the assets are expected to be available for use. The estimated useful lives of the said depreciable assets are reviewed at least annually and are updated, if expectations differ from previous estimates due to physical wear and tear and technical or commercial obsolescence on the use of these assets.

The carrying balances of the Company's depreciable assets are disclosed in Notes 8 and 9 to the financial statements.

(c) *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 19.1(b).

Based from management's assessment, ECL on these financial assets are not material; hence, no impairment were recognized in 2025 and 2024.

(d) *Valuation of Post-employment Defined Benefit Obligation*

The determination of the Company'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 expected salary increase rates. A significant change in any of these actuarial assumptions may generally affect the recognized expense, other comprehensive income or losses, and the carrying amount of the post-employment benefit obligation in the next reporting period.

The amounts of post-employment benefit obligation and expense, and an analysis of the movements in the estimated present value of post-employment benefit, as well as the significant assumptions used in estimating such obligation are presented in Note 17.2.

(e) *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. Though management believes that the assumptions used in the estimation of fair values reflected in the financial statements are appropriate and reasonable, significant changes in those 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.

Management has assessed that no impairment losses are required to be recognized on non-financial assets in 2025, 2024 and 2023.

(f) *Fair Value Measurement for Investment Properties*

Investment properties are measured using the cost model. The fair value disclosed in Note 8 was determined by an independent appraiser in coordination with the Company's management with respect to the determination of the inputs such as the size, age, and condition of the land and building, and the comparable prices in the corresponding property location. In estimating the fair value of these properties, management takes into account the market participant's ability to generate economic benefits by using the assets in their highest and best use.

Such account is influenced by different factors including the location and specific characteristics of the property (e.g. size, features, and capacity), and quantity of comparable properties available in the market.

For investment properties with appraisal conducted prior to the end of the current reporting period, management determines whether there are significant circumstances during the intervening period that may require adjustments or changes in the disclosure of fair value of those assets. A significant change in these elements may affect prices and the value of the assets.

4. SEGMENT REPORTING

The Company has only one reportable segment, i.e., its leasing business, which caters to individual and corporate customers.

Further, the Company has only one geographical segment as all of its operations currently are based in San Nicolas, Ilocos Norte.

The Company earns revenues equivalent to 52%, 57% and 58% of its total revenues from related parties under common control totaling to P108.1 million, P117.2 million and P118.5 million in 2025, 2024 and 2023, respectively (see Note 16.2).

5. CASH AND CASH EQUIVALENTS

The breakdown of this account is as follows:

<i>(Amounts in PHP)</i>	Note	2025	2024
Cash on hand		86,741	86,741
Cash in banks	16.4	41,119,877	40,616,453
Short-term investment	16.4	838,320,251	700,724,261
		<u>879,526,869</u>	<u>741,427,455</u>

Cash in banks earn annual interest at the respective bank deposit rates. Short-term investments are made for varying periods of between one day to three months and earn effective interest ranging from 4.0% to 5.9%, 5.4% to 6.1% and 4.1% to 5.0% for the years ended December 31, 2025, 2024 and 2023, respectively. Interest income earned from cash in banks and short-term investments amounted to P40.7 million, P38.7 million and P20.0 million for 2025, 2024 and 2023, respectively, and is presented as Interest income under Other Income (Expenses) in the statements of comprehensive income.

6. RECEIVABLES

This account consists of the following:

<i>(Amounts in PHP)</i>	Note	2025	2024
Receivable from sale of assets	16.1	149,875,840	149,875,840
Trade receivables	16.2	22,737,960	15,099,293
Accrued rent receivable		2,811,011	4,422,463
Others		2,355,107	2,321,714
		<u>177,779,918</u>	<u>171,719,310</u>

Receivable from sale of assets pertains to the unpaid portion of the total consideration from the sale of the Company's assets in 2016 to Robinsons Land Corporation (RLC), a related party under common ownership. The outstanding receivable is expected to be collected in cash based on the historical payment behaviour and financial standing of RLC, which is a reputable counterparty.

Trade receivables pertains to rent receivables, which are noninterest-bearing and are generally payable within thirty days.

Accrued rent receivable represents the portion of the lease as a consequence of recognizing income on a straight-line basis to comply with PFRS 16, *Leases*.

Others include accrued interest receivable from insurance companies and receivables from officers and employees.

All trade receivables are subject to credit risks exposure [see Note 19.1(b)]. However, the Company does not identify specific concentrations of credit risk with regard to trade receivables as the amounts recognized resemble a larger number of receivables from various customers with strong financial condition. Trade receivables from tenants are covered by security deposits or advance rental payment.

7. OTHER ASSETS

The breakdown of this account is presented below.

<i>(Amounts in PHP)</i>	<u>Note</u>	<u>2025</u>	<u>2024</u>
Current:			
Utility deposits		2,004,000	2,004,000
Prepaid taxes		1,583,561	1,691,527
Others		61,200	234,399
		<u>3,648,761</u>	<u>3,929,926</u>
Non-current –			
Advances to suppliers and contractors	9	<u>2,083,929</u>	<u>3,593,751</u>
		<u>5,732,690</u>	<u>7,523,677</u>

Advances to suppliers and contractors consist of advance payment, which will be applied against progress billing.

Utility deposits consist primarily of meter deposits.

Prepaid taxes pertain to the advance payments made for real property taxes.

Others consist of advance payment for retainer fees for stock transfer agent.

8. INVESTMENT PROPERTIES

The gross carrying amounts and accumulated depreciation and amortization of investment properties at the beginning and end of 2025 and 2024 are presented below:

<i>(Amounts in PHP)</i>	<u>Land</u>	<u>Building</u>	<u>Building Improvement</u>	<u>Construction in-progress</u>	<u>Total</u>
December 31, 2025					
Cost	100,000,000	356,991,904	23,614,129	2,917,902	483,523,935
Accumulated depreciation and amortization	-	(225,353,283)	(15,507,331)	-	(240,860,614)
Net carrying amount	<u>100,000,000</u>	<u>131,638,621</u>	<u>8,106,798</u>	<u>2,917,902</u>	<u>242,663,321</u>
December 31, 2024					
Cost	100,000,000	356,991,904	18,114,604	-	475,106,508
Accumulated depreciation and amortization	-	(219,849,229)	(15,095,261)	-	(234,944,490)
Net carrying amount	<u>100,000,000</u>	<u>137,142,675</u>	<u>3,019,343</u>	<u>-</u>	<u>240,162,018</u>
January 1, 2024					
Cost	100,000,000	356,991,904	15,546,514	-	472,538,418
Accumulated depreciation and amortization	-	(214,272,554)	(15,024,425)	-	(229,296,979)
Net carrying amount	<u>100,000,000</u>	<u>142,719,350</u>	<u>522,089</u>	<u>-</u>	<u>243,241,439</u>

The reconciliation of the net carrying amount of investment properties at the beginning and end of 2025 and 2024 is shown as follows:

<i>(Amounts in PHP)</i>	<u>Land</u>	<u>Building</u>	<u>Building Improvement</u>	<u>Construction in-progress</u>	<u>Total</u>
Balance at January 1, 2025, net of accumulated depreciation and amortization	100,000,000	137,142,675	3,019,343	-	240,162,018
Additions	-	-	-	5,499,525	5,499,525
Reclassification	-	-	5,499,525	(2,581,623)	2,917,902
Depreciation and amortization charges for the year	-	(5,504,054)	(412,070)	-	(5,916,124)
Balance at December 31, 2025 net of accumulated depreciation and amortization	<u>100,000,000</u>	<u>131,638,621</u>	<u>8,106,798</u>	<u>2,917,902</u>	<u>242,663,321</u>
Balance at January 1, 2024, net of accumulated depreciation and amortization	100,000,000	142,719,350	522,089	-	243,241,439
Reclassification	-	-	2,568,090	-	2,568,090
Depreciation and amortization charges for the year	-	(5,576,675)	(70,836)	-	(5,647,511)
Balance at December 31, 2024 net of accumulated depreciation and amortization	<u>100,000,000</u>	<u>137,142,675</u>	<u>3,019,343</u>	<u>-</u>	<u>240,162,018</u>

Rental revenue from investment properties amounted to P207.1 million, P208.5 million and P203.1 million in 2025, 2024 and 2023, respectively, and is presented as Rental Revenues in the statements of comprehensive income.

