



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

CERTIFICATION

Securities and Exchange Commission
Secretariat Building, PICC Complex
Roxas Boulevard, Pasay City

I, **KERWIN MAX S. TAN**, designated as Chief Financial, Compliance, Information Officer and Treasurer of **Altus Property Ventures, Inc.**, with contact number (632) 8397-1888 and office address at 14th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Road, Ortigas Center, Pasig City, do hereby certify the authenticity of the SEC Form 17-Q (Quarterly Report) with attached unaudited financial statements for the period ended March 31, 2022, submitted on May 13, 2022 online is true and correct to the best of my knowledge.

A handwritten signature in blue ink, appearing to read "K Tan", is positioned above the printed name of the signatory.

KERWIN MAX S. TAN
Chief Financial, Compliance,
Information Officer and Treasurer

A small, handwritten signature in blue ink, appearing to read "K Tan", is located at the bottom right of the page, below the printed name of the signatory.

SEC Number
File Number

CS200704758

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

(Company's Full Name)

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

(Company's Address)

8397-1888

(Telephone Number)

March 31, 2022

(Quarter Ended)

SEC Form 17Q

Form Type

Amendment Designation (if applicable)

Not Applicable

(Secondary License Type and File Number)

COVER SHEET

for AUDITED FINANCIAL STATEMENTS

SEC Registration Number

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COMPANY NAME

A	L	T	U	S		P	R	O	P	E	R	T	Y		V	E	N	T	U	R	E	S	,		I	N	C	.	
(F	o	r	m	e	r	l	y		A	l	t	u	s		S	a	n		N	i	c	o	l	a	s		C	o
r	p	.)																										

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

B	r	g	y	.		1		S	a	n		F	r	a	n	c	i	s	c	o	,		S	a	n		N	i	c
o	l	a	s	,		I	l	o	c	o	s		N	o	r	t	e												

Form Type

1	7	-	Q
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Department requiring the report

S	E	C
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Secondary License Type, If Applicable

N	/	A
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COMPANY INFORMATION

Company's Email Address	Company's Telephone Number	Mobile Number
Corporate.Secretary@altuspropertyventures.com.ph	8397-1888	N/A
No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
1,503	Last Friday of May	12/31

CONTACT PERSON INFORMATION

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

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

CONTACT PERSON'S ADDRESS

14 th Floor Robinsons Cyberscape Alpha cor. Garnet and Sapphire Road, Ortigas Center, Pasig City

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

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

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SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended: **March 31, 2022**

2. SEC Identification Number: **CS200704758**

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

4. Exact name of issuer as specified in its charter

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

5. **Ilocos Norte, Philippines**

Province, Country or other jurisdiction
of incorporation or organization

SEC Use Only)
Industry Classification Code:

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

Address of principal office

2901

Postal Code

8. **8397-1888**

Issuer's telephone number, including area code

9. **Not Applicable**.....

Former name, former address, and former fiscal year, if changed since last report.

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

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

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

Yes [✓] No []

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

The Philippine Stock Exchange

Common Stock

12. Indicate by check mark whether the registrant:

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

Yes [☒] No [☐]

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

Yes [☒] No [☐]

PART I—FINANCIAL INFORMATION

Item 1. Financial Statements

Financial Statements and, if applicable, Pro Forma Financial Statements meeting the requirements of SRC Rule 68, Form and Content of Financial Statements, shall be furnished as specified therein. **See Exhibit II**

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

See Exhibit I

PART II—OTHER INFORMATION

Not applicable.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer
Signature and Title
Date


FREDERICK D. GO
President and Chief Executive Officer
13 MAY 2022

Issuer
Signature and Title
Date


KERWIN MAX S. TAN
Chief Financial, Compliance, Information Officer
and Treasurer 
13 MAY 2022

EXHIBIT I

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.) 1st Quarter CY 2022 PERFORMANCE

