CERTIFICATION

I, Atty. Juan Antonio M. Evangelista, with office address at 12/F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City, Corporate Secretary of Altus Property Ventures, Inc., with SEC Registration number CS200704758 and principal office address at Brgy. 1, San Francisco, San Nicolas, Ilocos Norte, hereby state under oath that:

1. On behalf of the Corporation, I have caused this SEC Form 20-IS (Definitive Information Statement for the 2022 Annual Shareholders Meeting of the Corporation) to be prepared;

2. I have read and understood its contents which are true and correct as of my own personal knowledge and/or based on true records;

3. The Corporation will comply with the requirements set forth in SEC Notice May 12, 2021 for a complete and official submission of reports and/or documents through electronic mail;

4. I am fully aware that documents filed online which require pre-evaluation and/or processing fees shall be considered complete and officially received only upon payment of the filing fee; and

5. The email account designated by the Corporation pursuant to SEC Memorandum Circular no. 28, series of 2020 shall be used by the Corporation in its online submissions to the Corporate Governance and Finance Department of the SEC.

In witness whereof, I have hereunto set my hand this April 20, 2022 at Pasig City.

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

Subscribed and sworn to before me this 20th day of April 2022 at Pasig City, affiant exhibiting to me his Driver's License with No. K03-89-011595.

Doc No. 223
Page No. 46
Book No. 10
Series of 2022.

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 229; Extended until June 30, 2022
by virtue of Bar Matter No. 3795 dated Sept. 28, 2021
12F Cyberscape Alpha, Sapphire &
Garnet Rds. Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTR No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter
MCLE Compliance No. VI – 0015914; April 14, 2022

COVER SHEET

C	S	2	0	0	7	0	4	7	5	8	

SEC Registration Number

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

(Company's Full Name)

BRGY. 1, SAN FRANCISCO, SAN
NICOLAS, ILOCOS NORTE

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

Atty. Juan Antonio M. Evangelista
Corporate Secretary
(Contact Person)

83971888
(Company Telephone Number)

1 2 **3 1**
Month *Day*
(Fiscal Year)

20-IS
(Form Type)

Last Friday of May
Month *Day*
(Annual Meeting)

Definitive Information Statement

Issuer of Securities under
SEC-BED Order No.125,Series of 1989; SEC-BED Order No.435, Series of 1989; SEC-BED Order No.523,Series of 1993; SEC-BED Order No.524 Series of 1993;SEC-BED Order No. 572, Series of 1995; SEC-BED Order No. 057, Series of 1997; SEC-CFD Order No. 128, Series of 2006; SEC-MSRD Order No 71, Series of 2015

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

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

NOTICE OF ANNUAL MEETING OF STOCKHOLDERS

MAY 12, 2022

Notice is hereby given that the Annual Meeting of the Stockholders of ALTUS PROPERTY VENTURES, INC. will be held on May 12, 2022 at 3:00 p.m. via remote communication in accordance with the rules of the Securities and Exchange Commission.

The Agenda for the meeting of Altus Property Ventures, Inc. is as follows:

1. Proof of notice of the meeting and existence of a quorum
2. Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on May 13, 2021
3. Presentation of annual report and approval of the financial statements for the preceding year
4. Election of Board of Directors and Officers
5. Appointment of External Auditor
6. Ratification of the acts of the Board of Directors and its committees, officers and management
7. Consideration of such other matters as may properly come during the meeting
8. Adjournment

A brief explanation of the agenda item which requires stockholders' approval is provided herein. The Information Statement to be sent to the stockholders shall contain more details regarding the rationale and explanation for each of such agenda items.

In light of current conditions and in support of the efforts to contain the outbreak of COVID-19, stockholders may only attend the meeting via remote communication. Stockholders intending to participate via remote communication must notify the Corporation by email Corporate.Secretary@altuspropertyventures.com.ph on or before May 4, 2022.

Stockholders who wish to cast their votes may do so via the method provided for voting *in absentia*, subject to validation procedures, or by accomplishing the attached proxy form. The procedures for attending the meeting via remote communication and for casting votes *in absentia* are explained further in the Information Statement.

Shareholders who wish to vote by proxy shall send a soft copy of the duly accomplished proxy form via email to Corporate.Secretary@altuspropertyventures.com.ph or a physical copy to the Office of the Corporate Secretary, 12F Robinsons Cyberscape Alpha, Sapphire and Garnet Rds., Ortigas Center, Pasig City. Validation of proxies shall be held on May 6, 2022. **We are not soliciting proxies.**

Only stockholders of record as of April 4, 2022 shall be entitled to vote.

By Authority of the Chairman:

Juan Antonio Evangelista

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

ALTUS PROPERTY VENTURES, INC.
(Formerly: Altus San Nicolas Corp.)
National Highway, Brgy. 1, San Francisco, San Nicolas, Ilocos NorteTelephone No.(028) 8397-1888 loc. 36201

ANNUAL MEETING OF STOCKHOLDERS
MAY 12, 2022

EXPLANATION OF AGENDA ITEMS FOR STOCKHOLDERS' APPROVAL

The Corporation has established a procedure for the registration of and voting *in absentia* by stockholders at the annual meeting, as allowed under Sections 23 and 57 of the Revised Corporation Code. A stockholder or member who participates through remote communication or votes in absentia shall be deemed present for purposes of quorum.

The following is a summary of the guidelines for voting and participation in the meeting:

(i) Stockholders may attend the meeting by viewing the livestream at this link: https://bit.ly/APVI_ASM2022 . The livestream shall be broadcast via Microsoft Teams. Please refer to Annex "D" of the Information Statement for detailed guidelines for participation via remote communication.

(ii) Questions and comments on the items in the Agenda may be sent to Corporate.Secretary@altuspropertyventures.com.ph. Questions or comments received on or before May 4, 2022 may be responded to during the meeting. Any questions not answered during the meeting shall be answered via email.

(iii) Each item in the agenda for approval of the stockholders will be shown on the screen during the livestreaming as the same is taken up at the meeting.

(iv) Stockholders may cast their votes on any item in the agenda for approval via the following modes on or before May 4, 2022:

a. By sending their proxies appointing the Chairman of the meeting to the Corporate Secretary;

OR

b. By voting *in absentia*, subject to validation procedures. Please refer to Annex "D" of the Information Statement for the detailed procedure for registration and voting *in absentia*.

(v) Stockholders may cast their votes on any item in the agenda for approval by sending their proxies appointing the Chairman of the meeting to the Corporate Secretary by email to Corporate.Secretary@altuspropertyventures.com.ph or hard copies to the Office of the Corporate Secretary, 12/F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City on or before May 4, 2022.

a. Stockholders holding shares through a broker may course their proxies through their respective brokers, which shall issue a certification addressed to the Corporate Secretary and duly signed by their authorized representative/s, stating the number of shares being voted and the voting instructions on the matters presented for approval.

b. Stockholders may also send their duly-executed proxies directly to the Corporate Secretary. The proxies shall be sent together with the following supporting documents:

i. Government-issued identification (ID) of the Stockholder;

ii. For Stockholders with joint account: The proxy form must be signed by all joint stockholders. Alternatively, they may submit a scanned copy of an authorization letter signed by all Stockholders, identifying who among them is authorized to sign the proxy.
iii. If holding shares through a broker, the certification from the broker stating the name of the beneficial owner and the number of shares owned by such Stockholder.

(vi) Stockholders intending to participate via remote communication who have not sent their proxies or voted *in absentia* must notify the Corporation by email to Corporate.Secretary@altuspropertyventures.com.ph on or before May 4, 2022 in order to be counted for quorum. The email should contain the following:
   a. If holding shares through a broker, certification from the broker stating the name of the beneficial owner and the number of shares owned by such Stockholder;
   b. Government-issued identification (ID) of the Stockholder.

(vii) For purposes of quorum, the following stockholders shall be deemed present:
   a. Those who sent in their proxies before the deadline;
   b. Those who voted in absentia before the cut off time; and
   c. Those who notified the Corporation before the deadline of their intention to participate via remote communication.

(viii) The Office of the Corporate Secretary shall tabulate all votes received and an independent third party will validate the results. During the meeting, the Secretary shall report the votes received and inform the stockholders if the particular agenda item is carried or disapproved. The votes for each item for approval under the agenda will be shown on the screen.

Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on May 13, 2021

Copies of the minutes will be distributed before the meeting and will be presented to the stockholders for approval.

Presentation of annual report and approval of the financial statements for the preceding year

The annual report and the financial statements for the preceding fiscal year will be presented to the stockholders for approval.

Election of Board of Directors

After having undergone the nomination process as conducted by the Corporate Governance Committee, the nominees for election as members of the Board of Directors, including independent directors, will be presented to the stockholders. The profiles of the nominees shall be provided in the Information Statement to be sent to the Stockholders. The members of the Board of Directors of the Corporation shall be elected by plurality vote.

Appointment of External Auditor

The Corporation's external auditor is Punongbayan and Araullo (P&A) and will be nominated for reappointment for the current fiscal year.

Ratification of the acts of the Board of Directors and its committees, officers and management

Ratification of the acts of the Board of Directors and its committees, officers and management of the Corporation since the last annual stockholders' meeting up to the current stockholders' meeting, as duly recorded in the corporate books and records of the Corporation, will be requested.

Consideration of such other matters as may properly come during the meeting

The Chairman will open the floor for comments and questions from the stockholders which were sent by email on or before May 4, 2022. The Chairman will decide whether matters raised by the stockholders may be properly taken up in the meeting or in another proper forum.

WE ARE NOT SOLICITING YOUR PROXY

Stockholders who wish to cast their votes may do so via the method provided for voting *in absentia*, or by accomplishing the proxy form provided below. The detailed procedure for casting votes *in absentia* may be found in Annex D of the Information Statement.

Stockholders who wish to vote by proxy shall send the proxies by email to Corporate.Secretary@altuspropertyventures.com.ph or hard copies to the Office of the Corporate Secretary, 12/F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City on or before May 4, 2022.

P R O X Y

The undersigned stockholder of ALTUS PROPERTY VENTURES, INC. (the "Corporation"), hereby appoints the Chairman of the meeting, as attorney-in-fact and proxy, to represent and vote all shares registered in his/her/its name at the Annual Meeting of the Stockholders of the Corporation to be held on **May 12, 2022** and adjournments and postponements thereof, for the purpose of acting on the following matters as fully to all intents and purposes as she/he/it might do if present and acting in person, and hereby ratifying and confirming all that the said attorney shall lawfully do or cause to be done by virtue of these presents:

1. Approval of the Minutes of the Annual Meeting of the stockholders held on May 13, 2021

   _____ Yes _____ No _____Abstain

2. Approval of the financial statements for the preceding year

   _____ Yes _____ No _____Abstain

3. Election of Board of Directors

	Yes	No	Abstain
1. Lance Y. Gokongwei	_____	_____	_____
2. Frederick D. Go	_____	_____	_____
3. Faraday D. Go	_____	_____	_____
4. Corazon L. Ang Ley	_____	_____	_____
Independent Directors			
7. Martin Q. Dy Buncio	_____	_____	_____
8. Maynard S. Ngu	_____	_____	_____
9. Jean Henri D. Lhuillier	_____	_____	_____

4. Appointment of Punongbayan & Araullo as external auditor

   _____ Yes _____ No _____Abstain

5. Ratification of the acts of the Board of Directors and its committees, officers and management

   ____Yes _____ No _____Abstain

6. At his/her discretion, the proxy named above is authorized to vote upon such matters as may properly come during the meeting

   _____ Yes _____ No _____Abstain

____
PRINTED NAME OF THE STOCKHOLDER

____
SIGNATURE OF STOCKHOLDER / AUTHORIZED SIGNATORY

____
ADDRESS OF STOCKHOLDER

____
CONTACT TELEPHONE NUMBER

____
DATE

This proxy shall continue until such time as the same is withdrawn by me through notice in writing delivered to the Corporate Secretary at least three (3) working days before the scheduled meeting on May 12, 2022.

A PROXY SUBMITTED BY A CORPORATION SHOULD BE ACCOMPANIEDBY A CORPORATE SECRETARY'S CERTIFICATE QUOTING THE BOARD RESOLUTION DESIGNATING A CORPORATE OFFICER TO EXECUTE THE PROXY. IN ADDITION TO THE ABOVE REQUIREMENTS FOR CORPORATIONS, A PROXY FORM GIVEN BY A BROKER OR CUSTODIAN BANK IN RESPECT OF SHARES OF STOCK CARRIED BY SUCH BROKER OR CUSTODIAN BANK FOR THE ACCOUNT OF THE BENEFICIAL OWNER MUST BE ACCOMPANIED BY A CERTIFICATION UNDER OATH STATING THAT THE BROKER OR CUSTODIAN BANK HAS OBTAINED THE WRITTEN CONSENT OF THE ACCOUNT HOLDER

APVI

ALTUS PROPERTY VENTURES, INC.

CERTIFICATE

I, **ATTY. JUAN ANTONIO M. EVANGELISTA**, of legal age, Filipino, with office address at the 12th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City, Metro Manila, hereby certify that:

1. I am the duly elected and qualified Corporate Secretary of Altus Property Ventures, Inc. (the "Corporation") with principal office address at National Highway, Brgy. 1, San Francisco, San Nicolas, Ilocos Norte; and

2. There are no directors, independent directors, or officers of the Corporation who are currently appointed in any governmental agency or is an employee of any government agency.

Juan Antonio Evangelista

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

ALTUS PROPERTY VENTURES, INC. (“APVI”)
PROFILES OF THE NOMINEES FOR ELECTION TO THE BOARD OF DIRECTORS FOR THE YEAR 2022

1. Name : Lance Y. Gokongwei
   Age : 55
   Designation : Chairman

   Business experience and education:

   Lance Y. Gokongwei is the Chairman of APVI. He is also the Chairman of Universal Robina Corporation, Robinsons Retail Holdings, Inc., Robinsons Land Corporation, Universal Hotels and Resorts, Inc., Robinsons Bank Corporation, and JG Summit Olefins Corporation. He is the President and Chief Executive Officer of JG Summit Holdings, Inc. and Cebu Air, Inc. He is the Vice Chairman and Director of Manila Electric Company, and a Director of RL Commercial REIT, Inc., Oriental Petroleum and Minerals Corporation, Singapore Land Group Limited, Shakey’s Asia Pizza Ventures, Inc., AB Capital and Investment Corporation, and Endeavor Acquisition Corporation. He is a Trustee and the Chairman of the Gokongwei Brothers Foundation, Inc., Robinsons Land Foundation, Inc. and Universal Cultural Foundation, Inc. He received a Bachelor of Science degree in Finance and a Bachelor of Science degree in Applied Science from the University of Pennsylvania.

2. Name : Frederick D. Go
   Age : 52
   Designation : President and Chief Executive Officer

   Business experience and education:

   Frederick D. Go is the President and Chief Executive Officer of APVI. He is also the President and Chief Executive Officer of Robinsons Land Corporation and the President of Universal Hotels and Resorts, Inc. and Robinsons Recreation Corporation. He is the Chairman of RL Commercial REIT, Inc., RLC DMCI Property Ventures, Inc., and the Chairman and President of Robinsons Properties Marketing and Management Corp. He is a Trustee and the President of Robinsons Land Foundation, Inc. and Universal Cultural Foundation, Inc. He is the Group General Manager of Shanghai Ding Feng Real Estate Development Company Limited, Xiamen Pacific Estate Investment Company Limited, Chengdu Ding Feng Real Estate Development Company Limited, Taicang Ding Feng Real Estate Development Company Limited, Taicang Ding Sheng Real Estate Development Company Limited, Chongqing Robinsons Land Real Estate Company Limited, and Chongqing Ding Hong Real Estate Development Company Limited. He is the Chairman of Luzon International Premier Airport Development Corporation. He is the Vice Chairman of the Board of Directors of Robinsons Bank Corporation and also serves as the Vice Chairman of the Executive Committee of the said bank. He also serves as a Director of Cebu Air, Inc., Manila Electric Company, JG Summit Olefins Corporation, and Cebu Light Industrial Park. He is the Vice Chairman of the Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University.

3. Name : Faraday D. Go
Age : 46
Designation : Director

Business experience and education:

Faraday D. Go is a Director of APVI. He is also the Executive Vice President of Robinsons Land Corporation effective June 1, 2018. Prior to joining RLC, he was 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.

4. Name : Corazon L. Ang Ley
Age : 55
Designation : Director

Business experience and education:

Corazon L. Ang Ley is a Director of APVI. She is also the Corporate Land Acquisition Head for RLC. She's held various positions and functions within RLC during her 29 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 Realty and Management Corp, Robinsons Recreation Corp, Robinsons Land Foundation Inc., RL Property Management, Inc. and RL Logistix and Industrials, Inc. She graduated from the University of the Philippines - Asian Institute of Tourism in 1987.

5. Name: : Martin Q. Dy Buncio
Age : 58
Designation : Independent Director

Business experience and education:

Martin Q. Dy Buncio has been an independent director of APVI effective 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 MFG, President for Proline II Mercantile 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) and Treasurer and Purchasing Manager of Design Products. He obtained his degree of Bachelor of Arts at De La Salle University in 1987.

6. Name : Maynard S. Ngu
Age : 42
Designation : Independent Director

Business experience and education:

Maynard S. Ngu has been an independent director of APVI effective September 2, 2019. A young Filipino CEO, the man and brain behind the success of the leading mobile phone brand in the Philippines, Cherry

Mobile, established in 2009. He is the Chief Executive Officer of Cosmic Technologies Inc. He is also the President of Cherry Mobile Communications, Inc. (2015 to present), Cosmic Mobile Advertising Inc. (2014 to present), Versatile Customer Care Solutions, Inc. (2007 to present), Kosmos Technomobile, Inc. (2013 to present), and Fimobile Technology, Inc. (2013 to present). He also serves as the CEO of Land Traders Properties and Development Company Inc. (2015 to present) and Starway Piping Technology, Inc. (2018 to present), and he is the Director of Cosmic Digital Universe, Inc. (2011 to present), Quantum Mobile Gears, Inc. (2015 to present), Accucom System Solutions, Inc. (2016 to present), MSN Foundation, Inc. (2014 to present), Intertext and Chat Communications, Inc. (2016 to present), Xionz Technology Inc. (2015 to present), and Casa Nuova Incorporated (2017 to present). He obtained his degree of Bachelor of Science in Commerce, Major in in Management and Finance at De La Salle University.