Depreciation and amortization is presented as part of Cost of Rental Services in the statements of comprehensive income (see Note 14).

The fair value of investment properties amounted to P2,899.5 million, which is based on independent third party appraisal reports dated September 30, 2023. Management assessed that the said fair value did not materially change as of December 31, 2025 and 2024. Other information about the fair value measurement and disclosures related to the investment property are presented in Note 21.3.

The Company incurred real property tax on investment property amounting to P1.7 million in 2025, 2024 and 2023, and is presented as part of Taxes and licenses in the statements of comprehensive income.

9. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation and amortization of property and equipment at the beginning and end of 2025 and 2024 are shown below.

<i>(Amounts in PHP)</i>	<u>Furnitures and Fixtures</u>	<u>Kitchen and Dining Equipment</u>	<u>Other Equipment</u>	<u>Construction in-progress</u>	<u>Total</u>
December 31, 2025					
Cost	18,627,982	19,779,711	147,314,881	3,081,250	188,803,824
Accumulated depreciation and amortization	<u>(18,627,982)</u>	<u>(16,437,751)</u>	<u>(86,057,072)</u>	<u>-</u>	<u>(121,122,805)</u>
Net carrying amount	<u>-</u>	<u>3,341,960</u>	<u>61,257,809</u>	<u>3,081,250</u>	<u>67,681,019</u>
December 31, 2024					
Cost	18,627,982	19,244,001	126,987,680	7,293,795	172,153,458
Accumulated depreciation and amortization	<u>(18,627,982)</u>	<u>(14,834,180)</u>	<u>(80,259,841)</u>	<u>-</u>	<u>(113,722,003)</u>
Net carrying amount	<u>-</u>	<u>4,409,821</u>	<u>46,727,839</u>	<u>7,293,795</u>	<u>58,431,455</u>
January 1, 2024					
Cost	18,627,982	19,244,001	115,612,685	2,121,429	155,606,097
Accumulated depreciation and amortization	<u>(18,545,590)</u>	<u>(11,730,603)</u>	<u>(78,265,831)</u>	<u>-</u>	<u>(108,542,024)</u>
Net carrying amount	<u>82,392</u>	<u>7,513,398</u>	<u>37,346,854</u>	<u>2,121,429</u>	<u>47,064,073</u>

The reconciliation of the net carrying amount of property and equipment at the beginning and end of 2025 and 2024 is shown below.

<i>(Amounts in PHP)</i>	Furnitures and Fixtures	Kitchen and Dining Equipment	Other Equipment	Construction in-progress	Total
Balance at January 1, 2025, net of accumulated depreciation and amortization	-	4,409,821	46,727,839	7,293,795	58,431,455
Additions	-	-	-	19,568,268	19,568,268
Reclassification	-	535,710	20,327,201	(23,780,813)	(2,917,902)
Depreciation and amortization charges for the year	-	(1,603,571)	(5,797,231)	-	(7,400,802)
Balance at December 31, 2025, net of accumulated depreciation and amortization	<u>-</u>	<u>3,341,960</u>	<u>61,257,809</u>	<u>3,081,250</u>	<u>67,681,019</u>
Balance at January 1, 2024, net of accumulated depreciation and amortization	82,392	7,513,398	37,346,854	2,121,429	47,064,073
Additions	-	-	-	19,115,451	19,115,451
Reclassification	-	-	11,374,995	(13,943,085)	(2,568,090)
Depreciation and amortization charges for the year	(82,392)	(3,103,577)	(1,994,010)	-	(5,179,979)
Balance at December 31, 2024 net of accumulated depreciation and amortization	<u>-</u>	<u>4,409,821</u>	<u>46,727,839</u>	<u>7,293,795</u>	<u>58,431,455</u>

In 2025 and 2024, the Company applied advance payments to suppliers and contractors for acquisition of certain property and equipment amounted to P4.1 million and P2.2 million, respectively (see Note 7).

Depreciation and amortization is presented as part of Cost of Rental Services in the statements of comprehensive income (see Note 14).

The remaining carrying amount of CIP pertains to major retrofitting.

The gross carrying amount of fully depreciated and amortized assets that are still being used in operations amounted to P103.4 million for both December 31, 2025 and 2024.

There are no items of property and equipment pledged as security to liabilities as of December 31, 2025 and 2024.

10. ACCOUNTS PAYABLE AND ACCRUED EXPENSES

This account is composed of the following:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Accounts payable	40,472,086	42,009,651
Output VAT payable	36,728,416	32,746,464
Accrued utilities expense	7,165,519	6,267,200
Accrued contracted services	5,045,492	4,757,078
Taxes and licenses payable	940,439	150,660
	<u>90,351,952</u>	<u>85,931,053</u>

Accounts payable mainly includes unpaid billings from suppliers and contractors, including retention payable.

Accrued contracted services are obligations to security service providers and other manpower resources engaged by the Company.

Output VAT payable is significantly composed of deferred output VAT arising from uncollected billings.

Accrued utilities expense, accrued contracted services, and taxes and licenses payable are normally settled within one year.

11. DEPOSITS AND OTHER LIABILITIES

This account is composed of the following:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Deposits from lessees	40,465,461	39,958,719
Others	7,402,036	14,054,784
	<u>47,867,497</u>	<u>54,013,503</u>

Such accounts are classified in the statements of financial position as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Current	32,868,254	23,266,233
Non-current	14,999,243	30,747,270
	<u>47,867,497</u>	<u>54,013,503</u>

Deposits from lessees represent cash received from tenants representing three to six months of rent which shall be refunded to tenants at the end of lease term. These are initially recorded at fair value, which is obtained by discounting future cash flows using the applicable rates of similar type of instruments at the date of receipt of deposits.

The accretion expense on these deposits, recognized as Interest expense under Other Income (Expenses) in the statements of comprehensive income, amounted to P1.2 million, P0.6 million and P0.3 million in 2025, 2024 and 2023, respectively.

Others include accruals for goods purchased and/or services received which are yet to be billed by the suppliers as of period end.

12. EQUITY

12.1 Capital Stock

The Company's authorized share capital is P100.0 million, divided into 100.0 million common shares with P1 par value. As of December 31, 2025 and 2024, 100.0 million number of common shares for a total amount of P100.0 million are issued and outstanding and are traded in the PSE. The Company's share price closed at P8.40 and P8.36 per share as of December 31, 2025 and 2024, respectively.

As of December 31, 2025 and 2024, the Company has 32,919,876 and 32,906,891 shares, respectively, owned by the public.

12.2 Retained Earnings

Under the Revised Corporation Code of the Philippines (the Code), stock corporations are prohibited from retaining retained earnings in excess of their paid-in capital stock, except when justified by any of the reasons mentioned in the Code. As of December 31, 2025, the Company's unrestricted retained earnings exceeded its paid-in capital due to the net income realized in 2025.