I. Operations *(in PhP)*

	For the Period January to March		Horizontal Analysis		Vertical Analysis	
	2022	2021	Increase (Decrease)		2022	2021
REVENUES	46,733,730	27,427,902	19,305,828	70%	100%	100%
COSTS OF RENTAL SERVICES	3,010,340	2,609,598	400,742	15%	6%	10%
GROSS INCOME	43,723,390	24,818,304	18,905,086	76%	94%	90%
GENERAL AND ADMINISTRATIVE EXPENSES						
Billings of utilities - net	4,227,968	3,949,709	278,259	7%	9%	14%
Salaries, wages and employee benefits	1,297,507	1,277,827	19,680	2%	3%	5%
Taxes and licenses	648,251	899,101	(250,850)	-28%	1%	3%
Insurance	580,926	-	580,926	100%	1%	0%
Professional, management and consultancy fees	143,500	100,360	43,140	43%	0%	0%
Travel and communication	57,299	65,357	(8,058)	-12%	0%	0%
Advertising	13,000	1,293	11,707	905%	0%	0%
Supplies	954	25,000	(24,046)	-96%	0%	0%
	6,969,405	6,318,647	650,758	10%	15%	23%
OPERATING INCOME	36,753,985	18,499,657	18,254,328	99%	79%	67%
OTHER INCOME (EXPENSES)						
Interest income	359,511	125,839	233,672	186%	1%	0%
Interest expense	(155,010)	-	(155,010)	100%	0%	0%
Other income (expense) - net	(809,004)	(804,353)	(4,651)	1%	-2%	-3%
	(604,503)	(678,514)	74,011	-11%	-1%	-2%
INCOME BEFORE INCOME TAX	36,149,482	17,821,143	18,328,339	103%	77%	65%
PROVISION FOR INCOME TAX	6,675,479	3,409,688	3,265,791	96%	14%	12%
NET INCOME	29,474,003	14,411,455	15,062,548	105%	63%	53%
OTHER COMPREHENSIVE INCOME	-	-	-	0%	0%	0%
TOTAL COMPREHENSIVE INCOME	29,474,003	14,411,455	15,062,548	105%	63%	53%

For the first quarter of 2022, the Company achieved a 70% growth in revenues versus the same period last year. 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. As a result, earnings before interest, taxes, depreciation and amortization (EBITDA) surged by 91%. Furthermore, APVI managed to sustain its operations with its internally-generated funds during the year, resulting to zero cash burn.

The Company continues to be laser-focused on maintaining operational efficiency with costs of rental services increasing by 15% to ₱3.01 million, and general and administrative expenses by 10% to ₱6.97 million, which are significantly lower compared to the revenue growth rate. The increase in cost of rental services was mainly due to higher level of repairs and maintenance expenses. The increase in general and administrative expenses was mainly attributable to higher billings of utilities - net and accrual of insurance expense for the three months ended March 31, 2022. Earnings before interest and taxes (EBIT) grew by 103%, which registered at ₱35.94 million from ₱17.70 million in the previous year.

Net Income is up by 105% versus same period last year to ₱29.47 million.

On a sequential basis, the Company saw an improvement in its performance compared to the fourth quarter of 2021 with revenues increasing by ₱3.08 million or 7%. EBITDA and EBIT rose by 8% and 9%, respectively; while net income by 9%.