7. Name : Jean Henri D. Lhuillier
Age : 52
Designation : Independent Director

Business experience and education:

Jean Henri D. Lhuillier 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., Networld Capital Ventures, Inc., Pawncare Services, Corp., P & EL Realty Corp., P.J. Lhuillier Development Corp., PJL Corporate Centre, Inc., PJL Leisure, Inc., PJL 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. In 2013, he received a Doctorate Degree in Humanities at Polytechnic University of the Philippines. 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), Microinsurance Agents Association of the Philippines (Founder Emeritus), Mutual Exchange Forum on Inclusive Insurance (Interim Chairman). 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 several awards both internally and locally such as 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 CEO World Awards 2019, Gold Award for Executive of the Year from The Golden Bridge Awards (2018), and Gold Stevie Award for Lifetime Achievement from the International Business Awards (2018). He was also recognized with Gold and Silver Awards as Executive of the Year, Entrepreneur of the Year, Maverick of the Year from the International Business Awards in 2020 and 2021. He was also given the Learning Gold Elite Award from the Chief Learning Officer's Learning Elite Awards (2020).

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS
Information Statement Pursuant to Section 20
of the Securities Regulation Code

1. Check the appropriate box:

   Preliminary Information Statement

   ✓ Definitive Information Statement

2.	Name of Registrant as specified in its charter	:	**ALTUS PROPERTY VENTURES, INC. (Formerly: Altus San Nicolas Corp.) (the "Corporation")**
3.	Province, country or other jurisdiction of incorporation or organization	:	**Metro Manila, Philippines**
4.	SEC Identification Number	:	**SEC Registration No. CS200704758**
5.	BIR Tax Identification Code	:	**TIN No. 006-199-192-000**
6.	Address of principal office	:	**Brgy. 1, San Francisco, San Nicolas, Ilocos Norte**
7.	Registrant's telephone number, including area code	:	**(632) 8397-1888**
8.	Date, time and place of the meeting of security holders	:	**May 12, 2022** **3:00 P.M.** **Via remote communication at https://bit.ly/APVI_ASM2022 in accordance with the rules of the Securities and Exchange Commission**
9.	Approximate date on which copies of the Information Statement are first to be sent or given to security holders	:	**April 20, 2022**

10. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class	Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding (as of March 31, 2022)
Common Stock, P 1.00 par value	**100,000,000**

11. Are any or all of registrant's securities listed on a Stock Exchange?

    Yes ____✓______ No _______

A. GENERAL INFORMATION

Item1. Date, Time and Place of Meeting of Security Holders

Date Time and Place of Meeting	:	**May 12, 2022** **3:00 P.M.** **Via remote communication at https://bit.ly/APVI_ASM2022 in accordance with the rules of the Securities and Exchange Commission**
Complete Mailing Address of Principal Office	:	**Brgy. 1, San Francisco, San Nicolas, Ilocos Norte**
Approximate date on which copies of the Information Statement are first to be sent or given to security holders	:	**April 20, 2022**

The report attached to this SEC Form 20-IS (Definitive Information Statement) is the management report to shareholders required under SRC Rule 20 to accompany the SEC Form 20-IS and hereinafter referred to as the "Management Report".

(a) Disclosure requirements under Section 49 of the Revised Corporation Code

List of Required Information	Reference Material
(1) Description of the voting and vote tabulation procedures used in the previous meeting	Please refer to Item 19 of this Definitive Information Statement and the Minutes of the Annual Meeting of the Shareholders held on May 13, 2021 which may be viewed and/or downloaded at the website of the Corporation at www.altuspropertyventures.com.ph
(2) A description of the opportunity given to stockholders to ask questions and a record of the questions asked and answers given in the previous meeting	Please refer to Item 15 of this Definitive Information Statement and the Minutes of the Annual Meeting of the Shareholders held on May 13, 2021 which may be viewed and/or downloaded at the website of the Corporation at www.altuspropertyventures.com.ph
(3) The matters discussed and resolutions reached in the previous meeting	Please refer to Item 15 of this Definitive Information Statement and the Minutes of the Annual Meeting of the Shareholders held on May 13, 2021 which may be viewed and/or downloaded at the website of the Corporation at www.altuspropertyventures.com.ph
(4) A record of the voting results for each agenda item in the previous meeting	Please refer to the Minutes of the Annual Meeting of the Shareholders held on May 13, 2021 which may be viewed and/or downloaded at the website of the Corporation at www.altuspropertyventures.com.ph
(5) A list of the directors or trustees, officers and stockholders or members who attended the previous meeting	Please refer to the Minutes of the Annual Meeting of the Shareholders held on May 13, 2021 which may be viewed and/or downloaded at the website of the Corporation at www.altuspropertyventures.com.ph
(6) Material information on the current stockholders, and their voting rights	Please refer to Item 4 as well as the List of Top 20 Stockholders found in Pages 14-15 of this Definitive Information Statement.
(7) Appraisals and performance reports for the board and the criteria and procedure for assessment	Please refer to the Corporate Governance Manual at the website of the Corporation at www.altuspropertyventures.com.ph
(8) Director disclosures on self-dealings and related party transactions	Please refer to Item 5 (g) of this Definitive Information Statement.

Item 2. Rights of Shareholders; Dissenters' Right of Appraisal

The Corporation recognizes the right of all shareholders to be treated fairly and equally whether they are controlling, minority, local or foreign. The Corporation respects the rights of shareholders as provided under the Revised Corporation Code and other laws, and as stated in its Articles of Incorporation and By-Laws.

Any stockholder of the Corporation may exercise his appraisal right against the proposed actions which qualify as instances giving rise to the exercise of such right pursuant to and subject to the compliance with the requirements and procedure set forth under Title X of the Revised Corporation Code of the Philippines.

To date, there are no matters to be acted upon by the stockholders at the Annual Meeting of the Stockholders to be held on May 12, 2022 which would require the exercise of the appraisal right.

Item 3. Interest of Certain Persons in or Opposition to Matters to be acted upon

None of the following persons have any substantial interest, direct or indirect, in any matter to be acted upon other than election to office:

1. Directors or officers of the Corporation at any time since the beginning of the last fiscal year;
2. Nominees for election as directors of the Corporation;
3. Associate of any of the foregoing persons.

B. CONTROL AND COMPENSATION INFORMATION

Item 4. Voting Securities and Principal Holders Thereof

(a) Voting securities entitled to be voted at the meeting:

The Corporation has 100,000,000 outstanding common shares as of March 31, 2022. Every stockholder shall be entitled to one vote for each share of stock held as of the established record date.

(b) Record date:

All stockholders of record as of April 4, 2022 are entitled to notice and to vote at the Corporation's Annual Meeting of the Stockholders.

Article II, Section 8 of the By-Laws of the Corporation states that for purposes of determining the stockholders entitled to notice of, or to vote or be voted at any meeting of stockholders or any adjournments thereof, or entitled to receive payment of any dividends or other distribution or allotment of any rights, or for the purpose of any other lawful action, or for making any other proper determination of stockholders, the Board of Directors may provide that the stock and transfer books be closed for a stated period, which shall not be more than sixty (60) days nor less than thirty (30) days before the date of such meeting. In lieu of closing the stock and transfer books, the Board of Directors may fix in advance a date as the record date for any such determination of stockholders. A determination of stockholders of record entitled to notice of or to vote or be voted at a meeting of stockholders shall apply to any adjournment of the meeting; provided, however, that the Board of Directors may fix a new record date for the adjourned meeting.

(c) Election of Directors:

Article III, Section 2 of the By-Laws provides that the directors of the Corporation shall be elected by plurality vote at the annual meeting of the stockholders for the year at which a quorum is present. At each election for directors, every stockholder shall have the right to vote, in person, by proxy, through remote communication or *in absentia*, electronically or otherwise, the number of shares owned by him for as many persons as there are directors to be elected, or to cumulate his votes by giving one candidate as many votes as the number of such directors multiplied by the number of his shares shall equal, or by distributing such votes as the same principle among any number of candidates.

The report attached to this SEC Form 20-IS captioned “2021 Annual Report” is the management report to stockholders required under SRC Rule 20 to accompany the SEC Form 20-IS and is hereinafter referred to as the “Management Report”.

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

1. Security Ownership of Certain Record and Beneficial Owners of more than 5% of the Corporation’s voting securities as of March 31, 2022

Title of Class	Names and addresses of record owners and relationship with the Corporation	Names of beneficial owner and relationship with record owner	Citizenship	No. of shares held	% to total outstanding
Common	JG Summit Holdings, Inc. 43/F Robinsons Equitable Tower, ADB Avenue corner Poveda Road, Pasig City (stockholder)	same as record owner (see note 1)	Filipino	60,972,361	60.972%
Common	PCD Nominee Corporation (Filipino) 37/F The Enterprise Center Tower 1 Cor. Paseo de Roxas, Ayala Avenue Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	31,611,166 (see note 3)	31.611%
Common	Robinsons Land Corporation (Filipino) Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City (stockholder)	same as record owner (see note 4)	Filipino	6,106,359	6.106%

Notes:
1. Under the By-Laws of JG Summit Holdings, Inc. (“JGSHI”), the Chairman and the President are both empowered to vote any and all shares owned by JGSHI, except as otherwise directed by the Board of Directors. The incumbent Chairman and President of JGSHI are Mr. James L. Go and Mr. 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.
Voting instructions may be provided by the beneficial owners of the shares.

3. Out of the PCD Nominee Corporations account, “Abacus Securities Corporation”, “COL Financial Group, Inc.” and “Wealth Securities, Inc.” hold for various trust accounts the following shares of the Corporation as of March 31, 2022:

	No. of shares held	% to total outstanding
Abacus Securities Corporation	9,054,786	9.054%
COL Financial Group, Inc.	3,565,794	3.365%
Wealth Securities, Inc.	3,059,441	3.059%

4. Under the By-Laws of Robinsons Land Corporation ("RLC"), the president is empowered to vote any and all shares owned by RLC, except as otherwise directed by the Board of Directors. The incumbent President and Chief Executive Officer of RLC is Mr. Frederick D. Go.

Voting instructions maybe provided by the beneficial owners of the shares

2. Security Ownership of Management as of March 31, 2022

Title of Class	Name of beneficial owner	Position	Amount & nature of beneficial ownership (Direct)	Citizen ship	% to Total Outstanding
A. Executive Officers [1]					
Common	1. Lance Y. Gokongwei	Director and Chairman	13,950	Filipino	0.01%
Common	2. Frederick D. Go	Director, President and CEO	17,086	Filipino	0.02%
Common	3. Kerwin Max S. Tan	Treasurer and Chief Compliance Officer	0	Filipino	*
	Sub-Total		31,036		0.03%
B. Other directors, executive officers and nominees					
Common	4. Faraday D. Go	Director	1	Filipino	*
Common	5. Corazon L. Ang Ley	Director	1	Filipino	*
Common	6. Martin Q. Dy Buncio	Director (Independent)	1	Filipino	*
Common	7. Maynard S. Ngu	Director (Independent)	1	Filipino	*
Common	8. Jean Henri D. Lhuillier	Director (Independent)	1	Filipino	*
Common	9. Erica S. Lim	Investor Relations Head	20	Filipino	*
	Sub-Total		25		*
C. All directors and executive officers & nominees as a group unnamed			31,061		0.03%

Notes:
1. As defined under Part IV (B) (1) (b) of Annex "C" of SRC Rule 12, the named executive officers to be listed refer to the Chief Executive Officer and are the four (4) most highly compensated officers as of March 31, 2022
* less than 0.01%

3. Shares owned by Foreigners

The total number of shares owned by foreigners as of March 31, 2022 is 1,241,074.

4. Voting Trust Holder of 5% or more as of March 31, 2022

There are no persons holding more than 5% of a class under a voting trust or similar agreement.

5. Changes in Control

There has been no change in the control of the Corporation since the beginning of its last fiscal year.

Information as of December 31, 2021 on "Security Ownership of Certain Record and Beneficial Owners and Management" is found on Part III Section K of the Management Report.

Item 5. Directors and Executive Officers

(a) Directors and Corporate Officers

Information required hereunder is incorporated by reference to the section entitled “Directors and Executive Officers of the Registrant” on Part III Section I of the Management Report.

(b) Board Nomination and Election Policy

The Corporate Governance Committee shall oversee the process for the nomination and election of the Board of Directors.

The Corporate Governance Committee shall pre-screen and shortlist all candidates nominated to become members of the Board of Directors in accordance with the list of qualifications and disqualifications as defined in the Corporation’s Revised Corporate Governance Manual with due consideration of the requirements of the Revised Corporation Code, the Securities Regulation Code (“SRC”), the Revised Code of Corporate Governance and relevant SEC Circulars such as the SEC Memorandum Circular No. 16, Series of 2002, the SEC Memorandum Circular No. 19, Series of 2016, as may be amended, relating to the Board of Directors.

The list of the nominees for directors as determined by the Corporate Governance Committee shall be final and no other nomination shall be entertained or allowed after the final list of nominees is prepared.

The members of the Corporate Governance Committee of the Corporation are the following:

1. Martin Q. Dy Buncio (Independent Director) - Chairman
2. Maynard S. Ngu (Independent Director)
3. Jean Henri D. Lhuillier (Independent Director)

The following individuals have been nominated for election as directors, including independent directors, at the Annual Meeting of Stockholders on May 12, 2022:

1. Lance Y. Gokongwei
2. Frederick D. Go
3. Faraday D. Go
4. Corazon L. Ang Ley
5. Martin Q. Dy Buncio (Independent)
6. Maynard S. Ngu (Independent)
7. Jean Henri D. Lhuillier (Independent)

(c) Independent Directors

The Corporation has adopted the provisions of SRC Rule 38 on the nomination and election of independent directors and the Amended By-Laws of the Corporation substantially state the requirements on the nomination and election of independent directors set forth in SRC Rule 38.

Presented below is the Final List of Candidates for Independent Directors:

1. **Martin Q. Dy Buncio,** 58, 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 MFG, President for Proline II Mercantile 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) and Treasurer and Purchasing Manager of Design Products. He obtained his degree of Bachelor of Arts at De La Salle University in 1987.

2. **Maynard S. Ngu,** 42, Filipino, has been an independent director of APVI effective September 2, 2019. A young Filipino CEO, the man and brain behind the success of the leading mobile phone brand in the Philippines, Cherry Mobile, established in 2009. He is the Chief Executive Officer of Cosmic Technologies Inc. He is also the President of Cherry Mobile Communications, Inc. (2015 to present), Cosmic Mobile Advertising Inc. (2014 to present), Versatile Customer Care Solutions, Inc. (2007 to present), Kosmos Technomobile, Inc. (2013 to present), and Fimobile Technology, Inc. (2013 to present). He also serves as the CEO of Land Traders Properties and Development Company Inc. (2015 to present) and Starway Piping Technology, Inc. (2018 to present), and he is the Director of Cosmic Digital Universe, Inc. (2011 to present), Quantum Mobile Gears, Inc. (2015 to present), Accucom System Solutions, Inc. (2016 to present), MSN Foundation, Inc. (2014 to present), Intertext and Chat Communications, Inc. (2016 to present), Xionz Technology Inc. (2015 to present), and Casa Nuova Incorporated (2017 to present). He obtained his degree of Bachelor of Science in Commerce, Major in in Management and Finance at De La Salle University.

3. **Jean Henri D. Lhuillier,** 52, 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., Networld Capital Ventures, Inc., Pawncare Services, Corp., P & EL Realty Corp., P.J. Lhuillier Development Corp., PJL Corporate Centre, Inc., PJL Leisure, Inc., PJL 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. In 2013, he received a Doctorate Degree in Humanities at Polytechnic University of the Philippines. 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), Microinsurance Agents Association of the Philippines (Founder Emeritus), Mutual Exchange Forum on Inclusive Insurance (Interim Chairman). 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 several awards both internally and locally such as 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 CEO World Awards 2019, Gold Award for Executive of the Year from The Golden Bridge Awards (2018), and Gold Stevie Award for Lifetime Achievement from the International Business Awards (2018). He was also recognized with Gold and Silver Awards as Executive of the Year, Entrepreneur of the Year, Maverick of the Year from the International Business Awards in 2020 and 2021. He was also given the Learning Gold Elite Award from the Chief Learning Officer's Learning Elite Awards (2020).

In accordance with SEC Memorandum Circular No. 5, Series of 2017, the Certification of Independent Directors executed by the aforementioned independent directors of the Corporation are attached hereto as Annex "A" (Martin Q. Dy Buncio), Annex "B" (Maynard S. Ngu), and Annex "C" (Jean Henri D. Lhuillier).

The nominees for Independent Directors were nominated by JG Summit Holdings, Inc., the controlling shareholder of the Corporation owning 60.97% of the Corporation's total outstanding capital stock as of February 28, 2022. JG Summit Holdings, Inc. has no relationship with Messrs. Martin Q. Dy Buncio, Maynard S. Ngu, and Jean Henri D. Lhuillier, the nominees for independent directors of the Corporation.

(d) Significant Employees

There are no persons who are not executive officers of the Corporation who are expected by the Corporation to make a significant contribution to the business.

(e) Family Relationships

Mr. Lance Y. Gokongwei is the cousin of Mr. Frederick D. Go and Mr. Faraday D. Go
Mr. Frederick D. Go and Mr. Faraday D. Go are brothers.