Management plans to utilize the excess retained earnings for building improvement and related capital expenditures over the next 12 to 24 months, subject to the Company's future operational requirements and approval by the BOD. As of December 31, 2025, no formal appropriation has been approved.

13. EARNINGS PER SHARE

Earnings per share (EPS) were computed as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Net income	155,832,362	152,802,477	139,134,138
Divided by weighted average number of outstanding common shares	<u>100,000,000</u>	<u>100,000,000</u>	<u>100,000,000</u>
Basic and diluted EPS	<u>1.56</u>	<u>1.53</u>	<u>1.39</u>

The Company has no potential dilutive common shares as of December 31, 2025, 2024 and 2023.

14. COST OF RENTAL SERVICES

The breakdown of the cost of rental services is shown below.

<i>(Amounts in PHP)</i>	Notes	<u>2025</u>	<u>2024</u>	<u>2023</u>
Depreciation and amortization	8, 9	13,316,926	10,827,490	10,578,044
Maintenance cost		6,221,579	6,620,659	5,516,330
		19,538,505	17,448,149	16,094,374

15. INCOME TAXES

The components of tax expense as reported in the profit or loss section of statements of comprehensive income are as follow:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Current tax expense:			
Regular corporate income tax (RCIT) at 25%	25,354,154	24,224,146	23,923,916
Final tax at 20%	8,143,216	7,874,453	4,003,543
	33,497,370	32,098,599	27,927,459
Deferred tax income	(327,026)	(2,613)	(729,238)
	33,170,344	32,095,986	27,198,221

Meanwhile, tax expense which relate to the remeasurements of pension plan amounting P0.04 million in 2023, is presented in the other comprehensive section of 2023 statement of comprehensive income.

The Company availed of the optional standard deduction (OSD) in lieu of itemized deduction for 2025, 2024 and 2023.

Under the Philippine tax rules, a corporation is allowed to deduct either (a) an optional standard deduction (OSD; 40% of gross income) or (b) itemized deductions in determining taxable income. On November 26, 2008, the BIR issued Revenue Regulations (RR) No. 16-2009, Implementing the Provisions of Section 34 (L) of the Tax Code of 1997, as Amended by Section 3 of Republic Act No. 9504, *Dealing on the OSD Allowed to Individuals and Corporation in Computing Their Taxable Income*. Under RR No. 16-2008, corporate taxpayers subject to RCIT shall be allowed to use OSD in computing their taxable income. On a yearly basis, corporations may elect a standard deduction in an amount equivalent to 40% of gross income, as provided by law, in lieu of the allowed itemized deductions in computing RCIT. The availment of the OSD shall be irrevocable for the year which the return is made.

A reconciliation of tax on pre-tax profit computed at the applicable statutory rates to tax expense reported in the statements of comprehensive income follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Tax on pre-tax profit at 25%	47,246,006	46,224,616	41,583,090
Adjustment for income subjected to lower tax rates	(1,967,025)	(1,807,672)	1,000,335
Difference between OSD and itemized deduction	<u>(12,108,637)</u>	<u>(12,320,958)</u>	<u>(15,385,204)</u>
	<u>33,170,344</u>	<u>32,095,986</u>	<u>27,198,221</u>

The components of deferred tax liabilities as of December 31, 2025 and 2024 follow:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Unamortized capitalized interest expense	432,597	517,905
Accrued rental income	421,652	663,370
	<u>854,249</u>	<u>1,181,275</u>

The components of net deferred tax benefit reported in the statements of comprehensive income are as follows:

<i>(Amounts in PHP)</i>	<u>Profit or loss</u>			<u>Other Comprehensive income</u>		
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Unamortized capitalized interest expense	(85,308)	(85,308)	(544,322)	-	-	-
Accrued interest income	-	-	(340,108)	-	-	-
Accrued pension expense	-	-	165,212	-	-	-
Accretion of deposits from lessees	-	-	118,362	-	-	-
Remeasurement on retirement plan	-	-	59,755	-	-	(44,375)
Accrued rental income	(241,718)	82,695	(49,146)	-	-	-
Others	-	-	(138,991)	-	-	-
Net deferred tax benefit	<u>(327,026)</u>	<u>(2,613)</u>	<u>(729,238)</u>	<u>-</u>	<u>-</u>	<u>(44,375)</u>

The Company is subject to the minimum corporate income tax (MCIT), which is computed at 2% in 2025 and 2024 and 1.5% in 2023, of gross income net of allowable deductions, as defined under the tax regulations or to RCIT, whichever is higher. No MCIT was reported in 2025, 2024 and 2023 as the RCIT was higher than MCIT in those years.

16. RELATED PARTY TRANSACTIONS

The Company's related parties include its former Parent Company and related parties under common ownership.

Based on the requirement of SEC Memorandum Circular 2019-10, *Rules of Material Related Party Transactions of Publicly-listed Companies*, transactions amounting to 10% or more of the total assets based on its latest financial statements that were entered into with related parties are considered material.

All individual material related party transactions shall be approved by at least two-thirds (2/3) vote of the Company's BOD, with at least a majority of the independent directors voting to approve the material related party transactions. In case that a majority of the independent directors' vote is not secured, the material related party transaction may be ratified by the vote of the stockholders representing at least two-thirds of the outstanding capital stock. For aggregate related party transactions within a 12-month period that breaches the materiality threshold of 10% of the Company's total assets based on the latest financial statements, the same board approval would be required for the transactions that meet and exceeds the materiality threshold covering the same related party.

The summary of the Company's transactions and corresponding outstanding balances with its related parties as of and for the years ended December 31, 2025, 2024 and 2023 are presented below.

<i>(Amounts in PHP)</i>		<u>Amount of Transactions</u>			<u>Outstanding Balance</u>	
Related Party	Note	2025	2024	2023	2025	2024
Categories						
<i>Related parties under common ownership:</i>						
Receivable from sale						
of assets	16.1	-	-	-	149,875,840	149,875,840
Rental income	16.2	108,060,776	117,193,874	118,504,108	6,317,839	10,794,140
Due to related parties	16.3	482,497	-	(105,329)	(582,428)	(99,931)
Short-term investments	16.4	-	-	75,523,731	-	-
Cash in banks	16.4	-	-	82,697,295	-	-
Interest income	16.4	-	-	19,898,136	-	-

16.1 Receivable from Sale of Assets with RLC

In September 2016, the Company entered into a deed of absolute sale with RLC covering sale of certain assets constructed in the parcel of land owned by RLC for a selling price of P895.1 million, inclusive of VAT.

As of December 31, 2025 and 2024, the Company's receivable from sale of assets amounted to P149.9 million and is presented as Receivables from sale of assets under Receivables in the statements of financial position. Such receivable is unsecured, collectable in cash, due on demand and noninterest-bearing (see Note 6).

Management performed an assessment of the recoverability of the receivable from sale of assets to RLC. The receivable is expected to be collected in cash based on the historical payment behavior and financial standing of RLC, which is a reputable counterparty.

16.2 Rental Income

The Company, being the lessor, entered into lease agreements with related parties under common ownership, the lessees. The lease terms are for a period of three to five years renewable at the end of lease term while the lease payments were set at the prevailing market lease rates. Rental revenue arising from this transaction amounted to P108.1 million, P117.2 million and P118.5 million in 2025, 2024 and 2023, respectively, and is presented as part of Rental Revenues in the statements of comprehensive income, while the outstanding receivable balance amounting to P6.3 million and P10.8 million as of December 31, 2025 and 2024, respectively, are presented as part of Trade receivables under the Receivables account in the statements of financial position (see Note 6). The outstanding receivable from the related parties are unsecured, noninterest-bearing and payable within thirty days.