II. Financial Resources and Liquidity (in PhP)

	As of March 31, 2022	December 31, 2021	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2022	2021
ASSETS						
Current Assets						
Cash and cash equivalents	306,657,191	284,220,366	22,436,825	8%	37%	36%
Receivables	210,071,700	199,971,832	10,099,868	5%	26%	25%
Due from affiliates	5,398	5,398	-	0%	0%	0%
Other current assets	4,830,898	4,895,897	(64,999)	-1%	1%	1%
Total Current Assets	521,565,187	489,093,493	32,471,694	7%	63%	62%
Noncurrent Assets						
Investment properties - net	255,445,140	256,865,337	(1,420,197)	-1%	31%	32%
Property and equipment - net	45,522,421	46,210,851	(688,430)	-1%	6%	6%
Total Noncurrent Assets	300,967,561	303,076,188	(2,108,627)	-1%	37%	38%
	822,532,748	792,169,681	30,363,067	4%	100%	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	75,209,456	75,361,338	(151,882)	0%	9%	10%
Current portion of deposits and other liabilities	29,665,789	36,458,135	(6,792,346)	-19%	4%	5%
Total Current Liabilities	104,875,245	111,819,473	(6,944,228)	-6%	13%	14%
Noncurrent Liabilities						
Noncurrent portion of deposits and other liabilities	13,305,736	5,549,554	7,756,182	140%	2%	1%
Pension liabilities	1,596,767	1,527,445	69,322	5%	0%	0%
Deferred tax liabilities - net	1,356,132	1,348,344	7,788	1%	0%	0%
Total Noncurrent Liabilities	16,258,635	8,425,343	7,833,292	93%	2%	1%
Total Liabilities	121,133,880	120,244,816	889,064	1%	15%	15%
Equity						
Capital stock	100,000,000	100,000,000	-	0%	12%	13%
Additional paid-in capital	450,000,000	450,000,000	-	0%	55%	57%
Retained earnings	151,254,125	121,780,122	29,474,003	24%	18%	15%
Remeasurement of net defined benefit liabilities - net of tax	144,743	144,743	-	0%	0%	0%
Total Equity	701,398,868	671,924,865	29,474,003	4%	85%	85%
	822,532,748	792,169,681	30,363,067	4%	100%	100%

APVI's financial position remains solid with total assets ending at ₱822.53 million and total equity at ₱701.40 million as of March 31, 2022.

As of December 31, 2021, total assets ended at ₱792.17 million while total equity finished at ₱671.92 million.

Cash registered at ₱306.66 million as of March 31, 2022 increasing by 8% from December 31, 2021 mainly due to net cash generated from operations in the first quarter. Receivables increased by 5% to ₱210.07 million due to higher level of revenues and timing of collection. Pension liabilities increased by 5% due to the accrual of pension expense during the quarter ended March 31, 2022.

III. Key Performance Indicators

The key performance indicators for the first quarter ended March 31, 2022 and 2021 and as of March 31, 2022 and December 31, 2021 are as follows:

	2022	2021
Current Ratio ¹	4.97:1	4.37:1
Solvency Ratio ²	0.26:1	0.61:1
Debt-to-Equity Ratio ³	Not applicable	Not applicable
Asset-to-Equity Ratio ⁴	1.17:1	1.18:1
Interest Rate Coverage Ratio ⁵	Not applicable	Not applicable
Debt Service Coverage Ratio ⁶	Not applicable	Not applicable
Earnings Per Share ⁷	₱0.29	₱0.14
Book Value Per Share ⁸	₱7.01	₱6.72
Return on Assets ⁹	9.71%	3.01%
Return on Equity ¹⁰	11.39%	3.47%
Operating Margin Ratio ¹¹	0.79:1	0.67:1

Notes:

¹ **Current Ratio** is computed as Current Assets over Current Liabilities.

² **Solvency Ratio** is computed as Net Income plus non-cash expenses (Depreciation and Amortization, Interest Expense on accretion of deposits and Pension Expense) over Total Liabilities.

³ **Debt-to-Equity Ratio** is computed as the ratio of financial indebtedness (which for the applicable periods is equivalent to loans payable gross of debt issue cost and short-term loans) to Total Shareholders' Equity.

APVI does not have any financial indebtedness as of March 31, 2022 and December 31, 2021.

⁴ **Asset-to-Equity Ratio** is computed as Total Assets over Total Shareholders' Equity.