(f) Involvement in Certain Legal Proceedings of directors and executive officers

To the best of the Corporation's knowledge and belief and after due inquiry, and except as otherwise disclosed, none of the Corporation's directors, nominees for election as director or executive officer in the past five (5) years up to the date of this report:

1. Has any petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within a two-year period of that time;

2. Has been convicted by final judgment in a criminal proceeding, domestic or foreign, or have been subjected to a pending judicial proceeding of a criminal nature, domestic or foreign, excluding traffic violations and other minor offenses;

3. Has been subjected to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting their involvement in any type of business, securities, commodities or banking activities; or

4. Has been found by a domestic or foreign court of competent jurisdiction (in a civil action), the Philippine Securities and Exchange Commission or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self-regulatory organization, to have violated a securities or commodities law or regulation and the judgment has not been reversed, suspended, or vacated.

(g) Certain Relationships and Related Party Transactions

1. Related Party Transactions with its Major Stockholders, Subsidiaries, Affiliates and Joint Venture Companies

The Corporation, in the regular conduct of its business, had engaged in transactions with its major stockholder, JG Summit Holdings, Inc. its subsidiaries, joint venture companies, and affiliates. (See Note 2.15 of the Audited Consolidated Financial Statements as of December 31, 2021 attached to the Management Report)

Information on the parent of the Corporation, the basis of control, and the percentage of voting securities owned as of February 28, 2022:

Parent Company	Number of Shares Held	% Held
JG Summit Holdings, Inc.	60,972,361	60.97%
Robinsons Land Corporation	6,106,359	6.1%

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, 2021, 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 done in arm's length basis or entered into on terms comparable to those available from unrelated third parties.

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. Rental income paid to APVI by affiliates amounted to ₱69.8 million, ₱41.3 million and ₱43.8 million for calendar years ending December 31, 2021, 2020 and 2019, 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 a local commercial bank. Cash and cash equivalents earns interest at the prevailing bank deposit rates. These balances amounted to ₱281.0 million and ₱216.2 million as of December 31, 2021 and 2020, respectively.

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.

2. Directors Disclosures on Self-Dealing and Related Party Transactions

No transaction, without proper disclosure, was undertaken by the Corporation in which any director, executive officer, or any nominee for election as director was involved or had a direct or indirect material interest.

Directors, officers and employees of the Corporation are required to promptly disclose any business or family-related transactions with the Corporation to ensure that potential conflicts of interest are surfaced and brought to the attention of management.

3. Appraisals and Performance Report for the Board

The attendance of the directors at the meetings of the Board of Directors held in 2021 as follows:

Name	No. of Meetings Attended/ Held	Attendance Percentage
Frederick D. Go	6/6	100.00%
Lance Y. Gokongwei	6/6	100.00%
Faraday D. Go	5/6	83.33%
Corazon L. Ang Ley	5/6	83.33%
Martin Q. Dy Buncio	5/6	83.33%
Maynard S. Ngu	5/6	83.33%
Jean Henri D. Lhuillier	3/6	50.00%

The Board has established committees to assist in exercising its authority in monitoring the performance of the Corporation in accordance with its Revised Corporate Governance Manual, Code of Business Conduct and related SEC Circulars.

The Corporate Governance Committee of the Corporation oversees the performance evaluation of the Board and its committees and management. Pursuant to its mandate under the Revised Corporate Governance Manual of the Corporation, the Corporate Governance Committee shall conduct an annual self-evaluation of its performance. Based on the results of the performance assessment, the Committee shall formulate and implement plans to improve its performance. These may include the identification of relevant training needs intended to keep the members up to date with corporate governance best practices, accounting and auditing standards, as well as specific areas of concern.

The incumbent members of the Audit Committee of the Corporation are the following:

1. Maynard S. Ngu (Independent Director) - Chairman
2. Martin Q. Dy Buncio (Independent Director)
3. Faraday D. Go
4. Frederick D. Go
5. Jean Henri D. Lhuillier (Independent Director)

The incumbent members of the Board Risk Oversight Committee are the following:

1. Jean Henri D. Lhuillier (Independent Director) – Chairman
2. Faraday D. Go
3. Frederick D. Go
4. Maynard S. Ngu (Independent Director)
5. Martin Q. Dy Buncio (Independent Director)

The incumbent members of the Related Party Transaction Committee are the following:

1 Martin Q. Dy Buncio (Independent Director)- Chairman
2 Maynard S. Ngu (Independent Director)
1. Jean Henri D. Lhuillier (Independent Director)
2. Faraday D. Go

Item 6. Compensation of Directors and Executive Officers

1. General

The Corporation'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 currently comprising of the Chairman and President, Treasurer and Compliance Officer and the Corporate Secretary in 2021 and 2020 amounted to nil for the years ended December 31, 2021 and 2020.

Compensation to executive officers and other members of the Board amounted to P3.3 million, which is of the nature of per diem during meetings for the calendar year ended December 31, 2021.

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) Summary Compensation Table

The following table identifies the Corporation's Chief Executive Officer and the four (4) most highly compensated executive officers and summarizes their aggregate compensation as of calendar year ended December 31, 2021:

		Calendar Year 2021			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and four most highly compensated executive officers		-	-	2,500,000.00	2,500,000.00
Name	Position	-	-		
1. Frederick D. Go	President and Chief Executive Officer	-	-		
2. Faraday D. Go	Director	-	-		
3. Martin Q. Dy Buncio	Director (Independent)	-	-		
4. Maynard S. Ngu	Director (Independent)	-	-		
5. Jean Henri D. Lhuillier	Director (Independent)	-	-		
B. All other officers and directors as a group unnamed		-	-	800,000.00	800,000.00

*Per Diem and retainer

		Calendar Year 2020			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and four most highly compensated executive officers		-	-	750,000.00	750,000.00
Name	Position				
1. Frederick D. Go	Chairman and President**	-	-		
2. Faraday D. Go	Director	-	-		
3. Martin Q. Dy Buncio	Director (Independent)	-	-		
4. Maynard S. Ngu	Director (Independent)	-	-		
5. Jean Henri D. Lhuillier	Director (Independent)	-	-		
B. All other officers and directors as a group unnamed		P	P	200,000.00	200,000.00

***Per Diem
**No CEO

The following table lists the name of the Corporation's Chief Executive Officer and the four most highly compensated executive officers and summarized their aggregate compensation for the ensuing year:

		Calendar Year 2022**			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and four most highly compensated executive officers		-	-	2,500,000.00	2,500,000.00
Name	Position	-	-		
1. Frederick D. Go	President and Chief Executive Officer		-		
2. Faraday D. Go	Director	-	-		
3. Martin Q. Dy Buncio	Director (Independent)	-	-		
4. Maynard S. Ngu	Director (Independent)	-	-		
5. Jean Henri D. Lhuillier	Director (Independent)	-	-		
B. All other officers and directors as a group unnamed		-	-	800,000.00	800,000.00

*Per Diem and retainer
**Estimated

(b) Per Diem Standard Arrangement

Other the 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.

(c) Other Arrangements

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

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

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

(e) Warrants and Options Outstanding

There are no outstanding warrants or options held by the Corporation's Chief Executive Officer, the named executive officers, and all officers and directors as a group.

Item 7. Independent Public Accountants

The Corporation's independent public accountant is the accounting firm of Punongbayan and Araullo. The same accounting firm is tabled for reappointment for the current year at the annual meeting of stockholders. The representatives of the principal accountant have always been present at prior years' meetings and are expected to be present at the current year's annual meeting of stockholders. They may also make a statement and respond to appropriate questions with respect to matters for which their services were engaged.

The current handling partner of Punongbayan and Araullo has been engaged by the Corporation as of the fiscal year 2020 and is expected to be rotated every seven (7) years in accordance with SRC Rule 68, as amended.

Changes in and Disagreements with Accountants on Accounting and Financial Disclosure. None.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Item 8. None.

Items 9 - 14. None. There are no recent sales unregistered or exempt securities including recent issuance of securities constituting an exempt transaction. There is likewise no recent acquisition/ disposition of property made by the Corporation.

D. OTHER MATTERS

Item 15. Action with respect to reports

The following are included in the agenda of the Annual Meeting of the Stockholders for the approval of the stockholders:

1. Proof of notice of the meeting and existence of a quorum
2. Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on May 13, 2021
3. Presentation of annual report and approval of the financial statements for the preceding year
4. Election of Board of Directors
5. Appointment of External Auditor

6. Ratification of the acts of the Board of Directors and its committees, officers and management
7. Consideration of such other matters as may properly come during the meeting
8. Adjournment

The matters approved and recorded in the Minutes of the Annual Meeting of the Stockholders last May 13, 2021 are as follows:

1. Proof of notice of the meeting and existence of a quorum
2. Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on August 28, 2020
3. Presentation of Annual Report and approval of the Financial Statements for the preceding year
4. Election of Board of Directors
5. Appointment of External Auditor
6. Ratification of the acts of the Board of Directors and its committees, officers and management
7. Consideration of such other matters as may properly come during the meeting
8. Adjournment

The Annual Meeting of the Stockholders was held on May 13, 2021 by remote communication and was attended by shareholders, the Board of Directors, and various officers of the Corporation. The shareholders were allowed to cast their votes by proxy or in absentia on each agenda item presented to them for approval, with the number of votes approving each agenda item presented at the meeting and indicated in their respective sections in the Minutes. The shareholders were also given the opportunity to ask questions, express opinion, and make suggestions on various issues related to the Corporation. The Minutes of the Annual Meeting of the Stockholders held on May 13, 2021 may be viewed and/or downloaded at **https://altuspropertyventures.com.ph/annual-stockholders-meeting-minutes.**

Brief description of material matters approved by the Board of Directors and Management and disclosed to the SEC and PSE since the last Annual Meeting of the Stockholders held on May 13, 2021 for ratification by the stockholders:

Date of Approval	**Description**
May 13, 2021	Results of Organizational Meeting of the Board of Directors
June 3, 2021	Appointment of Atty. Juan Antonio M. Evangelista and Atty. Ma. Clarisse S. Osteria as Corporate Secretary and Assistant Corporate Secretary, respectively
March 8, 2022	Change in Blackout Period

Items 16 - 18. None.

Item 19. Voting Procedures

(a) The vote required for approval or election:

Pursuant to Article II, Section 5 of the By-Laws of the Corporation, a majority of the subscribed and outstanding capital, present in person or represented by proxy shall be sufficient in a stockholders' meeting to constitute a quorum for the election of directors and for the transaction of any business whatsoever, except in those cases in which the Revised Corporation Code requires the affirmative vote of a greater proportion.

The vote of the stockholders representing a majority of a quorum shall be required to approve any action submitted to the stockholders for approval, except in those cases where the Revised Corporation Code requires the affirmative vote of a greater proportion.

Unless otherwise prescribed by the Revised Corporation Code or by special law, and for legitimate purposes, any provision or matter stated in the Articles of Incorporation may be amended by a majority vote of the board of directors and the vote or written assent of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock, without prejudice to the appraisal right of dissenting stockholders in accordance with the provision of the Revised Corporation Code.

(b) The method by which votes will be counted:

In accordance with Article II, Section 7 of the By-Laws, every stockholder shall be entitled to vote, in person, by proxy, through remote communication or *in absentia*, electronically or otherwise, for each share of stock held by him, which has voting power upon the matter in question.

Article II, Section 7 of the By-Laws also provides that stockholders may vote at all meetings the number of shares registered in their respective names, either in person or by proxy, duly given in writing and duly presented to and received by the Secretary for inspection and recording not later than five (5) working days before the time set for the meeting, except such period shall be reduced to one (1) working day for meetings that are adjourned due to lack of the necessary quorum. No proxy bearing a signature which is not legally acknowledged by the Secretary shall be honored at the meetings. Proxies shall be valid and effective for five (5) years, unless the proxy provides for a shorter period, and shall be suspended for any meeting wherein the stockholder appears in person.

Article III, Section 2 of the By-Laws also provides that the directors of the Corporation shall be elected by plurality vote at the annual meeting of the stockholders for the year at which a quorum is present. At each election for directors, every stockholder shall have the right to vote, in person, by proxy, through remote communication or *in absentia*, electronically or otherwise, the number of shares owned by him for as many persons as there are directors to be elected, or to cumulate his votes by giving one candidate as many votes as the number of such directors multiplied by the number of his shares shall equal, or by distributing such votes as the same principle among as many number of candidates.

Sections 23 and 57 of the Revised Corporation Code provides that the Corporation may allow a stockholder to cast his vote *in absentia* via modes which the Corporation shall establish, taking into account the Corporation's scale, number of shareholders or members, structure and other factors consistent with the basic right of corporate suffrage.

Pursuant to Article IV, Section 5 of the By-Laws, the Secretary shall record all the votes and proceedings of the stockholders and of the directors in a book kept for that purpose.

Item 20. Participation of Stockholders by Remote Communication

In support of the efforts to contain the outbreak of COVID-19 and to ensure the safety and welfare of its stockholders, directors, officers, and employees, the Corporation will dispense with the physical attendance of stockholders at the meeting and will allow attendance only by remote communication. The livestream of the meeting shall be viewable at the following web address**:** https://bit.ly/APVI_ASM2022. In order for the Corporation to properly conduct validation procedures, stockholders who have not sent their proxies or voted *in absentia* who wish to participate via remote communication must notify the Corporation by email to **Corporate.Secretary@altuspropertyventures.com.ph** on or before May 4, 2022.

Please refer to Annex D for the detailed guidelines for participation vie remote communication and the procedures for registration and casting votes *in absentia.*

Additional information required by the SEC pursuant to par. 4 of SRC Rule 20 (Disclosures to Stockholders prior to meeting)

Management's Discussion and Analysis of Financial Condition and Results of Operations

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.

(1) For the Calendar Years Ended December 31, 2021, 2020 and 2019

(a) Calendar Year Ended December 31, 2021 versus same period in 2020

1) Results of Operations

The Company achieved a 32.0% growth in rental revenues to Php129.4 million for the year ended December 31, 2021 compared the previous year's Php98.0 million. This is mainly attributable to increase in footfall and number of operating tenants versus last year owing to the improvement in overall consumer confidence on the back of the declining number of COVID-19 cases with the increased inoculation rate of the general population. Meanwhile, the Company continues to be laser-focused on maintaining operational efficiency with costs of rental services declining by -56.6% to Php11.7 million from Php27.0 million last year, and general and administrative expenses by -9.0% to Php35.4 million from P=38.9 million last year. The decline in cost of rental services was mainly due to lower depreciation expense arising from the updated estimated useful lives for buildings from 10 years to 20 years and building improvements from 20 years to 40 years. The update in useful life was made in order for the depreciation expense to be more representative of the pattern of usage of the assets, in line with peers. The decrease in general and administrative expenses was mainly attributable to lower level of professional, management and consultancy fees, taxes and licenses, supplies and travel and communication.

Earnings before interest, taxes, depreciation and amortization (EBITDA) surged by 63.0% to P=89.4 million; while earnings before interest and taxes (EBIT) accelerated by 163.8% to Php80.7 million. EBITDA margin improved to 69% from last year's 56%. On the other hand, lower deposit interest rates resulted to a lower other expenses - net to P=0.8 million.

Lastly, tax cuts arising from the enactment of CREATE Act in March 2020 resulted to an improved effective income tax rate causing net income to more than double to P=68.8 million versus the previous year.

2) Financial Condition

APVI's financial position remains solid with total assets as of December 31, 2021 at Php792.2 million, an increase by 12.6% from Php703.7 million as of December 31, 2020.

Cash and cash equivalents grew by 29.8% to Php284.2 million mainly due to net cash generated from operations for the calendar year 2021. These internally-generated funds sufficiently covered APVI's tightly managed working capital and capital expenditure disbursements during the period.

Receivables increased by 18.6% to Php200.0 million from Php168.6 million the previous year as a consequence of higher rental revenues.

Other current assets decreased by 51.6% to Php4.9 million due to the application of creditable withholding tax as tax credit against the Company's income tax payment.

The increase in Property and equipment - net by 6.4% to P=46.2 million pertains to new asset acquisitions during the year.

Total liabilities of the Company as of December 31, 2021 amounted to Php120.2 million, higher than 2020's Php96.8 million by 24.2%.

Accounts payable and accrued expenses amounting to Php69.9 million as of December 31, 2021 increased by 27.6% from a year ago mainly due to higher deferred output; while deposits from lessees and deposits and other liabilities totaling Php42.0 million increased by 17.2% versus last year.

Income tax payable represents regular income tax due, net of available creditable withholding taxes. Income tax payable increased by 108.2% to Php5.5 million due to higher taxable income during the year.

Deferred tax liabilities - net decreased by -33.6% to Php1.3 million mainly due to the effect of straight-lining of rental income in compliance with PFRS 16 and lower tax rate from 30% to 25% due to enactment of the CREATE Act.

Pension liabilities slightly decreased by less than half of 1.0% to Php1.5 million due to benefits paid in 2021.

The Company's net gearing ratio is nil as it does not have any outstanding bank loans as of December 31, 2021 and 2020.

Total equity expanded by 10.7% to Php671.9 million as of December 31, 2021 versus last year's Php606.8 million from the net income generated in 2021.

(b) Calendar Year Ended December 31, 2020 versus same period in 2019

1) Results of Operations

The Company generated total gross revenues of Php98.0 million for the year ended December 31, 2020, a decrease of -42.2% from Php169.5 million total gross revenues for the year ended December 31, 2019. The decrease was due to the temporary and partial closure of mall areas during the community quarantine period, except for areas occupied by tenants that provided essential services such as supermarket, banks and pharmacies. Rent was also waived for non-operational tenants during this quarantine period. Despite this, APVI still managed to yield positive EBIT and EBITDA of Php30.6 million and Php54.8 million, a dip of -63.7% and -47.4% versus last year, respectively. EBITDA margin is at 56% for calendar year 2020 versus 62% for calendar year 2019.

Cost of rental services amounted to Php27.0 million, higher by 11.1% from the same period last year. The increase was due to additional depreciation expense from new asset acquisitions. General and administrative expenses amounted to Php38.9 million, -40.8% lower than last year's P=65.7 million due to high base effect of professional, management and consultancy fees incurred in 2019.