16.3 Due to Related Parties

In the normal course of business, the Company has transactions with related parties under common ownership consisting principally of sharing of expenses. The payables arising from such transactions are unsecured, noninterest-bearing, payable in cash and on demand.

16.4 Cash and Cash Equivalents

In 2023 and prior years, the Company maintains current and savings accounts and time deposits with Robinsons Bank Corporation (RBC), an entity under common ownership. Cash and cash equivalents earn interest at the prevailing bank deposit rates (see Note 5).

In 2024, as RBC has merged with Bank of the Philippine Islands (BPI), it is no longer considered related party of the Company. The cash and cash equivalents previously classified under “cash with related parties” is no longer included in the related party disclosures.

16.5 Key Management Personnel

The Company’s key management personnel are employees of RLC. The compensation of the said employees are paid by RLC and such, the necessary disclosures required under PAS 24, *Related Party Disclosures*, are included in RLC’s financial statements.

16.6 Terms and Conditions of Transactions with Related Parties

There have been no guarantees provided or received for any related party receivables or payables. The Company has not recognized any impairment losses on amounts receivables from related parties in 2025 and 2024. This is undertaken each financial year through a review of the financial position of the related party and the market in which the party operates.

16.7 Pension Fund

The Company’s pension funds are being administered and managed through JG Summit Multi-Employer Retirement Plan (the “Plan”), with RBC as Trustee. The plans provide for retirement, separation, disability and death benefits to their members. The Company, however, reserves the right to discontinue, suspend or change the rates and amounts of their contributions at any time on account of business necessity or adverse economic conditions.

The retirement plan has an Executive Retirement Committee, which is mandated to approve the plan, trust agreement, investment plan, including any amendments or modifications thereto, and other activities of the Plan. Certain members of the BOD of the Company are represented in the Executive Retirement Committee. RBC manages the plan assets based on the mandate as defined in the trust agreement.

17. EMPLOYEE BENEFITS

17.1 *Salaries and Employee Benefits Expense*

Expenses recognized for salaries and employee benefits are presented below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Short-term employee benefits	10,622,017	9,416,154	8,107,479
Post-employment defined benefits	<u>318,299</u>	<u>255,847</u>	<u>262,552</u>
	<u>10,940,316</u>	<u>9,672,001</u>	<u>8,370,031</u>

17.2 *Pension Plan*

(a) *Characteristics of the Pension Plan*

The Company has a noncontributory, defined benefit pension plans covering all of its regular and permanent employees. Benefits are based on the employee's final plan salary and years of service.

The compulsory retirement age of the Company's employees is at 60 with a minimum of five years of credited service. It provides a post-employment benefit equal to 22.5 times the final daily basic salary for service rendered prior to April 1, 2019 and 26.08 times the final daily basic salary for service rendered thereafter.

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

The actuarial valuation was made in 2025 and 2024 by an independent actuary. The retirement benefit obligation amounted to P1.7 million as of December 31, 2025 and 2024, and are presented as Pension Liabilities in the statements of financial position.

The movements in the present value of the pension liabilities recognized in the books are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of the year	1,672,809	1,433,391
Current service cost	216,258	168,553
Interest expense	102,041	87,294
Benefits paid	(229,250)	-
Remeasurements –		
Actuarial gains arising from:		
Change in financial assumption	(26,434)	(1,463)
Experience adjustments	(7,064)	(14,966)
Balance at end of the year	<u>1,728,360</u>	<u>1,672,809</u>

The components of amounts recognized in profit or loss and in other comprehensive income in respect of the pension plan are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
<i>Reported in profit or loss:</i>			
Current service cost	216,258	168,553	169,102
Interest cost	102,041	87,294	93,450
	<u>318,299</u>	<u>255,847</u>	<u>262,552</u>
<i>Reported in other comprehensive income:</i>			
Actuarial losses (gains) arising from changes in:			
Financial assumptions	(26,434)	(1,463)	164,613
Experience adjustments	(7,064)	(14,966)	(178,768)
	<u>(33,498)</u>	<u>(16,429)</u>	<u>(14,155)</u>

Current service cost and interest cost are presented as part of Salaries, wages and employee benefits under General and Administrative Expenses in the statements of comprehensive income. Amounts recognized in other comprehensive income were included within items that will not be reclassified subsequently to profit or loss.

In determining the amount of the retirement benefit obligation, the following significant actuarial assumptions were used for 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Discount rates	6.30%	6.10%
Expected rate of salary increases	5.50%	5.50%

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 33 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 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 Retirement Plan*

The plan exposes the Company to actuarial risks such as interest rate risk, longevity risk and salary risk.

(i) *Interest Rate Risk*

The present value of the defined benefit obligation 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.

(ii) *Longevity and Salary Risks*

The present value of the defined benefit obligation 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, and the timing and uncertainty of future cash flows related to the retirement plan are discussed below and in the succeeding page.

(i) *Sensitivity Analysis*

The table below summarizes the effects of changes in the significant actuarial assumptions used in the determination of the defined benefit obligation as of December 31, 2025 and 2024:

<i>(Amounts in PHP)</i>	Impact on Post-employment Benefit Obligation		
	Change in Assumption	Increase in Assumption	Decrease in Assumption
<u>December 31, 2025</u>			
Salary increase rate	+1.0%/-1.0%	141,044	(124,910)
Discount rate	+1.0%/-1.0%	(120,271)	141,645
<u>December 31, 2024</u>			
Salary increase rate	+1.0%/-1.0%	158,899	(138,790)
Discount rate	+1.0%/-1.0%	(134,618)	160,144

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 defined benefit obligation 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 defined benefit obligation 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 defined benefit obligation recognized in the 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 Company does not maintain a fund for its retirement benefit obligation. However, the Company has sufficient cash if several employees retire within the same year.

The maturity profile of the undiscounted expected benefit payments from the plan follows:

<i>(Amounts in PHP)</i>	2025	2024
Within one year	296,163	44,753
More than one to five years	1,431,356	1,754,713
More than five years to ten years	2,605,099	1,656,408
	4,332,618	3,455,874

Management expects that a substantial portion of the undiscounted expected benefit payments is probable after 10 years from the end of the reporting period. The weighted average duration of the defined benefit obligation at the end of the reporting period is 18 years.

18. COMMITMENTS AND CONTINGENCIES

The Company has entered into commercial property leases on its investment property portfolio. These non-cancellable leases have remaining non-cancellable lease terms ranging from one to five years. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. The lease contracts also provide for the percentage rent which is a certain percentage of actual monthly sales or minimum monthly gross sales, whichever is higher. The total rental revenues amounted to P207.1 million, P208.5 million and P203.1 million in 2025, 2024 and 2023, respectively, of which the total percentage rent recognized as revenues in 2025, 2024 and 2023 amounted to P85.8 million, P98.5 million and P98.2 million, respectively.

Future minimum rentals under these non-cancellable operating leases are as follow:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Within one year	49,130,546	54,504,844
After one year but not more than two years	18,942,362	23,855,385
After two years but not more than three years	7,548,801	6,199,478
After three years but not more than four years	8,106,679	1,206,720
After four years but not more than five years	6,352,976	1,327,680
	<u>90,081,364</u>	<u>87,094,107</u>

There are other commitments and contingent liabilities that may arise in the normal course of the Company's operations that are not reflected in the financial statements. Management is of the opinion that losses, if any, from these items will not have a material effect on the Company's financial statements.

19. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company is exposed to a variety of operational and financial risks in relation to financial instruments. The Company's risk management is coordinated with its Parent Company, in close cooperation with the Company's BOD.

The Company does not normally engage in the trading of financial assets for speculative purposes nor does it write options. The most relevant operational and financial risks to which the Company is exposed to are described below and in the succeeding pages.