⁵ **Interest Rate Coverage Ratio** is computed as Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) over interest expensed and capitalized from financial indebtedness. *APVI does not have any financial indebtedness as of March 31, 2022 and December 31, 2021.*

⁶ **Debt Service Coverage Ratio** is computed as Earnings Before Interest and Taxes over Total Debt Service (which for the applicable periods is equivalent to financial indebtedness plus interest accruing thereon).

APVI does not have any financial indebtedness and interest accruing thereon as of March 31, 2022 and December 31, 2021.

⁷ **Earnings Per Share** is computed as Net Income over total common shares outstanding.

⁸ **Book Value Per Share** is computed as Total Equity over total common shares outstanding.

⁹ **Return on Assets** is computed as Net Income over Total Assets.

¹⁰ **Return on Equity** is computed as Net Income over Total Shareholders' Equity.

¹¹ **Operating Margin Ratio** is computed as Operating Income or Earnings Before Interest and Taxes over Total Revenues.

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

Unaudited Interim Condensed Financial Statements
March 31, 2022 and for the Three Months Ended March 31, 2022 and 2021
*(With Comparative Audited Statement of Financial Position
as of December 31, 2021)*

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)
UNAUDITED INTERIM STATEMENTS OF FINANCIAL POSITION

	March 31, 2022 (Unaudited)	December 31, 2021 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 4)	₱306,657,191	₱284,220,366
Receivables (Note 5)	210,071,700	199,971,832
Due from affiliates (Note 13)	5,398	5,398
Other current assets (Note 6)	4,830,898	4,895,897
Total Current Assets	521,565,187	489,093,493
Noncurrent Assets		
Investment properties - net (Note 7)	255,445,140	256,865,337
Property and equipment - net (Note 8)	45,522,421	46,210,851
Total Noncurrent Assets	300,967,561	303,076,188
	₱822,532,748	₱792,169,681
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses (Note 9)	₱75,209,456	₱75,361,338
Current portion of deposits and other liabilities (Note 10)	29,665,789	36,458,135
Total Current Liabilities	104,875,245	111,819,473
Noncurrent Liabilities		
Noncurrent portion of deposits and other liabilities (Note 10)	13,305,736	5,549,554
Pension liabilities	1,596,767	1,527,445
Deferred tax liabilities - net	1,356,132	1,348,344
Total Noncurrent Liabilities	16,258,635	8,425,343
Total Liabilities	121,133,880	120,244,816
Equity		
Capital stock (Note 11)	100,000,000	100,000,000
Additional paid-in capital (Note 11)	450,000,000	450,000,000
Retained earnings (Note 11)	151,254,125	121,780,122
Remeasurement of net defined benefit liabilities - net of tax	144,743	144,743
Total Equity	701,398,868	671,924,865
	₱822,532,748	₱792,169,681

See accompanying Notes to Unaudited Interim Financial Statements.

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)
UNAUDITED INTERIM STATEMENTS OF COMPREHENSIVE INCOME

	For Three Months Ended March 31	
	2022	2021
REVENUES (Note 14)	₱46,733,730	₱27,427,902
COSTS OF RENTAL SERVICES (Note 12)	3,010,340	2,609,598
GROSS INCOME	43,723,390	24,818,304
GENERAL AND ADMINISTRATIVE EXPENSES		
Billings of utilities - net	4,227,968	3,949,709
Salaries, wages and employee benefits	1,297,507	1,277,827
Taxes and licenses	648,251	899,101
Insurance	580,926	—
Professional, management and consultancy fees	143,500	100,360
Travel and communication	57,299	65,357
Advertising	13,000	1,293
Supplies	954	25,000
	6,969,405	6,318,647
OPERATING INCOME	36,753,985	18,499,657
OTHER INCOME (EXPENSES)		
Interest income (Note 4)	359,511	125,839
Interest expense	(155,010)	—
Other income (expense) - net	(809,004)	(804,353)
	(604,503)	(678,514)
INCOME BEFORE INCOME TAX	36,149,482	17,821,143
PROVISION FOR INCOME TAX	6,675,479	3,409,688
NET INCOME	29,474,003	14,411,455
OTHER COMPREHENSIVE INCOME	—	—
TOTAL COMPREHENSIVE INCOME	₱29,474,003	₱14,411,455
Basic and Diluted Earnings Per Share (Note 11)	₱0.29	₱0.14

See accompanying Notes to Unaudited Interim Financial Statements.