Other expenses - net amounted to Php0.5 million, up from same period last year mainly due to the decline in interest income earned in 2020 as a function of lower deposit interest rates accompanied by the high base effect of the reversal in 2019 of long-outstanding accruals.

2) Financial Condition

Total assets of the Company as of December 31, 2020 stood at Php703.7 million, an increase by Php16.7 million or 2.4% from Php686.9 million as of December 31, 2019.

Cash and cash equivalents increased by 24.6% or Php43.3 million from internally-generated funds that the Company was able to accumulate amid a bleak business environment. These internally-generated funds sufficiently covered APVI's tightly managed working capital and capital expenditure disbursements during the period. Furthermore, the Company was able to collect from its affiliates which resulted to a -98.7% decline in the amounts due from affiliates to Php0.03 million as of December 31, 2020. Other current assets increased by 15.9% or Php1.4 million due to higher level of advances to suppliers and contractors as of calendar year ended 2020 compared to last year. The decrease in Investment properties - net by Php18.9 million pertains to the depreciation expense during the year ended December 31, 2020 on the Company's solar facilities. Total Liabilities of the Company as of December 31, 2020 amounted to Php96.8 million, lower than 2019's Php101.8 million by 4.8%. The Company continued to exhibit prudence in debt management with accounts payable and accrued expenses decreasing by -5.2% to Php54.8 million and bank debt amounting to nil. Income tax payable represents regular income tax due, net of available creditable withholding taxes. Income tax payable decreased by -37.5% or Php1.6 million due to lower taxable income during the year as a result of the contraction in demand and movement restrictions brought about by the COVID-19 pandemic. Pension liabilities increased by 83.1% or Php0.7 million due to additional pension expense during the year and actuarial losses. Deferred tax liabilities - net decreased by -24.7% to Php2.0 million mainly due to the effect of straight lining of rental income in compliance with PFRS 16. Total equity stood at Php606.8 million as of December 31, 2020, 3.7% higher than last year's Php585.2 million. The Company generated net income totaling Php22.0 million during the calendar year ended December 31, 2020.

(c) Calendar Year Ended December 31, 2019 versus same period in 2018

1) Results of Operations

The Company generated total gross revenues of Php169.5 million for the year ended December 31, 2019, an increase of 3.4% from Php163.9 million total gross revenues for the year ended December 31, 2018. The increase in rental revenues was mainly attributable to rental escalations. EBIT increased by 14.5% at Php84.4 million while EBITDA posted a 2.6% or Php2.6 million increase to Php104.4 million. Cost of rental services amounted to Php24.3 million, lower by 28.3% from the same period last year. The decrease was due to assets that have become fully depreciated and lower level of spending on maintenance cost. General and administrative expenses amounted to Php65.7 million, 17.8% higher than last year's Php55.8 million due to management fees charged by RLC for providing certain corporate services.

Other income (expenses) amounted to Php7.8 million, up by Php6.4 million from same period last year. The increase was mainly due to increase in interest income arising from higher average balance of cash and cash equivalents during the calendar year ended December 31, 2019 and other income.

2) Financial Condition

Total assets of the Company as of December 31, 2019 stood at Php686.9 million, a decrease by Php27.0 million from Php713.9 million as of December 31, 2018.

Cash and cash equivalents increased by 127.3% or Php98.4 million due to partial collection of receivable from sale of assets amounting to Php118.8 million and cash generated from operations; offset by capital expenditure for solar facility and payment of dividends amounting to Php26.4 million and Php101.0 million, respectively.

The significant decrease in Receivables by 41.6% or Php126.0 million was mainly attributable to the partial collection of receivable from sale of assets and other trade receivables.

Other Current assets decreased by 42.3% or Php6.4 million due to application of creditable withholding tax and input value-added tax against income tax payable and output value-added tax, respectively. The increase in Property and equipment - net by Php39.1 million pertains to the solar facility installed, partially offset by depreciation of existing Property and equipment during the year ended December 31, 2019. Other Non-current asset decreased due to the reclassification of advances to contractor from Other Non-current asset to Property and equipment - net in the statement of financial position as of December 31, 2019 and December 31, 2018, respectively. Total Liabilities of the Company as of December 31, 2019 amounted to Php101.8 million, lower than 2018's Php92.2 million. Income tax payable represents regular income tax due, net of available creditable withholding taxes. Last year, the Company had sufficient creditable withholding taxes to cover income tax due. Total equity stood at Php585.2 million as of December 31, 2019, 5.9% lower than last year's Php621.7 million. The Company generated net income and paid cash dividends totaling Php64.5 million and Php101.0 million, respectively, during the calendar year ended December 31, 2019.

(d) Key Performance Indicators

The Corporation sets certain performance measures to gauge its operating performance periodically and to assess its overall state of corporate health. Listed below are the major performance measures, which the Corporation has identified as reliable 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)	2021	2020	2019
Gross revenues	129.4 million	98.0 million	169.5 million
EBIT	80.7 million	30.6 million	84.4 million
EBITDA	89.4 million	54.8 million	104.4 million
Net income	64.8 million	22.0 million	64.5 million
Earnings per share[1]	0.65	0.22	0.64
Net book value per share[2]	6.72	6.07	5.85
Current ratio[3]	4.37:1	4.57:1	4.17:1
Debt to equity ratio[4]	N/A	N/A	N/A
Asset to equity ratio[5]	1.18:1	1.16:1	1.17:1
Return on Equity[6]	10%	4%	11%
Return on Total Assets[7]	8%	3%	9%
Net Income Margin[8]	50%	22%	38%
Gross Margin[9]	91%	72%	86%
Operating Margin[10]	64%	33%	47%

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 Total equity
7 Return on Total Assets is computed as Net income divided by 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) Except for the impact of COVID-19 pandemic to the Company's operations starting March 2020, the Company is not aware of any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.

(d) 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.

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, 2021, 2020 and 2019.

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	2021	2020
Audit and Audit-Related Fees		
Fees for services that are normally provided by the external auditor in connection with statutory and regulatory filings or engagement	**₱539,000**	**₱519,750**
All other fees	**32,000**	**31,500**
TOTAL	**₱571,000**	**551,250**

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.

Description of Business

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 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.

The Company's principal executive office is located at Brgy. 1 San Francisco, San Nicolas, Ilocos Norte. As of December 31, 2021 and 2020, APVI has a total of 60 and 66 employees, including 15 and 16 permanent full-time managerial and support employees and approximately 45 and 50 contractual and agency employees, respectively.

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

Market Information

As of December 31, 2021, 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.

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 2021 and 2020 are set forth below.

	2021			2020		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	19.90	18.90	19.40	N/A	N/A	N/A
2	17.92	17.40	17.40	41.60	31.60	41.60
3	17.24	17.04	17.06	9.81	9.50	9.62
4	20.40	19.32	19.34	12.70	12.30	12.40

Additional information as of March 8, 2022 re as follows:

March 8, 2022:

Market Price:	**High**	**Low**	**Close**	**Market Capitalization**
	₱16.30	₱15.70	₱15.80	₱1,500,800,000

Dividend

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, 2021

No dividend was declared and paid during calendar year ended December 31, 2021.

For the Calendar Year Ended December 31, 2020

No dividend was declared and paid during calendar year ended December 31, 2020.

For the Calendar Year Ended December 31, 2019

Date of Approval	Date of Record	Type of Dividend	Amount	Dividend per Share
March 22, 2019	February 28, 2019	Cash	₱50,000,000.00	₱0.50
June 24, 2019	May 31, 2019	Cash	₱51,000,000.00	₱0.51

Restriction that Limits the Payment of Dividends on Common Shares None.

Recent Sales of Unregistered or Exempt Securities, Including Recent Issuance of Securities Constituting an Exempt Transaction

Not Applicable. All shares of the Corporation are listed in the Philippine Stock Exchange.

Shareholders as of March 31, 2022

Common shares outstanding as of March 31, 2022 were 100,000,000 shares with a par value of P1.00 per share.

Based on records on file and based on inquiry, the Corporation has 15,814 shareholders owning at least one (1) board lot each. There are 100 common shares per board lot.

List of the Top 20 Stockholders of the Corporation as of March 31, 2022:

Name of Stockholder	Class of Security	Number of Shares Held	Percentage to Total Outstanding
1. JG Summit Holdings, Inc.	Common	60,972,361	60.972%
2. PCD Nominee Corp – Filipino		31,611,166	31.611%
3. Robinsons Land Corporation		6,106,359	6.106%
4. PCD Nominee Corp – Non-Filipino		1,241,074	1.241%
5. James L. Go		37,064	0.037%
6. Frederick D. Go		17,086	0.017%

7. Lance Y. Gokongwei		13,950	0.014%
8. Arturo L. Subijano		935	0.001
9. Faraday D. Go		1	NIL
10. Corazon L. Ang Ley		1	NIL
11. Martin Q. Dy Buncio		1	NIL
12. Maynard S. Ngu		1	NIL
13. Jean Henri D. Lhuillier		1	NIL
Total		100,000,000	100.00%

Discussion on Compliance with Leading Practices on Corporate Governance

a) Evaluation System to Determine Level of Compliance

The Corporate Governance Committee oversees the development and implementation of corporate governance principles and policies. It is tasked with the implementation of a Corporate Governance Framework and periodically reviews the said framework to ensure that it remains appropriate in light of material changes to the Corporation's size, complexity and business strategy, as well as the business and regulatory environment. In addition, this Committee has oversight functions over the evaluation of the performance of the Board and its Committees and Management and ensures that its business processes and practices are consistent with the provisions of the Corporate Governance Manual.

(b) Measures for Compliance

The Corporation complies with its Corporate Governance Manual which contains relevant provisions of the Code of Corporate Governance and submits the required reports in compliance with the rules and regulation of the SEC and the PSE.

SEC Memorandum Circular No. 15, Series of 2017 mandates all listed companies to submit an Integrated Annual Corporate Governance Report (I-ACGR) on May 30 of the following year for every year that such companies remain listed in the PSE, subject to such extension of the date of submission as may be allowed by the SEC. Beginning 2018, the I-ACGR replaced the ACGR and the PSE's Corporate Governance Disclosure Report.

(c) Deviation from Corporate Governance Manual

The Compliance Officer of the Corporation is not aware of any material deviation from the Corporate Governance Manual.

(d) Plans to Improve Corporate Governance

Continuous improvement and monitoring of governance and management policies have been undertaken to ensure that APVI observes good governance and management practices. This is to assure the shareholders that APVI conducts its business with the highest level of integrity, transparency and accountability. The Corporation adheres to the principles and practices of good corporate governance, as embodied in its Revised Corporate Governance Manual, Code of Business Conduct and related SEC Circulars.

ALTUS PROPERTY VENTURES, INC., AS REGISTRANT, WILL PROVIDE WITHOUT CHARGE, UPON WRITTEN REQUEST, A COPY OF THE REGISTRANT'S ANNUAL REPORT ON SEC FORM 17-A. SUCH WRITTEN REQUESTS SHOULD BE DIRECTED TO THE CORPORATE SECRETARY, 12/F ROBINSONS CYBERSCAPE ALPHA, SAPPHIRE AND GARNET ROADS, ORTIGAS CENTER, PASIG CITY, METRO MANILA, PHILIPPINES.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge, I certify that the information set out in this report is true, complete and correct. This report is signed in the City of Pasig on April 20, 2022 .

ALTUS PROPERTY VENTURES, INC.

FREDERICK D. GO
President and Chief Executive Officer

CERTIFICATION OF INDEPENDENT DIRECTORS

I, Martin Q. Dy Buncio, Filipino, of legal age and a resident of 817 A. Mabini St. Brgy. Addition Hills, Mandaluyong City, hereby certify that:

1. I am a nominee for independent director of Altus Property Ventures, Inc. and have been its independent director since September 2, 2019:

2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position/Relationship	Period of Service
Pro Oil Corporation	Chairman	2002 - Present
Pro Auto Parts Corporation	Chairman	2003 - Present
Banam Holdings Corproation	Director and President	2013 - Present
Proline Sports Center, Inc.	President	1994 - Present
HJ Marketing	President	1996 - Present
DYBCOM CORP.	President	1996 - Present
Design Products Holdings Corp. (Design Products MFG)	President and Chairman	1996 - Present
Proline II Mercantile	President	1994 - Present
Integra Dev Corporation	President and Chairman	1996 - Present
First Metro Investment Corp.	Director	1995 - Present

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Altus Property Ventures, Inc., as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations and other SEC issuances.

4. I am related to the following director/ officer/ substantial shareholder of Altus Property Ventures, Inc. and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

Name of director/ officer/ substantial shareholder	Company	Nature of relationship
N/A	N/A	N/A

5. To the best of my knowledge, I am not the subject of any criminal or administrative investigation or proceeding pending in court:

Name of director/ officer/ substantial shareholder	Company	Nature of relationship
N/A	N/A	N/A

5. To the best of my knowledge, I am not the subject of any criminal or administrative investigation or proceeding pending in court:

Name of director/ officer/ substantial shareholder	Company	Nature of relationship
N/A	N/A	N/A

6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.

7. I shall inform the Corporate Secretary of Altus Property Ventures, Inc. of any changes in the above-mentioned information within five days from its occurrence.

APR 04 2022

Done this ___ of ___ 2022.

Martin Q. Dy Buncio
Affiant

APR 04 2022

SUBSCRIBED AND SWORN to me before this ___ day of ____ 2022, the affiant exhibiting to me his ____________________.

Doc. No. 192;
Page No. 40;
Book No. 10;
Series of 2022.

ATTY. IRIS FATIMA V. CERO
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 194; Extended until June 30, 2022
by virtue of Bar Matter No. 3795 dated Sept. 28, 2021
12F Cyberscape Alpha, Sapphire &
Garnet Rds. Ortigas Center, Pasig City
Roll of Attorneys No. 65837; June 21, 2016
PTR No. 8207774; January 24, 2022; Pasig City
IBP No. 171119; December 21, 2021; RSM Chapter
MCLE Compliance No. VI – 0013539; April 14, 2022

CERTIFICATION OF INDEPENDENT DIRECTORS

I, Maynard S. Ngu, Filipino, of legal age and a resident of 901 Apacible St., Corner, Leon Guinto St., Ermita, Manila 1000, hereby certify that:

1. I am a nominee for independent director of Altus Property Ventures, Inc. and have been its independent director since Septmber 2, 2019:

2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position/Relationship	Period of Service
Cherry Mobile Communications, Inc.	President	2005 - Present
Versatile Customer Care Solutions, Inc.	President and General Manager	2007 - Present
Cosmic Technologies, Inc.	Chief Executive Officer	2009 - Present
Cosmic Digital Universe, Inc.	Director	2011 - Present
Kosmos Technomobile, Inc.	President	2013 - Present
Fimobile Technology, Inc.	President	2013 - Present
MSN Foundation, Inc.	Director	2014 – Present
Intertext and Chat Communications, Inc.	Director	2014 - Present
Cosmic Mobile Advertising, Inc.	President	2014 - Present
Quantum Mobile Gears, Inc.	Director	2015 - Present
Land Traders Properties and Development Company, Inc.	CEO	2015 - Present
Xionz Technology Inc.	Director	2015 - Present
Accucom System Solutions, Inc.	Director	2016 - Present
Casa Nuova Incorporated	Director	2017 - Present
Starway Piping Technology, Inc.	CEO	2018 - Present

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Altus Property Ventures, Inc., as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations and other SEC issuances.

4. I am related to the following director/ officer/ substantial shareholder of Altus Property Ventures, Inc. and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

Name of director/ officer/ substantial shareholder	Company	Nature of relationship
N/A	N/A	N/A

5. To the best of my knowledge, I am not the subject of any criminal or administrative investigation or proceeding pending in court:

Name of director/ officer/ substantial shareholder	Company	Nature of relationship
N/A	N/A	N/A

6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.

7. I shall inform the Corporate Secretary of Altus Property Ventures, Inc. of any changes in the above-mentioned information within five days from its occurrence.

APR 04 2022

Done this ___ of ___ 2022.

Maynard S. Ngu
Affiant

APR 04 2022

SUBSCRIBED AND SWORN to me before this ___ day of ____ 2022, the affiant exhibiting to me his ____________________.

Doc. No. 193;
Page No. 40;
Book No. 10;
Series of 2022.

ATTY. IRIS FATIMA V. CERO
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 194; Extended until June 30, 2022
by virtue of Bar Matter No. 3795 dated Sept. 28, 2021
12F Cyberscape Alpha, Sapphire &
Garnet Rds. Ortigas Center, Pasig City
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PTR No. 8207774; January 24, 2022; Pasig City
IBP No. 171119; December 21, 2021; RSM Chapter
MCLE Compliance No. VI - 0013539; April 14, 2022

Annex "C"

CERTIFICATION OF INDEPENDENT DIRECTORS

I, Jean Henri D. Lhuillier, Filipino, of legal age and a resident of 6th floor, PJL Corporate Center Bldg., 1872 N. Garcia corner Candelaria Streets, Brgy. Valenzuela, Makati City, hereby certify that:

1. I am a nominee for independent director of Altus Property Ventures, Inc. and have been its independent director since September 2, 2019:

2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position/Relationship	Period of Service
PJ Lhuillier, Inc.	President	1998 - present
Cebuana Lhuillier Insurance Brokerage	President	1999 - present
Cebuana Lhuillier Services Corp.	President	1998 - present
Cebuana Lhuillier Finance Corp.	President	2015 - present
Cebuana Lhuillier Rural Bank, Inc.	Treasurer	1998 - present
Cebuana Lhuillier Foundation, Inc.	President	2000 - present
Just Jewels Diamonds Boutique Corp.	President	2005 - present
Le Soleil De Boracay Resort, Inc.	President	1998 - present
Networld Capital Ventures, Inc.	President	2005 - present
Pawncare Services, Corp.,	President	2004 - present
P & EL Realty Corp.	President	1998 - present
P.J. Lhuillier Development Corp.	President	1998 - present
PJL Corporate Centre, Inc.	President	1999 - present
PJL Leisure, Inc.	President	2005 - present
PJL Ventures, Inc.,	President	2001 - present
Rich Gould Real Estate, Inc.	President	2005 - present
ARAW Hospitality Inc.	President	2020 - present
Verite Pawn Corp.	President	2005 - present
DFNN, Inc.	Director	1999 - present
Hatchasia.com	Director	2000 - present
Intelligent Wave Philippines	Director	2001 - present
Next Ideas, Inc.	Director	2006 - present
Republic of San Marino to the Philippines	Honorary Consul General	2007 - present
Chamber of Pawnbrokers of the Philippines, Inc.	President	2017 - present
Microinsurance Agents Association of the Philippines	Founder Emeritus	2016 - present
Mutual Exchange Forum on Inclusive Insurance	Interim Chairman	2017 - present
Amateur Softball Association of the Philippines	President	2006 - present
Unified Tennis Philippines	Founder & President	2017 - present

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Altus Property Ventures, Inc., as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations and other SEC issuances.