19.1 Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Company is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables).

The Company's receivables are actively monitored to avoid significant concentrations of credit risk.

The Company has adopted a no-business policy with customers lacking appropriate credit history were credit records are available.

With respect to credit risk arising from Company's financial assets, which comprise cash and cash equivalents and receivables, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

The maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown in the statements of financial position or in the detailed analysis provided in the notes to the financial statements, as summarized in the succeeding page.

<i>(Amounts in PHP)</i>	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	5	879,526,869	741,427,455
Receivables	6	177,779,918	171,719,310
Utility deposits	7	2,004,000	2,004,000
		<u>1,059,310,787</u>	<u>915,150,765</u>

None of the Company's financial assets are secured by collateral or other credit enhancements, except for cash and cash equivalents and receivables 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 P1.0 million for every depositor per banking institution.

(b) Receivables

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit the security deposits and advance rentals which help reduce the Company's credit risk exposure in case of defaults by the tenants.

The Company is not exposed to any significant credit risk exposure to any single customer or any group of customers having similar characteristics. Trade receivables consist of a large number of customers in various industries. Based on historical information about customer default rates, management consider the credit quality of trade receivables that are not past due or impaired to be good.

Moreover, LGD on certain trade receivables is either nil or at an approximately low level due to existence of security deposits and advance rentals. Trade receivables amounting to P22.7 million and P15.1 million are covered by the total amount of security deposits and advance rentals amounting to P40.5 million and P40.0 million, as of December 31, 2025 and 2024, respectively (see Note 6 and 11). On that basis, management determined that the effect of ECL on trade receivables is negligible; hence, no impairment loss is required to be recognized as at December 31, 2025 and 2024.

On the other hand, the Company uses an external benchmarking approach to calculate ECL for receivables from related parties. The provision rates based on external benchmarking are derived from published global credit ratings by external rating agencies (i.e., Standard & Poors credit rating, Moody’s Credit Review, etc). These rating agencies use evaluation of current and historical information and assesses the potential impact of foreseeable future events as basis for the credit ratings. As referenced to these external credit benchmarks, the Company defines the credit ratings based on internal default experience, potential impact of foreseeable future events as basis for the credit ratings. Management has used Moodys Credit Review credit rating of “B” on due from related parties as basis for the credit loss rates to compute for the ECL. The Company did not recognize impairment loss on the outstanding receivables since the related parties have the capacity to pay the advances upon demand.

(c) *Utility Deposits*

With respect to utility deposits, the credit risk is considered negligible since the counterparty is considered to be with sound financial condition, and that the deposits are highly likely to be received upon end of the terms.

19.2 Liquidity Risk

Liquidity or funding risk is the risk that an entity will encounter difficulty in raising funds to meet commitments associated with financial instruments.

The Company seeks to manage its liquidity profile to be able to finance its capital expenditures and operations. The Company maintains a level of cash deemed sufficient to finance operations. As part of its liquidity risk management, the Company regularly evaluates its projected and actual cash flows.

The analysis of the maturity groupings of the Company’s financial liabilities (at gross amounts) as of December 31, 2025 and 2024 is shown below:

(Amounts in PHP)

	December 31, 2025			Total
	Due Within One Year	Due Beyond One Year but Within Five Years	Due Beyond Five Years	
Accounts payable and accrued expenses:				
Accounts payable	40,472,086	-	-	40,472,086
Accrued utilities expense	7,165,519	-	-	7,165,519
Accrued contracted services	5,045,492	-	-	5,045,492
Deposits and other liabilities	32,868,254	16,211,342	-	49,079,596
Due to related parties	582,428	-	-	582,428
	86,133,779	16,211,342	-	102,345,121

(Amounts in PHP)

	December 31, 2024			Total
	Due Within One Year	Due Beyond One Year but Within Five Years	Due Beyond Five Years	
Accounts payable and accrued expenses:				
Accounts payable	42,009,651	-	-	42,009,651
Accrued utilities	6,267,200	-	-	6,267,200
Accrued contracted services	4,757,078	-	-	4,757,078
Deposits and other liabilities	23,266,233	31,361,941	-	54,628,174
Due to related parties	99,931	-	-	99,931
	<u>76,400,093</u>	<u>31,361,941</u>	<u>-</u>	<u>107,762,034</u>

The contractual maturities reflect the gross cash flows, which may differ from the carrying values of the financial liabilities at the end of the reporting periods.

19.3 Concentration Risks

The Company is subject to risk incidental to the operation of its investment properties, which include among others, changes in market rental rates, inability to renew leases upon lease expiration, and inability to collect rent from lessees due to bankruptcy or insolvency of lessees. A significant portion of the Company's rental income is derived from a single counterparty, accounting for 52% and 57% of the total rental revenue for 2025 and 2024, respectively, and these properties are leased for commercial purpose. Failure of the Company to renew the contract or collect from the lessee may significantly impact the Company's financial statements.

To mitigate these risks, the Company requires security deposits representing three to six months' rent from the lessee. The existing lease term is also for three years, with stipulated additional rent based on percentage rent. Additionally, the Company's investment properties are situated in favorable locations which are optimal for their lessee's supply chain management.

20. CATEGORIES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

20.1 Carrying Amounts and Fair Values by Category

The fair values of financial assets and financial liabilities, except deposits and other liabilities, are approximately equal to their carrying amounts as of the reporting date due to the short-term nature of the transactions.

The fair value of deposits and other liabilities amounting to P48.1 million and P51.1 million as of December 31, 2025 and 2024, respectively, are based on the discounted value of future cash flows using the applicable rates for similar types of financial liabilities. The discount rates used range from 4.69% to 6.41% in 2025 and from 5.92% to 6.39% in 2024.

20.2 Offsetting of Financial Assets and Financial Liabilities

Fees charged by RLC in 2020 amounting to P3.7 million were set-off against its receivable from sale of asset, as agreed by both parties (see Note 16.1). The net amount is presented as part of Receivables account which amounted to P149.9 million as of December 31, 2025 and 2024.

For financial assets and financial liabilities subject to enforceable master netting agreements or similar arrangements above, each agreement between the Company and counterparties (i.e., related parties including subsidiaries and associates) allows for net settlement of the relevant financial assets and liabilities when both elect to settle on a net basis. In the absence of such an election, financial assets and liabilities will be settled on a gross basis; however, each party to the master netting agreement or similar agreement will have the option to settle all such amounts on a net basis in the event of default of the other party.

21. FAIR VALUE MEASUREMENT AND DISCLOSURES

21.1 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 Accounting Standards, 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 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 Company uses valuation technique, it maximizes the use of observable market data where it is available and relies 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.

21.2 Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed

The table below summarizes the fair value hierarchy of the Company's financial assets and financial liabilities which are not measured at fair value in the statements of financial position but for which fair value is disclosed.

<i>(Amounts in PHP)</i>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<u>December 31, 2025</u>				
Financial Assets:				
Cash and cash equivalents	879,526,869	-	-	879,526,869
Receivables	-	-	177,779,918	177,779,918
Utility deposits	-	-	2,004,000	2,004,000
	<u>879,526,869</u>	<u>-</u>	<u>179,783,918</u>	<u>1,059,310,787</u>
Financial Liabilities:				
Accounts payable and accrued expenses	-	-	52,683,097	52,683,097
Deposits and other liabilities	-	-	48,082,386	48,082,386
	<u>-</u>	<u>-</u>	<u>100,765,483</u>	<u>100,765,483</u>
<u>December 31, 2024</u>				
Financial Assets:				
Cash and cash equivalents	741,427,455	-	-	741,427,455
Receivables	-	-	171,719,310	171,719,310
Utility deposits	-	-	2,004,000	2,004,000
	<u>741,427,455</u>	<u>-</u>	<u>173,723,310</u>	<u>915,150,765</u>
Financial Liabilities:				
Accounts payable and accrued expenses	-	-	53,033,929	53,033,929
Deposits and other liabilities	-	-	51,144,521	51,144,521
	<u>-</u>	<u>-</u>	<u>104,178,450</u>	<u>104,178,450</u>

For financial assets and financial liabilities, other than investment securities at amortized cost, with fair values included in Level 1, management considers that the carrying amounts of those short-term financial instruments approximate their fair values.