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)
UNAUDITED INTERIM STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIOD ENDED MARCH 31, 2021 AND 2020

For the Three Months Ended March 31, 2022

	Capital Stock (Note 11)	Additional Paid-in Capital (Note 11)	Remeasurement of net defined benefit liabilities - net of tax	Retained Earnings (Note 11)	Total Equity
Balances at January 1, 2022	₱100,000,000	₱450,000,000	₱144,743	₱121,780,122	₱671,924,865
Total comprehensive income for the period	—	—	—	29,474,003	29,474,003
Balances at March 31, 2022	₱100,000,000	₱450,000,000	₱144,743	₱151,254,125	₱701,398,868

For the Three Months Ended March 31, 2021

	Capital Stock (Note 11)	Additional Paid-in Capital (Note 11)	Remeasurement of net defined benefit liabilities - net of tax	Retained Earnings (Note 11)	Total Equity
Balances at January 1, 2021	₱100,000,000	₱450,000,000	(₱103,542)	₱56,935,511	₱606,831,969
Total comprehensive income for the period	—	—	—	14,411,455	14,411,455
Balances at March 31, 2021	₱100,000,000	₱450,000,000	(₱103,542)	₱71,346,966	₱621,243,424

See accompanying Notes to Unaudited Interim Financial Statements.

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)**UNAUDITED INTERIM STATEMENTS OF CASH FLOWS****FOR THE THREE MONTHS ENDED MARCH 31, 2022 AND 2021**

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱36,149,482	₱17,821,143
Adjustments for:		
Depreciation expense (Notes 7 and 8)	2,108,627	2,203,240
Interest income (Note 4)	(359,511)	(125,839)
Pension expense	69,322	—
Operating income before working capital changes	37,967,920	19,898,544
Changes in operating assets and liabilities		
Decrease (increase) in:		
Receivables	(10,099,868)	(5,763)
Due from affiliates	—	(2,519)
Other current assets	64,999	3,022,011
Increase (decrease) in:		
Accounts payable and accrued expenses	840,466	(2,351,758)
Deposits and other liabilities	963,836	(37,785)
Net cash generated from operations	29,737,353	20,522,730
Interest received from cash in banks	12,244	538
Cash paid for income taxes	(7,660,039)	(3,824,984)
Net cash flows provided by operating activities	22,089,558	16,698,284
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received from short-term investments (Note 4)	347,267	125,301
Net cash flows provided by investing activities	347,267	125,301
NET INCREASE IN CASH AND CASH EQUIVALENTS	22,436,825	16,823,585
CASH AND CASH EQUIVALENTS AT JANUARY 1	284,220,366	218,962,064
CASH AND CASH EQUIVALENTS AT MARCH 31	₱306,657,191	₱235,785,649

See accompanying Notes to Unaudited Interim Financial Statements.

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)
NOTES TO UNAUDITED INTERIM FINANCIAL STATEMENTS

1. Corporate Information

Altus Property Ventures, Inc. (formerly Altus San Nicolas Corp.) (the Company or APVI) is a stock corporation incorporated and registered with the Philippine Securities and Exchange Commission (the SEC). 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. 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, shopping malls, commercial centers and housing projects, industrial facilities, hotels, residential properties and other variants 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.