4. I am related to the following director/ officer/ substantial shareholder of Altus Property Ventures, Inc. and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

Name of director/ officer/ substantial shareholder	**Company**	**Nature of relationship**
N/A	N/A	N/A

5. To the best of my knowledge, I am not the subject of any criminal or administrative investigation or proceeding pending in court:

Name of director/ officer/ substantial shareholder	**Company**	**Nature of relationship**
N/A	N/A	N/A

6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.

7. I shall inform the Corporate Secretary of Altus Property Ventures, Inc. of any changes in the above-mentioned information within five days from its occurrence.

Done this ___ of ___ 2022.

Jean Henri D. Lhuillier
Affiant

SUBSCRIBED AND SWORN to me before this ___ day of ____ 2022, the affiant exhibiting to me his ______________________.

Doc. No. _______;
Page No. _______;
Book No. _______;
Series of 2022.

ANNEX "D"

ANNUAL MEETING OF THE STOCKHOLDERS
OF
ALTUS PROPERTY VENTURES, INC.

REGISTRATION AND PROCEDURE FOR
VOTING *IN ABSENTIA*
AND
PARTICIPATION VIA REMOTE COMMUNICATION

I. VOTING *IN ABSENTIA*

Altus Property Ventures, Inc. (the "Corporation") has established a procedure for the registration of and voting *in absentia* by stockholders at the annual meeting, as allowed under Sections 23 and 57 of the Revised Corporation Code.

1. Stockholders as of April 4, 2022 (the "Stockholder/s") may register by sending an email to Corporate.Secretary@altuspropertyventures.com.ph with the following supporting documents:
   a. For individual Stockholders:
      i. Government-issued identification (ID) of the Stockholder;
      ii. For Stockholders with joint accounts: A scanned copy of an authorization letter signed by all Stockholders, identifying who among them is authorized to cast the vote for the account.
      iii. If holding shares through a broker, the certification from the broker stating the name of the beneficial owner and the number of shares owned by such Stockholder.

   b. For corporate Stockholders:
      i. Secretary's Certificate authorizing the designated representative to vote the shares owned by the corporate Stockholder;
      ii. Government-issued identification (ID) of the designated representative.
      iii. If holding shares through a broker, certification from the broker stating the name of the beneficial owner and the number of shares owned by such Stockholder.

   Registration shall be open from April 19 to April 26, 2022.

2. Registration shall be validated by the Office of the Corporate Secretary in coordination with the Stock Transfer Agent of the Corporation. Once the Stockholder has been successfully validated, the Stockholder shall be officially registered for the annual meeting and a digital ballot shall be generated for the Stockholder which shall be sent to the email address used by the Stockholder for registration.

3. The registered Stockholder may then proceed to fill out the ballot with the votes. All items in the agenda for approval shall be shown one at a time and the registered Stockholder may vote Yes, No, or Abstain. The vote is considered cast for all the registered Stockholder's shares.

4. Once voting on all the agenda items is finished, the registered Stockholder is encouraged to review the votes before submitting the ballot. The Stockholder can then proceed to submit the accomplished ballot by clicking the 'Submit' button. A summary of the votes cast shall be sent to the email address of the registered Stockholder. Once the ballot has been submitted, votes may no longer be changed. Multiple submissions of the digital ballot under the same shareholder for the same shares shall be invalidated.

5. Voting *in absentia* shall be open from April 27 to May 4, 2022.

6. The Office of the Corporate Secretary shall tabulate all votes cast *in absentia* together with the votes cast by proxy, and an independent third party will validate the results.

7. Stockholders who register and vote on the website for voting *in absentia* are hereby deemed to have given their consent to the collection, use, storing, disclosure, transfer, sharing and general processing of their personal data by the Corporation and by any other relevant third party for the purpose of electronic voting *in absentia* for the Annual Stockholders' Meeting and for all other purposes for which the Stockholder can cast his/her/its vote as a stockholder of the Corporation.

II. PARTICIPATION VIA REMOTE COMMUNICATION

1. Stockholders may attend the meeting on May 12, 2022 at 3:00 P.M. via the following link: https://bit.ly/APVI_ASM2022. The meeting shall be broadcast live via Microsoft Teams, which may be accessed either on the web browser or on the Microsoft Teams app. Those who wish to view the broadcast may sign in using any Microsoft amount or may join the stream anonymously.

2. Stockholders who have not sent their proxies or registered and voted *in absentia* ("Unregistered Stockholders") may still attend the meeting through the broadcast link. In order to be counted for the determination of quorum, Unregistered Stockholders are requested to notify the Corporation by e-mail to Corporate.Secretary@altuspropertyventures.com.ph on or before May 4, 2022 of their intention to participate in the meeting by remote communication.

   For validation purposes, the notification email from the Stockholder shall contain the following:
   a. Government-issued identification (ID) of the shareholder
   b. If holding shares through a broker, certification from the broker stating the name of the beneficial owner and the number of shares owned by such shareholder;

3. For purposes of quorum, only the following Stockholders shall be counted as present:
   a. Stockholders who have registered and voted *in absentia* before the cutoff date;
   b. Stockholders who have sent their proxies before the deadline;
   c. Stockholders who have notified the Corporation of their intention to participate in the meeting by remote communication before the deadline.

4. Questions and comments on the items in the Agenda may be sent to Corporate.Secretary@altuspropertyventures.com.ph .Questions or comments received on or before May 4, 2022 may be responded to during the meeting. Any questions not answered during the meeting shall be answered via email.

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

SUPPLEMENTARY SCHEDULES

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

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 Corporation)** is responsible for the preparation and fair presentation financial statements including the schedules attached therein, for the years ended December 31, 2021, 2020 and 2019, 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 to 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.

Lance Y. Gokongwei
Chairman

Frederick D. Go
President and Chief Executive Officer

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

Signed this 8th day of March, 2022.

MAR 15 2022

SUBSRIBED AND SWORN to before me this ____ day of ________, affiant personally appearing before me and exhibiting to me his/her ______________ issued on ________ as proof of his/her identity and is known to me to be the person who executed and signed this document.

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 229; Extended until June 30, 2022
by virtue of Bar Matter No. 3795 dated Sept. 28, 2021
12F Cyberscape Alpha, Sapphire &
Garnet Rds. Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTR No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter
MCLE Compliance No. VI – 0015914, April 14, 2022

Doc. No.: 25;
Page No.: 6;
Book No.: 10;
Series of 2022

P&A Grant Thornton

FOR PSE FILING

Financial Statements and Independent Auditors' Report

Altus Property Ventures, Inc.

December 31, 2021 and 2020
(With Comparative Figures for the Year Ended December 31, 2019)

P&A Grant Thornton

Report of Independent Auditors

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

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, 2021 and 2020, 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, 2021, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2021 and 2020, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2021 in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

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

Emphasis of Matter

We draw attention to Note 1 to the financial statements, which describes management's assessment of the continuing impact on the Company's financial statements of the business disruption brought by the COVID-19 pandemic. Our opinion is not modified in respect of this matter.

Key Audit Matters

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.

Validity of Recorded Revenues

Description of the Matter

The Company's main revenue stream is limited to the rental income that it generates from leasing its commercial space amounting to P129.4 million. Based on an evaluation of the terms and conditions of the arrangements, the Company has determined that it retains all the significant risks and rewards of ownership of these properties and account for them as operating leases. In determining significant and benefits of ownership, the Company considered, among others, the significance of the lease term as compared with the estimated useful life of the related asset.

The validity of the recorded rental income is significant to our audit as these involve significant related party transactions and a possible area where management could perpetrate fraud to meet investor's expectation. Also, any error in the application of judgement on the determination of the estimated lives of the investment properties and the determination as to whether the company is acting as agent or principal could cause a material misstatement in the Company's 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:

- testing the design effectiveness of controls on process to generate and recognize rental income;

- performing detailed analysis of rental income and the timing of its recognition based on expectations derived from our industry knowledge and external market data, following up variances from our expectations;

- inspecting lease contracts; to ascertain the validity and proprietary of the terms and conditions as basis of recognition and measurement of rental income;

- recalculating of rental income on a straight-line basis based on PFRS 16, *Leases,* while taking into consideration the lease concessions granted to tenants during the COVID-19 pandemic and testing the completeness and accuracy of the data used in such recalculation, by inspecting the relevant supporting documents;

- comparing lease terms over the useful lives of the assets leased, i.e. the investment properties, and verified whether rental income is calculated at the lower of the terms of the lease contracts or estimated lives of the properties; and,

- reviewing the role of the Company whether it is acting as agent or principal in certain billings made to customers.

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, 2021, 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, 2021 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, 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 aconcern 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, 2021 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; 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 Mailene Sigue-Bisnar.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 8852327, January 3, 2022, Makati City
SEC Group A Accreditation
Partner - No. 90230-SEC (until Dec. 31, 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

March 8, 2022

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2021 AND 2020
(Amounts in Philippine Pesos)

	Notes	2021	2020
A S S E T S			
CURRENT ASSETS			
Cash and cash equivalents	5	**P 284,220,366**	P 218,962,064
Receivables	6	**199,971,832**	168,563,860
Due from affiliates	16	**5,398**	26,334
Other current assets	7	**4,895,897**	10,122,103
Total Current Assets		**489,093,493**	397,674,361
NON-CURRENT ASSETS			
Investment properties - net	8	**256,865,337**	262,546,194
Property and equipment - net	9	**46,210,851**	43,433,774
Total Non-current Assets		**303,076,188**	305,979,968
TOTAL ASSETS		**P 792,169,681**	P 703,654,329
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts payable and accrued expenses	10	**P 69,867,634**	P 54,771,831
Deposit from lessees	11	**36,458,135**	29,550,900
Income tax payable		**5,493,704**	2,639,173
Total Current Liabilities		**111,819,473**	86,961,904
NON-CURRENT LIABILITIES			
Deposits and other liabilities	11	**5,549,554**	6,302,564
Pension liabilities	17	**1,527,445**	1,528,540
Deferred tax liabilities - net	15	**1,348,344**	2,029,352
Total Non-current Liabilities		**8,425,343**	9,860,456
Total Liabilities		**120,244,816**	96,822,360
EQUITY			
Capital stock	12	**100,000,000**	100,000,000
Additional paid-in capital		**450,000,000**	450,000,000
Retained earnings	12	**121,780,122**	56,935,511
Remeasurement gain (loss) of pension liabilities - net of tax		**144,743**	(103,542)
Total Equity		**671,924,865**	606,831,969
TOTAL LIABILITIES AND EQUITY		**P 792,169,681**	P 703,654,329

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, 2021 AND 2020
(With Comparative Figures for the Year Ended December 31, 2019)
(Amounts in Philippine Pesos)

	Notes	2021	2020 (As Restated- see Note 2)	2019 (As Restated- see Note 2)
RENTAL REVENUES	8, 18	**P 129,362,966**	P 97,990,499	P 169,485,232
COST OF RENTAL SERVICES	14	**11,724,909**	26,996,407	24,299,940
GROSS INCOME		**117,638,057**	70,994,092	145,185,292
GENERAL AND ADMINISTRATIVE EXPENSES				
Billing of utilities - net	2	**19,731,257**	18,598,908	29,309,015
Salaries, wages and employee benefits	17	**8,450,396**	6,969,736	5,369,829
Insurance		**2,323,705**	2,323,705	1,215,295
Taxes and licenses		**2,302,307**	2,573,081	3,869,838
Professional, management and consultancy fees	16	**1,469,710**	6,967,833	24,708,356
Advertising		**828,584**	775,861	848,966
Travel and communication		**253,100**	516,321	216,224
Supplies		**63,024**	182,706	162,126
		35,422,083	38,908,151	65,699,649
OPERATING INCOME		**82,215,974**	32,085,941	79,485,643
OTHER INCOME (EXPENSES)				
Interest income	5	**809,125**	1,205,948	3,165,947
Interest expense	11	**(119,192)**	(239,321)	(295,947)
Other income (expenses) - net	10	**(1,484,031)**	(1,486,185)	4,904,621
		(794,098)	(519,558)	7,774,621
INCOME BEFORE INCOME TAX		**81,421,876**	31,566,383	87,260,264
TAX EXPENSE	15	**16,577,265**	9,609,614	22,775,672
NET INCOME		**64,844,611**	21,956,769	64,484,592
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will not be reclassified subsequently to profit or loss				
Remeasurements of net defined benefit liabilities	17	**248,285**	(416,520)	-
Tax expense (income)	15	**-**	124,956	-
		248,285	(291,564)	-
TOTAL COMPREHENSIVE INCOME		**P 65,092,896**	P 21,665,205	P 64,484,592
Basic and Diluted Earnings Per Share	13	**P 0.65**	P 0.22	P 0.64

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, 2021 AND 2020
(With Comparative Figures for the Year Ended December 31, 2019)
(Amounts in Philippine Pesos)

	Capital Stock (see Note 12)	Additional Paid-in Capital	Remeasurement Gain (Loss) on Pension Liabilities	Retained Earnings (see Note 12)	Total Equity
Balance at January 1, 2021	P 100,000,000	P 450,000,000	(P 103,542)	P 56,935,511	P 606,831,969
Total comprehensive income for the year	-	-	248,285	64,844,611	65,092,896
Balance at December 31 , 2021	**P 100,000,000**	**P 450,000,000**	**P 144,743**	**P 121,780,122**	**P 671,924,865**
Balance at January 1, 2020	P 100,000,000	P 450,000,000	P 188,022	P 34,978,742	P 585,166,764
Total comprehensive income (loss) for the year	-	-	(291,564)	21,956,769	21,665,205
Balance at December 31, 2020	P 100,000,000	P 450,000,000	(P 103,542)	P 56,935,511	P 606,831,969
Balance at January 1, 2019	P 100,000,000	P 450,000,000	P 188,022	P 71,494,150	P 621,682,172
Cash dividends	-	-	-	(101,000,000)	(101,000,000)
Total comprehensive income for the year	-	-	-	64,484,592	64,484,592
Balance at December 31, 2019	P 100,000,000	P 450,000,000	P 188,022	P 34,978,742	P 585,166,764

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, 2021 AND 2020
(With Comparative Figures for the Year Ended December 31, 2019)
(Amounts in Philippine Pesos)

	Notes	2021	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES				
Income before income tax		P 81,421,876	P 31,566,383	P 87,260,264
Adjustments for:				
Depreciation and amortization	8, 9	8,666,281	24,245,054	19,970,457
Interest income	5	(809,125)	(1,205,948)	(3,165,947)
Pension expense	17	277,289	277,154	174,018
Interest expense	11	119,192	239,321	295,947
Operating income before working capital changes		89,675,513	55,121,964	104,534,739
Decrease (increase) in receivables		(31,407,972)	8,050,651	126,022,724
Decrease (increase) in due from affiliates		20,936	1,986,510	(12,674)
Decrease (increase) in other current assets		5,226,206	(1,385,103)	6,395,360
Increase (decrease) in accounts payable and accrued expenses		15,065,704	(2,990,958)	3,892,639
Decrease in due to affiliates		-	-	(239,792)
Increase (decrease) in deposits and other liabilities		6,035,033	(623,014)	1,351,412
Net cash generated from operations		84,615,420	60,160,050	241,944,408
Interest received		809,125	1,205,948	3,165,947
Cash paid for income taxes		(14,403,742)	(11,731,728)	(18,748,546)
Net Cash From Operating Activities		71,020,803	49,634,270	226,361,809
CASH FLOWS FROM INVESTING ACTIVITIES				
Acquisitions of property and equipment	9	(5,762,501)	(6,340,864)	(26,962,827)
CASH FLOW FROM A FINANCING ACTIVITY				
Dividends paid	12	-	-	(101,000,000)
NET INCREASE IN CASH AND CASH EQUIVALENTS		65,258,302	43,293,406	98,398,982
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		218,962,064	175,668,658	77,269,676
CASH AND CASH EQUIVALENTS AT END OF YEAR		P 284,220,366	P 218,962,064	P 175,668,658

Supplemental Information on Non-cash Investing Activities:

1) In 2019, the Company reclassified advances to contractor amounting to P13.2 million from Other Non-current Asset to Property and Equipment – net in the 2019 statement of financial position (see Note 9). There was no similar transaction in 2021 and 2020.

2) Further, in 2019 transfers were made from investment properties to property and equipment involving fully depreciated assets costing P74.6 million, following the change in its use as evidenced by commencement of owner occupation (see Notes 8 and 9). There was no similar transaction in 2021 and 2020.

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, 2021 AND 2020
(With Comparative Figures For December 31, 2019)
(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.

Prior to December 20, 2019, the Company was a wholly-owned subsidiary of Robinsons Land Corporation (RLC or the Former Parent Company) and an indirect subsidiary of J.G. Summit Holdings, Inc. (JGSHI or the Parent Company) through RLC. On December 20, 2019, the Company became a direct subsidiary of JGSHI by virtue of the property dividend distribution by RLC to its stockholder as of record date.