21.3 Fair Value Measurement for Non-financial Assets

The fair value of the Company's land, building and building improvements amounting to P2,899.5 million as of December 31, 2025 and 2024 classified under the Company's investment properties (see Note 8) 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 Company's management with respect to the determination of the inputs such as the size, age, and condition of the land and building, and the comparable prices in the corresponding property location.

In estimating the fair value of these properties, 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 Company's non-financial assets indicated above is their current use.

As at December 31, 2025 and 2024 the fair value of the Company's land is classified under Level 2 while building is classified under Level 3 of the fair value hierarchy. The Level 2 fair value of the land was derived using the observable recent transaction prices for similar properties in nearby locations adjusted for differences in key attributes such as the property size, zoning, and accessibility. The most significant input into this valuation approach is the price per square foot; hence, the higher the price per square foot, the higher the fair value. The Level 3 fair value of the building was determined using the income approach which is performed with values derived using a discounted cash flow model. The income approach uses future free cash flow projections and discounts them to arrive at present value. The discount rate is based on the level of risk of the business opportunity and costs of capital. The most significant inputs into this valuation approach are the estimated annual cash inflow and outgoing expenses, anticipated increase in market rental, discount rate and terminal capitalization rate.

For assets and liabilities that are recognized at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company has no non-financial assets measured at fair value as of December 31, 2025 and 2024.

22. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The primary objective of the Company's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Company manages its capital structure and make adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. The Board conducts an annual review to ensure that the Company's capital debt structure is still aligned with its strategic objectives and risk appetite, thereby supporting sustainable growth and long-term stability. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to shareholders, return capital to shareholders or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Company monitors its use of capital structure using a debt-to-equity ratio which is gross debt divided by total equity. The Company includes within gross debt all interest-bearing loans and borrowings, while equity represents total equity attributable to the equity holders of the Company.

As of December 31, 2025 and 2024, the Company's debt-to-equity ratio is nil as the Company does not have any outstanding interest-bearing loans and borrowings in both years.

23. SUPPLEMENTARY INFORMATION REQUIRED BY THE BUREAU OF INTERNAL REVENUE

Presented below and in the succeeding pages is the supplementary information on taxes, duties and license fees paid or accrued during the taxable year required by the BIR under Revenue Regulation No. 15-2010 to disclosed as part of the notes to financial statements. This supplementary information is not a required disclosure under PFRS Accounting Standards.

(a) Output VAT

In 2025, the Company recognized output VAT amounting to P27,570,363 from rental income earned during the year amounting to P229,753,027.

The tax bases for rental income are based on the Company's gross invoices for the year, hence, may not be the same as the amounts of revenues reported in the 2025 statement of comprehensive income. The Company's outstanding output VAT amounted to P4,942,578 as of December 31, 2025 while deferred output VAT arising from uncollected revenues amounted to P31,785,838.

(b) Input VAT

The movements in input VAT during the year ended December 31, 2025 are summarized below.

(Amounts in PHP)

Balance at beginning of year	-
Services lodged under other accounts or manufacture	9,674,828
Applied against output VAT	(<u>9,674,828</u>)
Balance at end of year	<u><u>-</u></u>

(c) Taxes on Importation

The Company has not paid nor accrued any customs duties and tariff fees since it did not have any importations in 2025.

(d) Excise Tax

The Company has not paid nor accrued excise tax since it did not have any transactions in 2025 which is subject to excise tax.

(e) Documentary Stamp Tax

Documentary stamp taxes (DST) paid in 2025 amounted to P198,187 in connection with property insurance contracts paid during the year and is presented as part of Taxes and Licenses under General and Administrative Expenses in the 2025 statement of comprehensive income.

(f) *Taxes and Licenses*

The details of Taxes and Licenses account in 2025 is broken down as follows:

<i>(Amounts in PHP)</i>	
Real estate taxes	1,691,527
License and permits	751,504
DST	198,187
Others	<u>82,548</u>
	<u>2,723,766</u>

(g) *Withholding Taxes*

The details of total withholding taxes for the year ended December 31, 2025 are shown below.

<i>(Amounts in PHP)</i>	
Compensation and employee benefits	215,195
Expanded	<u>2,049,560</u>
	<u>2,264,755</u>

The Company did not have income payments that are subject to final tax during the year.

(h) *Deficiency Tax Assessments and Tax Cases*

As of December 31, 2025, the Company does not have any final deficiency tax assessments from the BIR nor does it have tax cases outstanding or pending in courts or bodies outside of the BIR in any of the open taxable years.



**Report of Independent Auditors
to Accompany Supplementary
Information Required by the
Securities and Exchange Commission
Filed Separately from the
Basic Financial Statements**

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The Board of Directors and the Stockholders
Altus Property Ventures, Inc.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
Brgy. 1 San Francisco, San Nicolas
Ilocos Norte

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Altus Property Ventures, Inc. (the Company) for the year ended December 31, 2025, on which we have rendered our report dated March 26, 2026. Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The applicable supplementary information (see List of Supplementary Information) are presented for purposes of additional analysis in compliance with the requirements of the Revised Securities Regulation Code Rule 68 and are not a required part of the basic financial statements prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). Such supplementary information are the responsibility of the Company's management. The supplementary information have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

PUNONGBAYAN & ARAULLO


By: **Ramilito L. Nañola**
Partner

CPA Reg. No. 0090741
TIN 109-228-427
PTR No. 10770767, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 90741-SEC (until financial period 2025)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002511-019-2023 (until December 10, 2026)
BOA/PRC Cert. of Reg. No. 0002/P-009 (until August 12, 2027)

March 26, 2026

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
List of Supplementary Information
December 31, 2025

A. Statement of Management’s Responsibility for the Financial Statements

B. Independent Auditors’ Report on the SEC Supplementary Schedules
Filed Separately from the Basic Financial Statements

C. Schedule of Financial Indicators for December 31, 2025 and 2024

D. List of Supplementary Information

Supplementary Schedules to Financial Statements (Form 17-A, Item 7)

Schedule	Content	Page No.
Schedules Required under Annex 68-J of the Revised Securities Regulation Code Rule 68		
A	Financial Assets Financial Assets at Amortized Cost Financial Assets at Fair Value Through Profit or Loss Financial Assets at Fair Value Through Other Comprehensive Income	1
B	Amounts Receivable from/Payable to Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)	2
C	Amounts Receivable from/ Payable to Related Parties which are Eliminated during the Consolidation of Financial Statements	3
D	Long-term Debt	4
E	Indebtedness to Related Parties (Long-term Loans from Related Companies)	5
F	Guarantees of Securities of Other Issuers	6
G	Capital Stock	7
Other Required Information		
	Map Showing the Relationship Between the Company and its Related Entities	8

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)

SEC Released Revised SRC Rule 68

Annex 68-E

Schedule A

Financial Assets

Name of issuing entity and association of each issue	Number of shares or principal amount of bonds and notes	Amount shown in the balance sheet	Valued based on market quotation at end of reporting period	Income received and accrued
--	---	-----------------------------------	---	-----------------------------