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. Although the Company waived rental for non-operational tenants during the enhanced community quarantine (ECQ) period, it was still able to collect rent from the aforementioned operational tenants, keeping the Company afloat. In addition to complying with the guidelines, rules and regulations that the Philippine government has laid out, the Company has rolled out robust plans to ascertain business continuity and have taken immediate actions to ensure that Company's services remain available to its customers. The Company did not incur significant capital expenditures during the year, 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 of the date of this report, the mall has already been reopened.

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 zero debt levels.

2. Summary of Significant Accounting Policies

The significant accounting policies applied in the preparation of these interim condensed financial statements are summarized in the succeeding pages. These policies have been consistently applied to

all periods presented, unless otherwise stated.

2.1 Basis of Preparation of Interim Condensed Financial Statements

These interim condensed financial statements as at and for the three months ended March 31, 2022 (with comparative figures as at December 31, 2021 and for the three months ended March 31, 2021) have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*. They do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the audited financial statements of the Company as at and for the year ended December 31, 2021.

The preparation of interim condensed financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Although these estimates are based on management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

These interim condensed financial statements are presented in Philippine Pesos (P), the functional and presentation currency of the Company, and all values represent absolute amounts except when otherwise stated.

2.2 Adoption of New and Amended PFRS

The Company has adopted new accounting pronouncements which are mandatorily effective for annual periods beginning on or after January 1, 2022, however, except for PFRS 16, *Leases*, these amendments, interpretations and annual improvements to standards do not have a significant impact on the Company's interim condensed financial statements, and the Company did not have to change its accounting policies or make retrospective adjustments as a result of adopting these pronouncements.

PFRS 16 replaces PAS 17, *Leases*, and related interpretations IFRIC 4, *Determining Whether an Arrangement Contains a Lease*, Standing Interpretations Committee (SIC) 5, *Operating Lease - Incentives* and SIC 27, *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. For lessors, lease accounting is similar to PAS 17's approach. In particular, the distinction between finance and operating leases is retained. The definitions of each type of lease, and the supporting indicators of a finance lease, are substantially similar to PAS 17. The basic accounting mechanics are also similar, but with some different or more explicit guidance in few areas. These include variable payments, sub-leases, lease modifications, the treatment of initial direct costs and lessor disclosures.

The Company's adoption of PFRS 16 has not resulted in changes in its accounting policies with respect to leases and did not result into any adjustments to the amounts recognized in the Company's unaudited interim financial statements. The Company, as a lessor, continues to classify its leases as either operating or finance leases. Rental income is recognized on a straight-line basis over the term of the lease. The new standard has been applied using the modified retrospective approach; thus, for contracts in place at the date of initial application, the Company has elected to apply the definition of a lease from PAS 17 and IFRIC 4 and has not applied PFRS 16 to arrangements that were previously not identified as lease under PAS 17 and IFRIC 4.

3. Significant Accounting Judgments, Estimates and Assumptions

In preparing the interim condensed financial statements, management undertakes a number of

judgments, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses. The actual results may differ from the judgments, estimates and assumptions made by management, and will seldom equal the estimated results. The judgments, estimates and assumptions applied in the interim condensed financial statements, including the key sources of estimation uncertainty, were the same as those applied in the Company's last annual financial statements as of and for the year ended December 31, 2021.

4. Cash and Cash Equivalents

	March 31, 2022	December 31, 2021
Cash on hand and in banks	₱34,668,118	₱82,490,118
Short-term investments	271,989,073	201,730,248
	₱306,657,191	₱284,220,366

Cash in banks earn annual interest at the respective bank deposit rates. Interest income earned from cash in banks and short-term investments amounted to ₱0.36 million and ₱0.12 million for the three months ended March 31, 2022 and 2021, respectively.

5. Receivables

	March 31, 2022	December 31, 2021
Receivable from sale of assets (Note 13)	₱145,236,965	₱149,875,840
Trade	64,048,584	49,196,598
Accrued rent receivable	120,621	28,435
Others	665,530	870,959
	₱210,071,700	₱199,971,832

Receivable from sale of assets pertains to unpaid portion of the total consideration from the sale of the Company's assets in 2016 to RLC.