RLC is primarily engaged in the business of selling, acquiring, developing, operating, leasing and disposing of real properties such as land, buildings, lifestyle centers, commercial centers and housing projects, hotels and other variants, industrial facilities and mixed-used property projects. 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. Both the Parent Company and RLC are publicly listed in the Philippine Stock Exchange (PSE).

The registered office and principal place of business of the Company is located at Brgy. 1 San Francisco, San Nicolas, Ilocos Norte. RLC's registered office is located at Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila. The Parent Company's registered office is located at 43rd Floor, Robinsons-Equitable Tower, ADB Avenue corner Poveda Road, Pasig City.

On July 8, 2019, the Board of Directors (BOD) and stockholders of the Company approved the change in corporate name to Altus Property Ventures, Inc.
The application for the change in name was approved by the SEC and the Bureau of Internal Revenue (BIR) on September 3, 2019 and October 8, 2019, respectively.

On July 31, 2019, the BOD of RLC approved the declaration of the Company's shares as property dividend to RLC common shareholders (the "Property Dividend") which, following the approval of the SEC of the property dividend declaration on November 15, 2019, resulted in the distribution on December 20, 2019 to RLC common shareholders of one APVI 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 September 19, 2019, the Company filed a registration statement covering its 100,000,000 common shares. The common shares subject of the registration statement are covered by (i) the application for the approval of the Property Dividend, which was later approved by the SEC on November 15, 2019, and (ii) the application for the SEC registration and the listing by way of introduction of the common shares filed by the Company with the SEC and the PSE, respectively.

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 Philippine Stock Exchange, which represents 100% of the issued and outstanding common shares of the Company, with an initial listing price of P10.10 per share.

1.2 Continuing Impact of COVID-19 Pandemic on Company's Business

The COVID-19 pandemic started to become widespread in the Philippines in early March 2020. The measures taken by the government to contain the virus have affected economic conditions and the Company's business operations. The Company 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 at the height of the pandemic. Although the Company waived rental amounting to P24.4 million 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 has taken immediate actions to ensure that Company's services remain available to its customers. The Company did not incur significant capital expenditures in 2021 and 2020, and also did not declare dividends. 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.

APVI's main focus is to ensure a safe environment for its customers and employees in order to rebuild workplace and business confidence.

As APVI actively monitors developments and assess the impact of the foregoing in its operations and financial performance, 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.

1.3 Approval of Financial Statements

The financial statements of the Company as of and for the year ended December 31, 2021 (including the comparative financial statements as of and for the years ended December 31, 2020 and 2019) were authorized for issue by the Company's BOD on March 8, 2022.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these financial statements are summarized below and 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). PFRS are adopted by the Financial Reporting Standards Council (FRSC) from the pronouncements issued by the International Accounting Standards Board and approved by the Philippine Board of Accountancy.

The financial statements have been prepared using the measurement bases specified by PFRS for each type of asset, liability, income and expense. The measurement bases are 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 2021, the Company adopted PIC Q&A No. 2018-12-H, *Accounting for common usage service area (CUSA) charges,* which resulted to changes in presentation of profit or loss in the 2020 and 2019 statements of comprehensive income [see Note 2.2 (c)]. However, such did not affect the third statement of financial position, hence, was not required to be presented.

(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 New and Amended PFRS

(a) Effective in 2021 that are Relevant to the Company

The Company opted to early adopt the application of the amendments to *PFRS 16, Leases – COVID-19-Related Rent Concessions beyond June 30, 2021*, which is effective from April 1, 2021. The amendment extends for one year the use of practical expedient of not assessing whether rent concessions reducing payments up until June 30, 2022 occurring as a direct consequence of the COVID-19 pandemic are lease modifications and instead to account for those rent concessions as if they are not lease modifications. The application of these amendments had no significant impact to the Company's financial statements as the Company did not enter into lease agreements as lessee during the year.

(b) PIC Q&As Relevant to the Real Estate Industry Applicable in 2021

There are amendments and annual improvements to existing standards effective for annual periods subsequent to 2021, which are adopted by the FRSC. Management will adopt the relevant pronouncements below in accordance with their transitional provisions; and, unless otherwise stated, none of these are expected to have significant impact on the Company's financial statements.

(i) PAS 16 (Amendments), *Property, Plant and Equipment – Proceeds Before Intended Use* (effective from January 1, 2022)

(ii) PAS 37 (Amendments), *Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract* (effective from January 1, 2022)

(iii) Annual Improvements to PFRS 2018-2020 Cycle. Among the improvements, the following amendments, which are effective from January 1, 2022, are relevant to the Company:

- PFRS 9 (Amendments), *Financial Instruments – Fees in the '10 per cent' Test for Derecognition of Liabilities.*

- Illustrative Examples Accompanying PFRS 16, *Leases – Lease Incentives.* The improvement merely removes potential for confusion regarding lease incentives.

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

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

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

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

(c) SEC Financial Reporting Reliefs Availed by the Company

Discussed below and in the succeeding page is PIC Q&A No. 2018-12-H, *Accounting for common usage service area (CUSA) charges* effective January 1, 2021 including the descriptions of its impact to the Company's financial statements.

PIC Q&A No. 2018-12-H specifies that the following should be considered by the role of a real estate developer in providing goods or services:

(a) Electricity usage – Agent
(b) Water usage – Agent
(c) Air-conditioning charges – Principal
(d) CUSA charges, and administrative and handling fees – Principal

The Company has assessed that it is acting as the principal in its CUSA and air-conditioning charges, while the Company retained its assessment for the provisioning of water and electricity, wherein it is acting as agent.

The Company applied the pronouncement using the full retrospective approach. Accordingly, the effect of adoption of the PIC Q&A resulted to changes in presentation aspects of profit or loss; however, it did not result to any adjustment in the prior year retained earnings. The adoption resulted to the recognition of additional Rental Income and related cost presented as part of Billings of utilities-net amounting to P28.0 million and P35.5 million in 2020 and 2019, respectively, in the statements of comprehensive income.

2.3 Financial Instruments

Financial assets and financial liabilities are recognized when the entity becomes a party to the contractual provisions of the financial instrument.

(a) Financial Assets

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

(i) Classification, Measurement and Reclassification of Financial Assets

The classification and measurement of financial assets is driven by the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. The classification and measurement of financial assets are at amortized cost, at fair value through other comprehensive income (FVOCI) and at fair value through profit or loss (FVTPL).

The financial assets category that is currently relevant to the Company is financial assets at amortized cost.

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

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

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

Except for trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with PFRS 15, all financial assets meeting these criteria are measured initially at fair value plus transaction costs. These are subsequently measured at amortized cost using the effective interest method, less allowance for expected credit loss (ECL).

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

Financial assets measured at amortized cost are included in current assets, except for those with maturities greater than 12 months after the end of reporting period, which are classified as non-current assets.

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

Interest income on financial assets measured at amortized cost is recognized using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset. The interest earned is recognized in the statement of comprehensive income as Interest Income under Other Income (Expenses) section of the statement of comprehensive income.

(ii) Impairment of Financial Assets

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

The Company recognizes lifetime 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 due from affiliates and 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.

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

- *Probability of default* – It is an estimate of likelihood of default over a given time horizon.

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

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

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

(iii) Derecognition of Financial Assets

The financial assets (or where applicable, a part of a financial asset or part of a group of financial assets) are derecognized when the contractual rights to receive cash flows from the financial instruments expire, or when the financial assets and all substantial risks and rewards of ownership have been transferred to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

(b) *Financial Liabilities*

Financial liabilities, which include accounts payable and accrued expenses (except tax-related liabilities), and deposits from lessees, are recognized initially at their fair values and subsequently measured at amortized cost, using effective interest method for maturities beyond one year, less settlement payments. 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.

Accounts payable and accrued expenses, deposits from lessees and due to affiliates are recognized initially at their fair values and subsequently measured at amortized cost, using effective interest method for maturities beyond one year, less settlement payments.

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

Financial liabilities are derecognized from the statement of financial position only when the obligations are extinguished either through discharge, cancellation or expiration. The difference between the carrying amount of the financial liability derecognized and the consideration paid or payable is recognized in profit or loss.

(c) *Offsetting of Financial Instruments*

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

2.4 Other Assets

Other assets pertain to other resources controlled by the Company as a result of past events. They are recognized at cost in the financial statements when it is probable that the future economic benefits will flow to the Company and the asset has a cost or value that can be measured reliably. They are derecognized, charged to profit or loss, or reclassified to another asset account upon consumption or use.

Other recognized assets of similar nature, where future economic benefits are expected to flow to the Company beyond one year after the end of reporting period or in the normal operating cycle of the business, if longer, are classified as non-current assets.

2.5 Investment Properties

Investment properties consist of properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. 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. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the cost of day to day servicing of an investment property.

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

An item of investment property is derecognized upon disposal or when permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the statements of comprehensive income in the year of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use evidence by the end of owner occupation, commencement of an operating lease to another party. Transfers made from investment property when, and only when, there is change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.

Investment properties are subsequently reassessed for indications that an impairment loss previously recognized may no longer exist. An impairment loss is reversed if the asset's or cash generating unit's recoverable amount exceeds its carrying amount (see Note 2.11).

2.6 Property and Equipment

All items of property and equipment are stated at cost less accumulated depreciation, accumulated amortization, and any impairment in value.

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

Construction in progress represents properties under construction and is stated at cost. This includes cost of construction, applicable borrowing costs (see Note 2.13) and other direct costs. The account is not depreciated until such time that the assets are completed and available for use.

Depreciation and amortization commences one the assets are available for use and is computed on a straight-line basis over the estimated useful lives of five to twenty years. For construction in progress, the account is not depreciated until such time that the assets are completed and available for intended use.

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

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (see Note 2.11).

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

If there is an indication that there has been a significant change in the useful life, residual value of an asset, or method of depreciation or amortization, the depreciation or amortization of that asset is revised prospectively to reflect the new expectations. An item of property and equipment including the related accumulated depreciation and amortization, and impairment losses, if any, is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in profit or loss in the period the item is derecognized.

2.7 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.

2.8 Provisions and Contingencies

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

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

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

2.9 Revenue and Expense Recognition

To determine whether to recognize revenue, the Company follows a five-step process:

(a) identifying the contract with a customer;
(b) identifying the performance obligation;
(c) determining the transaction price;
(d) allocating the transaction price to the performance obligations; and,
(e) recognizing revenue when/as performance obligations are satisfied.

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

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

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

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

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

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 includes 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 Income [see Note 2.2 (c)].

The Company's main revenue stream is primarily rental income which it generates from leasing its commercial space (see Note 2.10).

Costs and expenses are recognized in profit or loss upon utilization of the goods or services or at the date these are incurred. All finance costs are reported in profit or loss on an accrual basis.

2.10 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 income from operating lease is recognized in profit or loss on a straight-line basis over the lease term.

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

2.11 Impairment of Non-financial Assets

The Company's investment properties, property and equipment and other non-financial assets are subject to impairment testing whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

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

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

All assets are subsequently reassessed for indications that an impairment loss previously recognized may no longer exist. An impairment loss is reversed if the asset's or cash-generating unit's recoverable amount exceeds its carrying amount.

2.12 Employee Benefits

The Company's employee benefits are recognized and measured as discussed below and in the succeeding pages.

(a) Post-employment Defined Benefit Plan or Pension Liabilities

A defined benefit plan is a post-employment plan that defines an amount of post-employment benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and salary.

The legal obligation for any benefits from this kind of post-employment plan remains with the Company, even if plan assets for funding the defined benefit plan have been acquired. Plan assets may include assets specifically designated to a long-term benefit fund, as well as qualifying insurance policies. The Company's defined benefit post-employment plan covers all regular full-time employees.

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

Remeasurements, comprising of actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are reflected immediately in the statement of financial position with a charge or credit recognized in other comprehensive income in the period in which they arise. Interest is calculated by applying the discount rate at the beginning of the period, taking account of any changes in the defined benefit liability during the period as a result of benefit payments. Interest is reported as part of Interest Expense under Other Income (Expenses) in the statement of comprehensive income.

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

(b) Post-employment Defined Contribution Plans

A defined contribution plan is a post-employment plan under which the Company pays fixed contributions into an independent entity. The Company has no legal or constructive obligations to pay further contributions after payment of the fixed contribution. The contributions recognized in respect of defined contribution plans are expensed as they fall due. Liabilities or assets may be recognized if underpayment or prepayment has occurred and are included in current liabilities or current assets as they are normally of a short-term nature.

(c) Short-term Employee Benefits

Short-term employee benefits include wages, salaries, bonuses and non-monetary benefits provided to current employees, which are expected to be settled before 12 months after the end of the annual reporting period during which an employee services are rendered, but does not include termination benefits. The undiscounted amount of the benefits expected to be paid in respect of services rendered by employees in an accounting period is recognized in profit or loss during that period and any unsettled amount at the end of the reporting period is included as part of Accrued expenses under Accounts Payable and Accrued Expenses in the statement of financial position.

(d) Termination Benefits

Termination benefits are payable when employment is terminated by the Company before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Company recognizes termination benefits at the earlier of when it can no longer withdraw the offer of such benefits and when it recognizes costs for a restructuring that is within the scope of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the reporting period are discounted to their present value.

2.13 Borrowing Costs

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

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

2.14 Income Taxes

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

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

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

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

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

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

Most changes in deferred tax assets or deferred tax liabilities are recognized as a component of tax expense in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

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

2.15 Related Party Transactions and Relationships

Related party transactions are transfers of resources, services or obligations between the Company and its related parties, regardless whether a price is charged.

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. These parties include: (a) individuals owning, directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with the Company; and, (b) individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company and close members of the family of any such individual.

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

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 board of directors, 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.

2.16 Equity

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

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

Remeasurement gain (loss) of pension liabilities comprise gains and losses due to remeasurements of pension liabilities.

Retained earnings represent all current and prior period results of operations as reported in the profit or loss section of the statement of comprehensive income, reduced by the amounts of dividends declared, if any.

2.17 Basic and Diluted Earnings Per Share

Basic earnings per share (EPS) is determined by dividing net income by the weighted average number of common shares issued, adjusted for any stock dividends or stock splits, less any shares held in treasury during the reporting period.

The diluted EPS is also computed by dividing net income by the weighted average number of common shares issued and outstanding during the reporting period. However, net income attributable to common shares and the weighted average number of common shares outstanding are adjusted to reflect the effects of any potentially dilutive preferred shares, convertible loans and stock options.

Currently, the basic and diluted EPS are the same as there are no dilutive preferred shares, convertible loans and stock options (see Note 13).

2.18 Events After the End of the Reporting Period

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

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Company's financial statements in accordance with PFRS 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 below and in the succeeding page, 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 Notes 2.2 (c) and 2.9].

(b) Determination of Timing and Satisfaction of Performance Obligations

The Company exercises critical judgment in determining whether each performance obligation to develop properties 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. Accounting policies on recognition and disclosure of provisions and contingencies are discussed in Notes 2.8 and 18.

3.2 Key Sources of Estimation Uncertainty

Presented 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. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned above.

A reduction in the estimated useful lives of the depreciable property, plant and equipment and investment properties would increase depreciation and amortization expense and decrease noncurrent assets.

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

Based on management's assessment as at December 31, 2021, there are changes in estimated useful lives of investment properties during the year. The useful lives of investment properties have changed from 20 to 40 years and 10 to 20 years for building and building improvements, respectively. The change in estimated useful lives resulted to decrease in depreciation expense and increase in carrying amount by P12.0 million. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned above.

(c) Estimation of Allowance for ECL on Financial Assets at Amortized Costs

The Company uses a provision matrix to calculate ECL for trade receivables. The provision rates are based on days past due for groupings of various customer segments to the extent applicable that have similar loss patterns.

The provision matrix is based on the Company's historical observed default rates. The Company's management intends to regularly calibrate the matrix to consider the historical credit loss experience with forward-looking information (i.e., forecast economic conditions).

In relation to due from affiliates (including receivable from sale of asset), the maximum period over which ECL should be measured is the longest contractual period where the Company 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 ECL 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 receivables can be fully collected, the ECL is limited to the effect of discounting the amount due over the period until cash is realized.

Based from management's assessment, ECL on these financial assets are not material; hence, no impairment were recognized in 2021 and 2020.

(d) Determination of the Realizable Amount of Deferred Tax Assets

The Company reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. Management assessed that the deferred tax assets, netted against deferred tax liabilities, recognized as at December 31, 2021 and 2020 will be fully utilized in the coming periods.

(e) 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.

(f) Impairment of Non-financial Assets

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate (see Note 2.11). 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 both in 2021 and 2020.

(g) 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. A significant change in these elements may affect prices and 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 54%, 59%, and 33% of its total revenues from affiliates under common control totaling to P69.8 million, P41.3 million and P43.8 million in 2021, 2020 and 2019, respectively (see Note 16).

5. CASH AND CASH EQUIVALENTS

The breakdown of this account is as follows:

	2021	2020
Cash on hand	**P 86,741**	P 81,833
Cash in banks	**82,403,377**	4,446,466
Short-term investments	**201,730,248**	214,433,765
	P 284,220,366	P 218,962,064

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 0.12% to 0.4%, 0.15% to 1.6%, and 0.6% to 3.5% for the years ended December 31, 2021, 2020 and 2019, respectively. Interest income earned from cash in banks and short-term investments amounted to P0.8 million, P1.2 million and P3.2 million for 2021, 2020 and 2019, 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:

	Notes	**2021**	2020
Receivable from sale of assets	16.1(a)	**P 149,875,840**	P 149,985,430
Trade receivables	16.2	**49,196,598**	17,076,917
Accrued rent receivable		**28,435**	947,515
Others		**870,959**	553,998
		P 199,971,832	P 168,563,860

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 RLC.

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.

Others include receivable from insurance companies and 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. All trade receivables are covered by security deposits or advance rental payment.

7. OTHER ASSETS

The breakdown of this account is presented below.