Financial Assets at Amortized Cost

Cash and cash equivalents		P 879,526,869	P 879,526,869	P 40,716,086
Receivables		177,779,918	177,779,918	-
Utility deposits		2,004,000	2,004,000	-

Financial Assets at Fair Value Through Profit or Loss

		-	-	-
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Financial Assets at Fair Value Through Other Comprehensive Income

		-	-	-
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ALTUS PROPERTY VENTURES, INC.
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SEC Released Revised SRC Rule 68

Annex 68-E

Schedule B

Amounts Receivable from/Payable to Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)

Name and Designation of debtor	Balance at beginning of period	Additions	Deductions		Ending Balance		Balance at end of period
			Amounts collected	Amounts written off	Current	Non-current	

Receivables

Robinsons Land Corporation	P 149,875,840	-	-	-	-	P 149,875,840	-	P 149,875,840
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ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
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 SEC Released Revised SRC Rule 68
 Annex 68-E
Schedule C

Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements

Deductions

Name and Designation of debtor	Balance at beginning of period	Additions	Amounts collected	Amounts written off	Current	Not Current	Balance at end of period
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NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)

SEC Released Revised SRC Rule 68

Annex 68-E

Schedule D

Long Term Debt

Title of Issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long-Term Debt" in related balance sheet
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NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
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SEC Released Revised SRC Rule 68

Annex 68-E

Schedule E

Indebtedness to Related Parties (Long-Term Loans from Related Companies)

Name of related party	Balance at beginning of period	Balance at end of period
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NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)

SEC Released Revised SRC Rule 68

Annex 68-E

Schedule F

Guarantees of Securities of Other Issuers

Name of issuing entity of securities guaranteed by the company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of guarantee
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NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)

SEC Released Revised SRC Rule 68

Annex 68-E

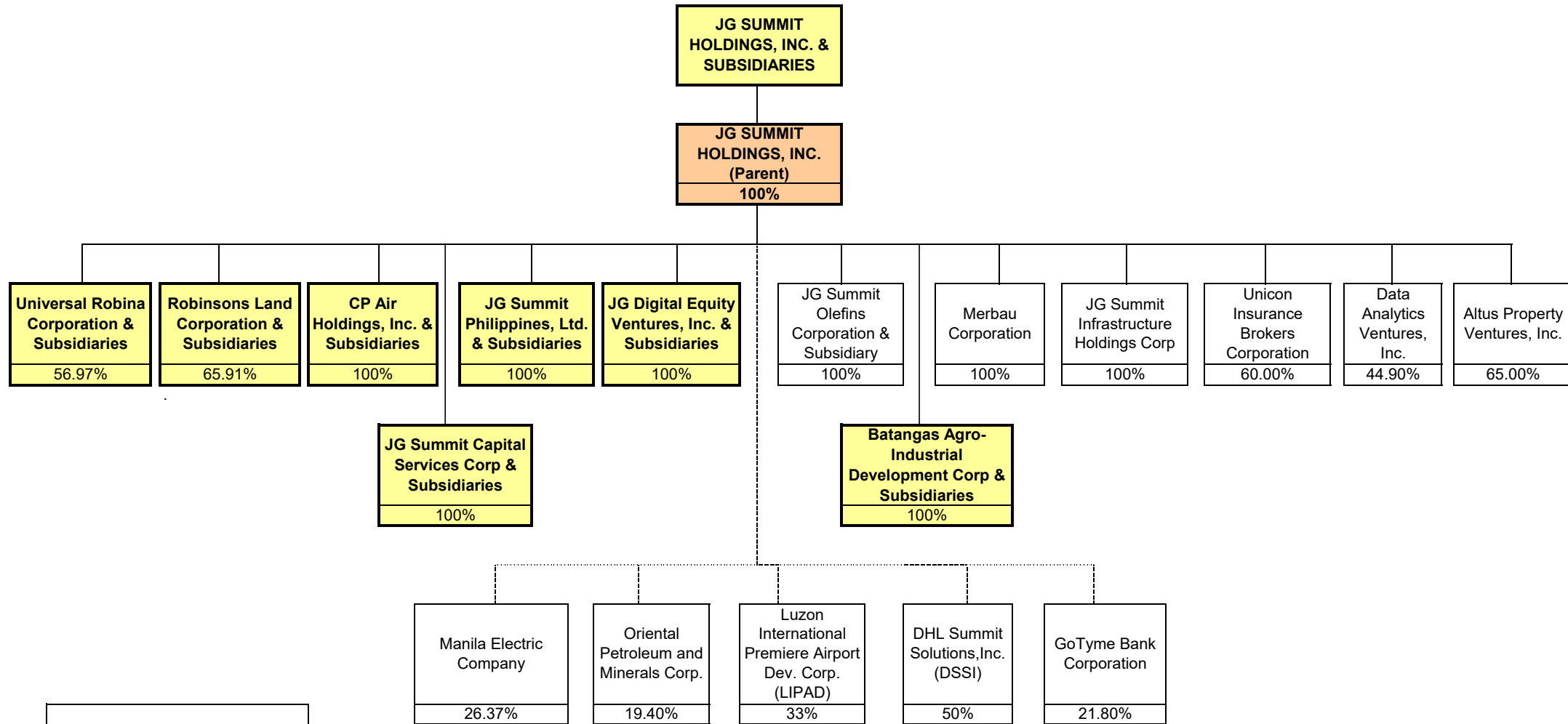
Schedule G

Capital Stock

Title of Issue	Number of shares authorized	Number of shares issued and outstanding as shown under related balance sheet caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, officers and employees	Others
Common Shares at P1 par value	100,000,000	100,000,000	-	67,078,720	1,404	32,919,876

JG SUMMIT HOLDINGS, INC. AND SUBSIDIARIES
 43rd Floor, Robinsons-Equitable Tower
 ADB Avenue corner Poveda Road, Pasig City

MAP OF THE RELATIONSHIPS OF THE COMPANIES WITHIN THE GROUP



LEGEND:
 ———— Subsidiary
 - - - - - Associate
 - - - - - Joint Venture

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
 Brgy. 1 San Francisco, San Nicolas, Ilocos Norte
Reconciliation of Retained Earnings Available for Dividend Declaration
December 31, 2025