	2021	2020
Utility deposits	**P 2,004,000**	P 2,004,000
Prepaid taxes	**1,677,916**	1,651,445
Advances to suppliers and contractors	**642,738**	1,326,071
Creditable withholding tax	**-**	4,594,834
Others	**571,243**	545,753
	P 4,895,897	P 10,122,103

Utility deposits consist primarily of meter deposits.

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

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

Others consist of advances to SSS, cleaning and maintenance supplies and construction materials.

8. INVESTMENT PROPERTIES

The gross carrying amounts and accumulated depreciation and amortization of investment properties at the beginning and end of 2021 and 2020 are as follows.

	Land	**Building**	**Building Improvement**	**Total**
December 31, 2021				
Cost	P 100,000,000	P 356,991,904	P 15,024,425	P 472,016,329
Accumulated depreciation and amortization	-	(203,126,284)	(12,024,708)	(215,150,992)
Net carrying amount	**P 100,000,000**	**P 153,865,620**	**P 2,999,717**	**P 256,865,337**
December 31, 2020				
Cost	P 100,000,000	P 356,991,904	P 15,024,425	P 472,016,329
Accumulated depreciation and amortization	-	(197,729,168)	(11,740,967)	(209,470,135)

	Land	Building	Building Improvement	Total
Net carrying amount	P 100,000,000	P 159,262,736	P 3,283,458	P 262,546,194
January 1, 2020				
Cost	P 100,000,000	P 356,991,904	P 15,024,425	P 472,016,329
Accumulated depreciation and amortization	-	(179,879,573)	(10,641,770)	(190,521,343)
Net carrying amount	P 100,000,000	P 177,112,331	P 4,382,655	P 281,494,986

The reconciliation of the net carrying amount of investment properties at the beginning and end of 2021 and 2020 is shown as follows:

	Land	**Building**	**Building Improvement**	**Total**
Balance at January 1, 2021, net of accumulated depreciation and amortization	P 100,000,000	P 159,262,736	P 3,283,458	P 262,546,194
Depreciation and amortization charges for the year	-	(5,397,116)	(283,741)	(5,680,857)
Balance at December 31, 2021, net of accumulated depreciation and amortization	**P 100,000,000**	**P 153,865,620**	**P 2,999,717**	**P 256,865,337**
Balance at January 1, 2020, net of accumulated depreciation and amortization	P 100,000,000	P 177,112,331	P 4,382,655	P 281,494,986
Depreciation and amortization charges for the year	-	(17,849,595)	(1,099,197)	(18,948,792)
Balance at December 31, 2020, net of accumulated depreciation and amortization	P 100,000,000	P 159,262,736	P 3,283,458	P 262,546,194
Balance at January 1, 2019, net of accumulated depreciation and amortization	P 100,000,000	P 194,961,927	P 5,413,651	P 300,375,578
Transfers – cost	-	(10,291,839)	(64,297,660)	(74,589,499)
Transfers – accumulated depreciation	-	10,291,839	64,297,660	74,589,499
Depreciation and amortization charges for the year	-	(17,849,596)	(1,030,996)	(18,880,592)
Balance at December 31, 2019, net of accumulated depreciation and amortization	P 100,000,000	P 177,112,331	P 4,382,655	P 281,494,986

Transfers were made in 2019 from investment properties to property and equipment involving fully depreciated assets with cost amounting to P74.6 million, following the change in its use as evidenced by commencement of owner occupation (see Note 9). There was no similar transaction in 2021 and 2020.

Rental revenue from investment properties amounted to P129.4 million, P98.0 million, and P169.5 million for 2021, 2020, and 2019, respectively.

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 P1,483.0 million, which is based on independent third party appraisal reports dated June 30, 2019 (see Note 21.3). Management believes that the fair value of the investment properties did not materially change as of December 31, 2021 and 2020.

9. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation and amortization of property and equipment at the beginning and end of 2021 and 2020 are shown below.

	Furnitures and Fixtures	Kitchen and Dining Equipment	Other Equipment	Construction in-progress	Total
December 31, 2021					
Cost	P 18,627,982	P 11,226,144	P 112,617,148	P 4,458,929	P 146,930,203
Accumulated depreciation and amortization	(17,865,919)	(8,278,039)	(74,575,394)	-	(100,719,352)
Net carrying amount	**P 762,063**	**P 2,948,105**	**P 38,041,754**	**P 4,458,929**	**P 46,210,851**
December 31, 2020					
Cost	P 18,627,982	P 11,226,144	P 110,697,505	P 616,071	P 141,167,702
Accumulated depreciation and amortization	(17,619,583)	(7,705,923)	(72,408,422)	-	(97,733,928)
Net carrying amount	P 1,008,399	P 3,520,221	P 38,289,083	P 616,071	P 43,433,774
January 1, 2020					
Cost	P 17,835,339	P 9,130,382	P 68,271,017	P 39,590,100	P 134,826,838
Accumulated depreciation and amortization	(17,130,250)	(7,067,194)	(68,240,222)	-	(92,437,666)
Net carrying amount	P 705,089	P 2,063,188	P 30,795	P 39,590,100	P 42,389,172

The reconciliation of the net carrying amount of property and equipment at the beginning and end of 2021 and 2020 is shown below.

	Furnitures and Fixtures	Kitchen and Dining Equipment	Other Equipment	Construction in-progress	Total
Balance at January 1, 2021, net of accumulated depreciation and amortization	P 1,008,399	P 3,520,221	P 38,289,083	P 616,071	P 43,433,774
Additions	-	-	1,919,643	3,842,858	5,762,501
Depreciation and amortization charges for the year	(246,336)	(572,116)	(2,166,972)	-	(2,985,424)
Balance at December 31, 2021, net of accumulated depreciation and amortization	**P 762,063**	**P 2,948,105**	**P 38,041,754**	**P 4,458,929**	**P 46,210,851**

	Furnitures and Fixtures	Kitchen and Dining Equipment	Other Equipment	Construction in-progress	Total
Balance at January 1, 2020, net of accumulated depreciation and amortization	P 705,089	P 2,063,188	P 30,795	P 39,590,100	P 42,389,172
Additions	-	-	-	6,340,864	6,340,864
Reclassifications	792,643	2,095,762	(2,888,405)	-	-
Transfers – cost	-	-	45,314,893	(45,314,893)	-
Depreciation and amortization charges for the year	(489,333)	(638,729)	(4,168,200)	-	(5,296,262)
Balance at December 31, 2020, net of accumulated depreciation and amortization	P 1,008,399	P 3,520,221	P 38,289,083	P 616,071	P 43,433,774
Balance at January 1, 2019, net of accumulated depreciation and amortization	P 385,974	P -	P 2,933,536	P -	P 3,319,510
Additions	116,563	452,864	-	39,590,100	40,159,527
Reclassifications	792,643	2,095,762	(2,888,405)	-	-
Transfers – cost	10,291,839	-	64,297,660	-	74,589,499
Transfers – accumulated depreciation	(10,291,839)	-	(64,297,660)	-	(74,589,499)
Depreciation and amortization charges for the year	(590,091)	(485,438)	(14,336)	-	(1,089,865)
Balance at December 31, 2019, net of accumulated depreciation and amortization	P 705,089	P 2,063,188	P 30,795	P 39,590,100	P 42,389,172

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

Construction-in-progress pertains to the solar power facility which started its construction in 2019. The related asset was completed in 2020 and was transferred to other equipment.

Additions in 2019 includes advances to contractor pertaining to the construction of a solar power facility amounting to P13.2 million reclassified from Other Non-current Asset to Property and Equipment – net. There was no similar transaction in 2021 and 2020.

The gross carrying amount of fully depreciated and amortized assets that are still being used in operations amounted to P92.5 million and P90.2 million as of December 31, 2021 and 2020, respectively.

There are no items of property and equipment pledged as security to liabilities as of December 31, 2021 and 2020.

10. ACCOUNTS PAYABLE AND ACCRUED EXPENSES

This account is composed of the following:

	2021	2020
Accounts payable	**P 43,996,143**	P 43,725,276
Output VAT payable	**20,466,184**	5,564,141
Accrued utilities expense	**3,250,972**	2,564,123
Accrued contracted services	**1,960,408**	2,684,881
Taxes and licenses payable	**193,927**	250,410
	P 69,867,634	P 54,771,831

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

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. In 2019, prior years' accruals that remain unbilled to the Company amounting to P6.4 million were reversed. The effect of such reversal is presented as part of Other Income (Expenses) - net in the 2019 statement of comprehensive income. There was no similar transaction in 2021 and 2020.

11. DEPOSITS AND OTHER LIABILITIES

This account is composed of the following:

	2021	2020
Deposits from lessees	**P 37,050,008**	P 32,963,569
Others	**4,957,681**	2,889,895
	P 42,007,689	P 35,853,464
Current	**P 36,458,135**	P 29,550,900
Non-current	**5,549,554**	6,302,564
	P 42,007,689	P 35,853,464

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 P0.1 million, P0.2 million, and P0.3 million in 2021, 2020, and 2019, 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, 2021 and 2020, 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 sP19.34 per share for the year ended December 31, 2021.

On December 20, 2019, Property Dividend was distributed by RLC to all eligible stockholders (see Note 1.1). As of December 31, 2019, the Company has more than 1,000 shareholders. As of December 31, 2021 and 2020, the Company has 32,890,219 shares owned by the public.

12.2 Retained Earnings

The details of the cash dividends approved and declared by the BOD as follows:

Date of Declaration	Amount	Dividend Per Share	Date of Payment
June 24, 2019	P 51,000,000	P 0.51	June 28, 2019
March 22, 2019	50,000,000	0.50	March 29, 2019

13. EARNINGS PER SHARE

EPS were computed as follows:

	2021	2020	2019
Net income	**P 64,844,611**	P 21,956,769	P 64,484,592
Divided by weighted average number of outstanding common shares	**100,000,000**	100,000,000	100,000,000
Basic and diluted EPS	**P 0.65**	P 0.22	P 0.64

The Company has no potential dilutive common shares as of December 31, 2021, 2020 and 2019.

14. COST OF RENTAL SERVICES

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

	Notes	**2021**	2020	2019
Depreciation and amortization	8, 9	**P 8,666,281**	P 24,245,054	P 19,970,457
Maintenance cost		**3,058,628**	2,751,353	4,329,483
		P 11,724,909	P 26,996,407	P 24,299,940

15. INCOME TAXES

On March 26, 2021, RA No. 11534, the *Corporate Recovery and Tax Incentives for Enterprises* (*CREATE*) *Act*, as amended, was signed into law and shall be effective beginning July 1, 2020. The following are the major changes brought about by the CREATE Act that are relevant to and considered by the Company:

- regular corporate income tax (RCIT) rate is decreased from 30% to 25% starting July 1, 2020;

- minimum corporate income tax (MCIT) rate is decreased from 2% to 1% starting July 1, 2020 until June 30, 2023;

- the allowable deduction for interest expense is reduced from 33% to 20% of the interest subjected to final tax; and,

- the imposition of 10% improperly accumulated retained earnings is repealed.

As a result of the application of the lower RCIT rate of 25% starting July 1, 2020, the current income tax expense and income tax payable, as presented in the 2020 annual income tax return (ITR) of the Company, was lower by P0.8 million than the amount presented in the 2020 financial statements and such amount was charged to 2021 profit or loss.

In 2021, the recognized net deferred tax liabilities as of December 31, 2020 was remeasured to 25%. This resulted in a decline in the recognized deferred tax liabilities in 2020 by P0.3 million and such was recognized in the 2021 profit or loss.

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

	2021	2020	2019
Current tax expense:			
Regular corporate income tax at 25% in 2021 and 30% in 2020	**P 17,922,223**	P 9,909,302	P 22,335,765
Effect of change in enacted tax rate	**(825,775)**	-	-
Final tax at 20%	**161,825**	241,190	633,190
	17,258,273	10,150,492	22,968,955
Deferred tax income	**(342,783)**	(540,878)	(193,283)
Effect of change in enacted tax rate	**(338,225)**	-	-
	(681,008)	(540,878)	(193,283)
	P 16,577,625	P 9,609,614	P 22,775,672

Meanwhile, tax expense which relate to the remeasurements of pension plan amounting P0.1 million in 2020 (nil in 2021 and 2019), is presented in the other comprehensive section of statements of comprehensive income.

Final tax is paid at the tax rate of 20%, which is a final withholding tax on gross interest income.

The Company availed of the optional standard deduction (OSD) in lieu of itemized deduction for 2021, 2020 and 2019.

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:

	2021	2020	2019
Tax on pre-tax profit at 25% in 2021 and 30% in 2020	**P 20,355,469**	P 9,469,915	P 26,178,079
Adjustment for income subjected to lower tax rates	**40,456**	120,595	316,595
Effect of change in enacted tax rate	**(1,164,000)**	-	-
Difference between OSD and itemized deduction	**(2,654,660)**	191,04	(3,719,002)
Tax expense	**P 16,577,265**	P 9,609,614	P 22,775,672

The components of net deferred tax liabilities as of December 31, 2021 and 2020 follow:

	2021	2020
Deferred tax assets:		
Accrued pension expense	**P 165,212**	P 198,254
Accretion of deposits from lessees	**118,362**	142,034
Remeasurement loss of retirement plan	**104,130**	124,956
	387,704	465,244
Deferred tax liabilities:		
Unamortized capitalized interest expense	**1,289,716**	1,718,276
Accrued rental income	**7,109**	284,255
Accrued interest income	**300,232**	325,276
Others	**138,991**	166,789
	1,736,048	2,494,596
Net deferred tax liabilities	**P 1,348,344**	P 2,029,352

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

	Profit or loss			**Other comprehensive income**		
	2021	2020	2019	**2021**	2020	2019
Unamortized capitalized interest expense	**(P 428,560)**	(P 170,617)	(P 170,617)	**P -**	P -	P -
Accrued rental income	**(277,146)**	(434,498)	(108,003)	**-**	-	-
Accrued pension expense	**33,042**	-	-	**-**	-	-
Accrued interest income	**(25,044)**	64,237	85,337	**-**	-	-
Accretion of deposits from lessees	**23,672**	-	-	**-**	-	-
Remeasurement on retirement plan	**20,826**	-	-	**-**	(124,956)	-
Others	**(27,798)**	-	-	**-**	-	-
Net Deferred Tax Expense (Benefit)	**(P 681,008)**	(P 540,878)	(P 193,283)	**P -**	(P 124,956)	P -

The Company is subject to the minimum corporate income tax (MCIT) which is computed at 1% of gross income net of allowable deductions, as defined under the tax regulations or to RCIT, whichever is higher. No MCIT was reported in 2021, 2020 and 2019 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.

The summary of the Company's transactions and corresponding outstanding balances with its related parties as of and for the years ended December 31, 2021, 2020 and 2019 are presented below.

Related Party Categories	Notes	Amount of Transaction			Outstanding Balance	
		2021	2020	2019	**2021**	2020
Former Parent Company:						
Receivable from sale of assets	16.1(a), 16.1(b)	**P -**	P -	P 30,029,435	**P -**	P -
Fees charged by RLC	16.1(b)	**-**	-	7,579,435	**-**	-
Related parties under common ownership:						
Receivable from sale of assets	16.1(a)	**(109,590)**	12,190,659	118,795,992	**149,875,840**	149,985,430
Fees charged by RLC	16.1(b)	**-**	3,701,650	15,910,275	**-**	-
Rental income	16.2	**69,782,068**	41,320,597	43,827,588	**35,266,200**	9,756,230
Due from affiliates	16.3	**20,936**	1,986,510	252,465	**5,398**	26,334
Short-term investments	16.4	**(12,703,517)**	50,638,019	92,773,649	**201,730,248**	214,433,765
Cash in banks	16.4	**(77,535,512)**	9,680,462	5,574,948	**79,279,198**	1,743,686
Interest income	16.4	**773,345**	1,200,908	3,165,094	**59,202**	14,679

16.1 Transactions with RLC

(a) Receivable from sale of assets

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.

In September 30, 2016, RLC paid P500.0 million of the purchase price. As of December 31, 2021 and 2020, the Company's receivable from sale of assets amounted to P149.9 million and P150.0 million, respectively. Such receivable is unsecured, collectable in cash, due on demand and noninterest-bearing (see Note 6).

(b) Fees charged by RLC

RLC provided technical guidance to the Company to help ensure that its business activities are within the prescribed limits set by law and its corporate policies.

The amounts of fees incurred amounting to P3.7 million and P15.9 million for years then ended December 31, 2020 and 2019 (nil in 2021), respectively, are presented as part of Professional, Management and Consultancy Fees in the statements of comprehensive income while outstanding liabilities related thereto was charged against the receivable from sale of assets, which is presented under Receivables in the statements of financial position. Such receivable is unsecured, collectable in cash, due on demand and noninterest bearing.

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 P69.8 million, P41.3 million and P43.8 million in 2021, 2020 and 2019, respectively. While the outstanding receivable balance amounting to P35.3 million and P9.8 million as of December 31, 2021 and 2020, respectively, are presented as part of trade receivables under the Receivable account of the statement of financial position (see Note 6). The outstanding receivable from the related parties are unsecured and noninterest bearing.

16.3 Due from (to) Affiliates

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

16.4 Cash and Cash Equivalents

The Company maintains current and savings accounts and time deposits with an entity under common ownership which is a local commercial bank. Cash and cash equivalents earns interest at the prevailing bank deposit rates (see Note 5).

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 2021 and 2020. 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.

17. EMPLOYEE BENEFITS

17.1 Salaries and Employee Benefits Expense

Expenses recognized for salaries and employee benefits are presented below.

	2021	2020	2019
Short-term employee benefits	**P 8,173,107**	P 6,692,582	P 5,195,811
Post-employment defined benefit	**277,289**	277,154	174,018
	P 8,450,396	P 6,969,736	P 5,369,829

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 normal retirement age of the Company's employees is at 60 with a minimum of five years of credited service. The compulsory retirement age is at 65 with a minimum of five years of credited service. The normal retirement benefit is equal to 100% of the monthly salary multiplied by every year of credited service.

The pension funds are being administered and managed through JG Summit Multi-Employer Retirement Plan (the "Plan"), with Robinsons Bank Corporation (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, 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.

(b) Explanation of Amounts Presented in the Financial Statements

The actuarial valuation was made in 2021 and 2020 by an independent actuary. The retirement benefit obligation amounted to P1.5 million as of December 31, 2021 and 2020, and are presented as Pension Liabilities in the statements of financial position.

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

	2021	2020
Balance at beginning of the year	**P 1,528,540**	P 834,866
Current service cost	**217,065**	215,708
Interest expense	**60,224**	61,446
Benefits paid	**(30,099)**	-
Remeasurements –		
Actuarial losses (gains) arising from:		
Change in financial assumption	**(310,686)**	471,777
Experience adjustments	**118,983**	(34,288)
Changes in demographic adjustments	**(56,582)**	(20,969)
Balance at end of the year	**P 1,527,445**	P 1,528,540

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

	2021	2020	2019
Reported in profit or loss:			
Current service cost	**P 217,065**	P 215,708	P 126,142
Net interest cost	**60,224**	61,446	47,876
	P 277,289	P 277,154	P 174,018
Reported in other comprehensive income:			
Actuarial losses (gains) arising from changes in:			
Financial assumptions	**(P 310,686)**	P 471,777	P -
Experience adjustments	**118,983**	(34,288)	-
Demographic adjustments	**(56,582)**	(20,969)	-
	(P 248,285)	P 416,520	P -

Current service cost and net 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 2021 and 2020:

	2021	2020
Discount rates	**5.08%**	3.94%
Expected rate of salary increases	**5.00%**	5.70%

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 37 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 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, 2021 and 2020:

	Impact on Post-employment Benefit Obligation		
	Change in Assumption	**Increase in Assumption**	**Decrease in Assumption**
December 31, 2021			
Salary rate	**+10.3%/-9.1%**	**P 157,499**	**(P 138,353)**
Discount Rate	**+9.0%/-10.4%**	**(137,031)**	**158,987**
December 31, 2020			
Salary rate	+12.5%/-10.8%	P 191,685	(P 164,825)
Discount Rate	-10.9%/+12.9%	(165,932)	197,242

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:

		2021		2020
Within one year	**P**	**50,154**	P	33,780
More than one to five years		**613,981**		260,273
More than five years to ten years		**1,516,369**		1,805,512
	P	**2,180,504**	P	2,099,565

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 9.7 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 P129.4 million, P98.0 million and P169.5 million in 2021, 2020 and 2019, respectively, of which the total percentage rent recognized as income in 2021, 2020 and 2019 amounted to P68.39 million, P43.3 million and P79.0 million, respectively.

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

		2021		2020
Within one year	**P**	**6,619,136**	P	12,581,686
After one year but not more than five years		**5,462,367**		1,212,141
	P	**12,081,503**	P	13,793,827

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 interim 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.

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 below.

	Notes	**2021**	2020
Cash and cash equivalents	5	**P 284,220,366**	P 218,962,064
Receivables	6	**199,971,832**	168,563,860
Due from affiliates	16	**5,398**	26,334
Utility deposits	7	**2,004,000**	2,004,000
		P 486,201,596	P 389,556,258

None of the Company's financial assets are secured by collateral or other credit enhancements, except for cash and cash equivalents, trade receivables and due from affiliates as described below and in the succeeding page.

(a) Cash and Cash Equivalents

The credit risk for cash and cash equivalents is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Included in the cash and cash equivalents are cash in banks and short-term placements which are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of P0.5 million for every depositor per banking institution.

(b) *Trade and Other Receivables*

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 helps 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 P49.1 million and P17.1 million are covered by the total amount of security deposits and advance rentals amounting to P37.1 million and P33.0 million, for 2021 and 2020, respectively (see Note 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, 2021 and 2020.

(c) *Due from Affiliates*

ECL for advances to related parties are measured and recognized using the general approach. Management determines possible impairment based on the related party's ability to repay the advances upon demand at the reporting date taking into consideration the historical defaults from the related parties. Management assessed that the outstanding receivables from related parties as of December 31, 2021 and 2020 are recoverable since these related parties have the capacity to pay the advances upon demand. Accordingly, no impairment losses were recognized as of the end of the reporting periods.

(d) *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 assets and financial liabilities (at gross amounts) as of December 31, 2021 and 2020 is shown below:

	December 31, 2021			
	Due Within One Year	**Due Beyond One Year but Within Five Years**	**Due Beyond Five Years**	**Total**
Financial Assets:				
Cash and cash equivalents	P 284,220,366	P -	P -	P 284,220,366
Receivables:				
Receivable from sale of assets	149,875,840	-	-	149,857,840
Trade	49,196,598	-	-	49,196,598
Accrued rent receivable	28,435	-	-	28,435
Others	870,959	-	-	870,959
Due from affiliates	5,398	-	-	5,398
Utility deposits	2,004,000	-	-	2,004,000
Total	**P 486,201,596**	**P -**	**P -**	**P 486,201,596**
Financial Liabilities:				
Accounts payable and accrued expenses:				
Accounts payable	P 43,996,143	P -	P -	P 43,996,143
Accrued utilities	3,250,973	-	-	3,250,973
Accrued contracted services	1,960,408	-	-	1,960,408
Deposits and other liabilities	36,458,135	5,549,554	-	42,007,689
Total	**P 85,665,659**	**P 5,549,554**	**P -**	**P 91,215,213**

	December 31, 2020			
	Due Within One Year	Due Beyond One Year but Within Five Years	Due Beyond Five Years	Total
Financial Assets:				
Cash and cash equivalents	P 218,962,064	P -	P -	P 218,962,064
Receivables:				
Receivable from sale of assets	149,985,430	-	-	149,985,430
Trade	17,076,917	-	-	17,076,917
Accrued rent receivable	947,515	-	-	947,515
Others	553,998	-	-	553,998
Due from affiliates	26,334	-	-	26,334
Utility deposits	2,004,000	-	-	2,004,000
Total	P 389,556,258	P -	P -	P 389,556,258
Financial Liabilities:				
Accounts payable and accrued expenses:				
Accounts payable	P 43,725,276	P -	P -	P 43,725,276
Accrued utilities	2,564,123	-	-	2,564,123
Accrued contracted services	2,684,881	-	-	2,684,881
Deposits and other liabilities	29,550,900	6,302,564	-	35,853,464
Total	P 78,525,180	P 6,302,564	P -	P 84,827,744

The above 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.

20. CATEGORIES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

20.1 Carrying Amounts and Fair Values by Category

The fair values 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 P31.98 million and P31.67 million as of December 31, 2021 and 2020, 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 2.02% to 9.44% both in 2021 and 2020.

20.2 Offsetting of Financial Assets and Financial Liabilities

Fees charged by RLC 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 as of December 31, 2021 and 2020, which amounted to P149.9 million and P150.0 million, respectively.

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, 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.

	Level 1	Level 2	Level 3	Total
December 31, 2021				
Financial Resources:				
Cash and cash equivalents	P 284,220,366	P -	P -	P 284,220,366
Receivables	-	-	199,971,832	199,971,832
Due from affiliates	-	-	5,398	5,398
Utility deposits	-	-	2,004,000	2,004,000
	P 284,220,366	**P -**	**P 201,981,230**	**P 486,201,596**
Financial Liabilities:				
Accounts payable and accrued expenses	P -	P -	P 49,207,524	P 49,207,524
Deposits and other liabilities	-	-	31,980,498	31,980,498
	P -	**P -**	**P 81,188,022**	**P 81,188,022**

	Level 1	Level 2	Level 3	Total
December 31, 2020				
Financial Resources:				
Cash and cash equivalents	P 218,962,064	P -	P -	P 218,962,064
Receivables	-	-	168,563,860	168,563,860
Due from affiliates	-	-	26,334	26,334
Utility deposits	-	-	2,004,000	2,004,000
	P 218,962,064	P -	P 170,594,194	P 389,556,258
Financial Liabilities:				
Accounts payable and accrued expenses	P -	P -	P 48,974,280	P 48,974,280
Deposits and other liabilities	-	-	31,666,372	31,663,372
	P -	P -	P 80,640,652	P 80,640,652

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 P1,483.0 million as of December 31, 2021 and 2020 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, 2021 and 2020 the fair value of the Company's investment properties is classified in Level 3 of the fair value hierarchy.

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 financial assets or financial liabilities measured at fair value as of December 31, 2021 and 2020.

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. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to shareholders, return capital structure 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-capital ratio which is gross debt divided by total equity. The Company includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity attributable to the equity holders of the Company.

As of December 31, 2021 and 2020, the Company's debt-to-capital 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

The following 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.

(a) *Output VAT*

In 2021, the Company recognized output VAT amounting to P3,701,303 from rental income earned during the year amounting to P30,844,194.

The tax bases for rental income are based on the Company's gross receipts for the year, hence, may not be the same as the amounts of revenues reported in the 2020 statement of comprehensive income. The Company has no outstanding output VAT during the year while deferred output VAT arising from uncollected revenues amounted to P20,466,184.

(b) *Input VAT*

The movements in input VAT during the year ended December 31, 2021 are summarized below.

Balance at beginning of year	P 43,303
Services lodged under other accounts or manufacture	3,659,597
Applied against output VAT	(3,701,303)
Balance at end of year	P 1,597

(c) *Taxes on Importation*

The Company has not paid nor accrued any customs duties and tariff fees since it did not have any importations ins 2021.

(d) *Excise Tax*

The Company has not paid nor accrued excise tax since it did not have any transactions in 2021 which is subject to excise tax.

(e) *Documentary Stamp Tax*

Documentary stamp taxes (DST) paid in 2021 amounted to P154,795 in connection with new lease contracts during the year.

(f) *Taxes and Licenses*

The details of Taxes and Licenses account in 2021 is broken down as follows:

Real estate taxes	P	1,651,445
License and permits		440,197
Others		210,665
	P	2,302,307

(g) *Withholding Taxes*

The details of total withholding taxes for the year ended December 31, 2021 are shown below.

Compensation and employee benefits	P	78,936
Expanded		1,397,968
	P	1,476,904

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, 2021, the Company does not have any final deficiency tax assessments from the BIR nor does it have tax cases outstanding or pending in scourts 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

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 year ended December 31, 2021, on which we have rendered our report dated March 8, 2022. 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. 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: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 8852327, January 3, 2022, Makati City
SEC Group A Accreditation
Partner - No. 90230 (until Dec. 31, 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

March 8, 2022

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 284,220,366**	**P 284,220,366**	**P 809,125**
Receivables		**199,971,832**	**199,971,832**	**-**
Due from affiliates		**5,398**	**5,398**	**-**
Utlity deposits		**2,004,000**	**2,004,000**	**-**
Financial Assets at Fair Value Through Profit or Loss				
		-	-	-
Financial Assets at Fair Value Through Other Comprehensive Income				
		-	-	-

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

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

Receivables

NOTHING TO REPORT

Payable

NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
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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

Name and Designation of debtor	Balance at beginning of period	Additions	Deductions Amounts collected	Amounts written off	Current	Not Current	Balance at end of period

NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
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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

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

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

NOTHING TO REPORT

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
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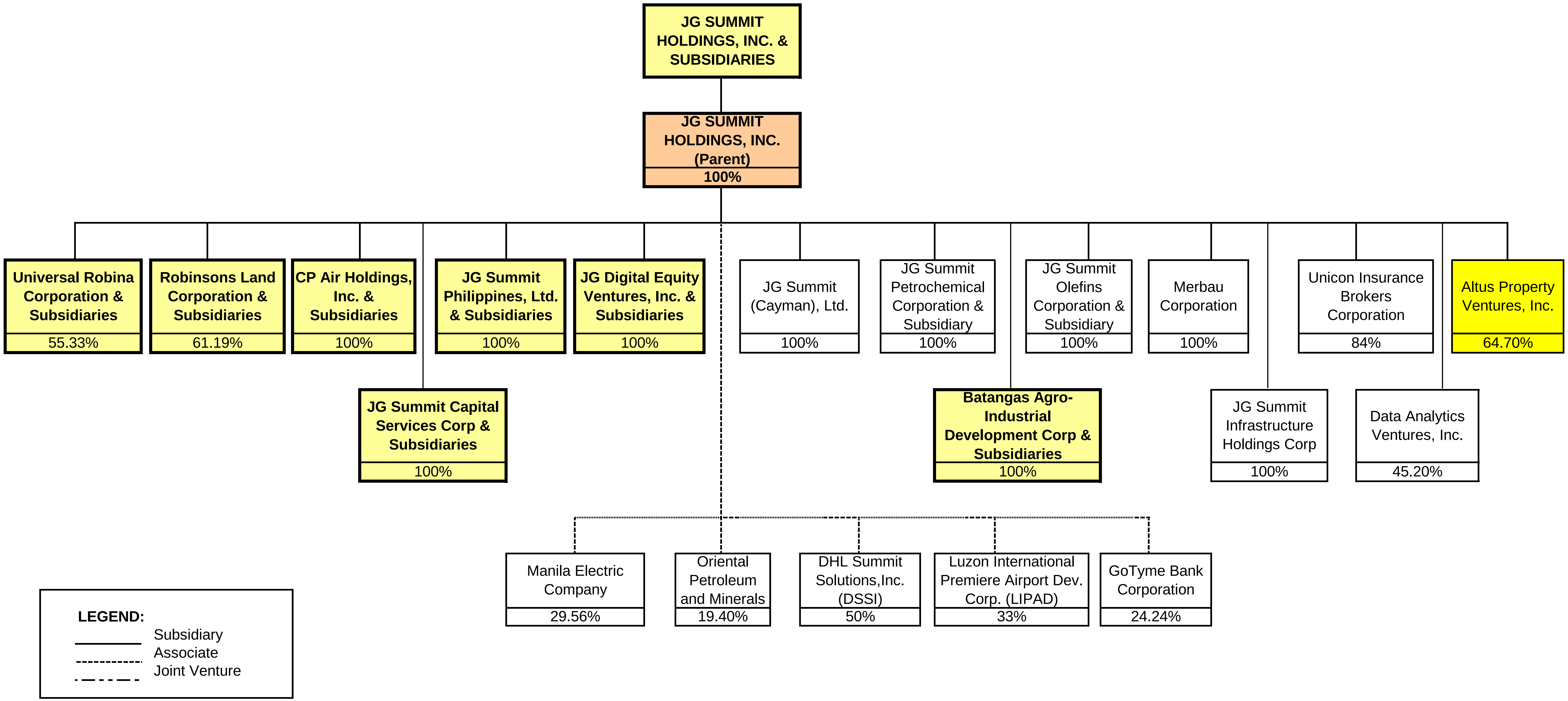
SEC Released Revised SRC Rule 68
Annex 68-E
Schedule G
Capital Stock

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, converstion 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	31,061	32,890,219

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



ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
Brgy. 1 San Francisco, San Nicolas, Ilocos Norte
(Amounts in Philippine Pesos)

Reconciliation of Retained Earnings Available for Dividend Declaration
For the Year Ended December 31, 2021

Unappropriated Retained Earnings at Beginning of Year, as Reported in the Audited Financial Statements		P 56,935,511
Prior Years' Outstanding Reconciling Item, net of tax –		
Straight line adjustment rental income (PFRS 16)	P 1,013,830	
Discounting effect on security deposists (PFRS 9)	(149,887)	863,943
Unappropriated Retained Earnings Available for Dividend Declaration at Beginning of Year, as Adjusted		57,799,454
Net Profit Actually Earned during the Period		
Net income per audited financial statements	64,844,611	
Discounting effect on security deposits (PFRS 9), net of tax	(87,505)	
Straight line adjustment rental income (PFRS 16), net of tax	689,310	65,446,416
Unappropriated Retained Earnings Available for Dividend Declaration at End of Period		**P 123,245,870**

P&A Grant Thornton

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, 2021 and 2020, on which we have rendered our report dated March 8, 2022. 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) and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purposes of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements prepared in accordance with PFRS. The components of these financial soundness indicators have been traced to the Company's financial statements as at December 31, 2021 and 2020 and for each of the three years in the period ended December 31, 2021 and no material esxceptions were noted.

PUNONGBAYAN & ARAULLO

By: Mailene Sigue-Bisnar
Partner

CPA Reg. No. 0090230
TIN 120-319-128
PTR No. 8852327, January 3, 2022, Makati City
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Partner - No. 90230 (until Dec. 31, 2025)
Firm - No. 0002 (until Dec. 31, 2024)
BIR AN 08-002511-020-2020 (until Dec. 21, 2023)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

March 8, 2022

ALTUS PROPERTY VENTURES, INC.
(Formerly Altus San Nicolas Corp.)
(A Subsidiary of JG Summit Holdings, Inc.)
ANNEX 68-E - SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
December 31, 2021 and 2020

Ratio	**Formula**	**Current Year**	Prior Year
Current ratio	Current assets / Current liabilities	4.37:1	4.57:1
Acid test ratio	Quick assets / Current liabilities (Quick assets include current assets less other current assets)	4.33:1	4.46:1
Solvency ratio	Net Income after Tax + Depreciation / Total liabilities	0.62:1	0.48:1
Debt-to-equity ratio	*Not applicable. The Company has no borrowings as of December 31, 2021 and 2020.*	N/A	N/A
Asset-to-equity ratio	Total assets / Total equity	1.18:1	1.16:1
Interest rate coverage ratio	*Not applicable. The Company has no borrowings as of December 31, 2021 and 2020.*	N/A	N/A
Return on equity	Net profit (loss) / Average total equity	10%	4%
Return on assets	Net profit (loss) / Average total assets	8%	3%
Net profit margin	Net profit (loss) / Total revenues	50%	22%

INDEX TO EXHIBITS
Form 17-A

These exhibits are either not applicable to the Company or require no answer.