Unappropriated Retained Earnings at Beginning of Year		P 518,263,782
Add: <u>Category A:</u> Items that are directly credited to Unappropriated Retained Earnings		
Reversal of Retained Earning Appropriation/s	-	
Effect of restatements or prior-period adjustments	-	
Others	-	
	-	
Less: <u>Category B:</u> Items that are directly debited to Unappropriated Retained Earnings		
Dividend declaration during the reporting period	-	
Retained Earnings appropriated during the reporting period	-	
Effect of restatements or prior-period adjustments	-	
Others	-	
	-	-
Unappropriated Retained Earnings at Beginning of Year, as adjusted		518,263,782
Add: Net Income for the Current Year		155,832,362
Less: <u>Category C.1:</u> Unrealized income recognized in the profit or loss during the reporting period (net of tax)		
Equity in net income of associate/joint venture, net of dividends declared	-	
Unrealized foreign exchange gain, except those attributable to cash and cash equivalents	-	
Unrealized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	-	
Unrealized fair value gain of investment property	-	
Other unrealized gains or adjustments to the retained earnings as result of certain transactions accounted for under the PFRS (describe nature)	-	
Sub-total	-	-
Add: <u>Category C.2:</u> Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)		
Realized foreign exchange gain, except those attributable to cash and cash equivalents	-	
Realized fair value adjustment (mark-to-market gains) of financial instruments at FVTPL	-	
Realized fair value gain of investment property	-	
Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature)	-	
Sub-total	-	-
Add: <u>Category C.3:</u> Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)		
Reversal of previously recorded foreign exchange gain, except those attributable to cash and cash equivalents	-	
Reversal of previously recorded fair value adjustment (mark-to-market gains) of financial instrument at FVTPL	-	
Reversal of previously recorded fair value gain of investment property	-	
Reversal of other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS, previously recorded (describe nature)	-	
Sub-total	-	-
Adjusted Net Income/Loss		674,096,144
Add: <u>Category D:</u> Non-actual lossess recognized in profit or loss during the reporting period (net of tax)		
Depreciation on revaluation increment (after tax)	-	
Sub-total	-	-
Add/ Less: <u>Category E:</u> Adjustments related to relief granted by the SEC and BSP (see Footnote 3)		
Amortization of the effect of reporting relief	-	
Total amount of reporting relief granted during the year	-	
Others (describe nature)	-	
Sub-total	-	-
Less: Other items that should be excluded from the determination of the amount of available for dividends distribution		
Discounting effect on security deposits (PFRS 9), net of tax	P 930,245	
Straight line adjustment rental income (PFRS 16), net of tax	(1,208,589)	
Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right-of-use of asset and lease liability, set-up of asset and asset retirement obligation, and set-up of service concession asset and concession payable	-	
Adjustment due to deviation from PFRS/GAAP - gain (loss)	-	
Others (describe nature)	-	
Sub-total	-	(278,344)
Unappropriated Retained Earnings Available for Dividend Distribution at End of Year		P 673,817,800

Supplemental Information on Reconciliation of Retained Earnings

The Company's retained earnings exceeded its paid up capital as of December 31, 2025. Relative to this, management plans to utilize the excess retained earnings for building improvement and related capital expenditures over the next 12 to 24 months, subject to the Company's future operational requirements and approval by the BOD. As of December 31, 2025, no formal appropriation has been approved.



Report of Independent Auditors on Components of Financial Soundness Indicators

Punongbayan & Araullo

20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 8988 2288

The Board of Directors and the Stockholders

Altus Property Ventures, Inc.

(Formerly Altus San Nicolas Corp.)

(A Subsidiary of JG Summit Holdings, Inc.)

Brgy. 1 San Francisco, San Nicolas

Ilocos Norte

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Altus Property Ventures, Inc. (the Company) for the years ended December 31, 2025 and 2024, on which we have rendered our report dated March 26, 2026. Our audits were made for the purpose of forming an opinion on the basic 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 Company's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS Accounting Standards) and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose 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 financial statements prepared in accordance with PFRS Accounting Standards. The components of these financial soundness indicators have been traced to the Company's financial statements as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 and no material exceptions were noted.

PUNONGBAYAN & ARAULLO

By: **Ramilito L. Nañola**
Partner

CPA Reg. No. 0090741

TIN 109-228-427

PTR No. 10770767, January 6, 2026, Makati City

SEC Group A Accreditation

Partner - No. 90741-SEC (until financial period 2025)

Firm - No. 0002 (until financial period 2030)

BIR AN 08-002511-019-2023 (until December 10, 2026)

BOA/PRC Cert. of Reg. No. 0002/P-009 (until August 12, 2027)

March 26, 2026

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
Supplemental Schedule of Financial Soundness Indicators
December 31, 2025 and 2024

Ratio	Formula	2025	Formula	2024
Current ratio	Total Current Assets divided by Total Current Liabilities Total Current Assets P 1,060,955,548 Divide by: Total Current Liabilities 127,697,487 Current ratio 8.31	8.31	Total Current Assets divided by Total Current Liabilities Total Current Assets P 917,076,691 Divide by: Total Current Liabilities 113,423,943 Current ratio 8.09	8.09
Acid test ratio	Quick assets (Total Current Assets less Other Current Assets) divided by Total Current Liabilities Total Current Assets P 1,060,955,548 Less: Other Current Assets (3,648,761) Quick Assets 1,057,306,787 Divide by: Total Current Liabilities 127,697,487 Acid test ratio 8.28	8.28	Quick assets (Total Current Assets less Other Current Assets) divided by Total Current Liabilities Total Current Assets P 917,076,691 Less: Other Current Assets (3,929,926) Quick Assets 913,146,765 Divide by: Total Current Liabilities 113,423,943 Acid test ratio 8.05	8.05
Solvency ratio	Total Liabilities divided by Total Assets Total Liabilities P 145,279,339 Divide by: Total Assets 1,373,383,817 Solvency ratio 0.11	0.11	Total Liabilities divided by Total Assets Total Liabilities P 147,025,297 Divide by: Total Assets 1,219,263,915 Solvency ratio 0.12	0.12
Debt-to-equity ratio	<i>Not applicable. The Company has no borrowings as of December 31, 2025.</i>	N/A	<i>Not applicable. The Company has no borrowings as of December 31, 2024.</i>	N/A
Assets-to-equity ratio	Total Assets divided by Total Equity Total Assets P 1,373,383,817 Divide by: Total Equity 1,228,104,478 Assets-to-equity ratio 1.12	1.12	Total Assets divided by Total Equity Total Assets P 1,219,263,915 Divide by: Total Equity 1,072,238,618 Assets-to-equity ratio 1.14	1.14
Interest rate coverage ratio	<i>Not applicable. The Company has no borrowings as of December 31, 2025.</i>	N/A	<i>Not applicable. The Company has no borrowings as of December 31, 2024.</i>	N/A
Return on equity	Net Profit divided by Total Equity Net Profit P 155,832,362 Divide by: Total Equity 1,228,104,478 Return on equity 0.13	0.13	Net Profit divided by Total Equity Net Profit P 152,802,477 Divide by: Total Equity 1,072,238,618 Return on equity 0.14	0.14
Return on assets	Net Profit divided by Total Assets Net Profit P 155,832,362 Divide by: Total Assets 1,373,383,817 Return on assets 0.11	0.11	Net Profit divided by Total Assets Net Profit P 152,802,477 Divide by: Total Assets 1,219,263,915 Return on assets 0.13	0.13
Net profit margin	Net Profit divided by Total Revenue Net Profit P 155,832,362 Divide by: Total Revenue 207,090,085 Net profit margin 0.75	0.75	Net Profit divided by Total Revenue Net Profit P 152,802,477 Divide by: Total Revenue 208,498,089 Net profit margin 0.73	0.73

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
SUPPLEMENTARY SCHEDULE OF EXTERNAL AUDITOR FEE-RELATED INFORMATION
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Total audit fees	P 710,000	P 600,000
Non-audit service fees:		
Other assurance services	-	-
Tax services	-	-
All other services	60,000	50,000
Total non-audit fees	60,000	50,000
Total audit and non-audit fees	P 770,000	P 650,000

INDEX TO EXHIBITS

Form 17-A

	Page No.
(3) Plan Of Acquisition, Reorganization, Arrangement, Liquidation, Or Succession	*
(5) Instruments Defining the Rights of Security Holders, Including Indentures	*
(8) Voting Trust Agreement	*
(9) Material Contracts	*
(10) Annual Report To Security Holders. Form 11-Q Or Quarterly Report To Security Holders	*
(13) Letter Re: Change In Certifying Accountant	*
(15) Letter Re: Change in Accounting Principles	*
(16) Report Furnished To Security Holders	*
(18) Subsidiaries of the Registrant	*
(19) Published Report Regarding Matters Submitted To Vote Of Security Holders	*
(20) Consent Of Experts And Independent Counsel	*
(21) Power of Attorney	*

These exhibits are either not applicable to the Company or require no answer.