Trade receivables pertain to rent receivables which are non-interest 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 company and from officers and employees.

All trade receivables are subject to credit risks exposure. 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. Most trade receivables are covered by security deposits or advance rental payment.

6. Other Current Assets

	March 31, 2022	December 31, 2021
Utility deposits	₱2,004,000	₱2,004,000
Prepaid taxes	1,612,930	1,677,916
Advances to suppliers and contractors	642,738	642,738
Others	571,230	571,243
	₱4,830,898	₱4,895,897

Utility deposits consist primarily of meter deposits.

Prepaid taxes pertain to the unamortized portion of 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.

7. Investment Properties - net

The reconciliation of the carrying amounts of investment properties is shown below.

	March 31,		December 31,
	2022	2021	2021
Balance at beginning of period	₱256,865,337	₱262,546,194	₱262,546,194
Additions	—	—	—
Depreciation expense	(1,420,197)	(1,420,210)	(5,680,857)
Balance at end of period	₱255,445,140	₱261,125,984	₱256,865,337

Rental revenue from investment properties amounted to ₱38.15 million and ₱18.94 million for the three months ended March 31, 2022 and 2021, respectively.

The fair value as of March 31, 2022 amounted to ₱1,483.00 million, which is based on independent third party appraisal report, dated June 30, 2019.

The Company revised the estimated useful life of investment properties from 20 years to 40 years for the depreciation expense to be more representative of the pattern of usage of the assets.

8. Property and Equipment - net

The reconciliation of the carrying amounts of property and equipment is shown below.

	March 31,		December 31,
	2022	2021	2021
Balance at beginning of period	₱46,210,851	₱43,433,774	₱43,433,774
Additions	—	—	5,762,501
Depreciation expense	(688,430)	(783,030)	(2,985,424)
Balance at end of period	₱45,522,421	₱42,650,744	₱46,210,851

The Company revised the estimated useful life of property and equipment from 10 years to 20

years for the depreciation expense to be more representative of the pattern of usage of the assets.

9. Accounts Payable and Accrued Expenses

	March 31, 2022	December 31, 2021
Accounts payable	₱39,417,414	₱43,996,143
Output VAT payable	25,997,022	20,466,184
Accrued utilities expense	2,832,523	3,250,972
Accrued contracted services	2,188,185	1,960,408
Others	4,774,312	5,687,631
	₱75,209,456	₱75,361,338

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

Accrued utilities expense, accrued contracted services and other payables are normally settled within one year. Accrued contracted services pertain to housekeeping, security and engineering services that are yet to be billed by the contractors.

10. Deposits and Other Liabilities

	March 31, 2022	December 31, 2021
Deposits from lessees	₱40,404,567	₱37,050,008
Others	2,566,958	4,957,681
	42,971,525	42,007,689
Current portion of deposits from lessees	(29,665,789)	(36,458,135)
	₱13,305,736	₱5,549,554

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 its future cash flows using the applicable rates of similar type of instruments at the date of receipt of deposits.

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

11. Equity

11.1 Capital Stock

The Company's authorized share capital is ₱100.0 million, divided into 100.0 million common shares with ₱1 par value. As of March 31, 2022 and December 31, 2021, 100.0 million number of common shares for a total amount of ₱100.0 million are issued and outstanding and are traded in the PSE. The Company's share price closed at ₱16.20 and ₱19.34 per share for the period ended March 31, 2022 and December 31, 2021, respectively.

On December 20, 2019, a Property Dividend were distributed by RLC to all eligible stockholders (see

Note 1). As of December 31, 2019, the Company has more than 1,000 shareholders. As of March 31, 2022 and December 31, 2021, the Company has 32,890,219 shares owned by the public.

11.2 Retained Earnings

The details of the dividends approved and declared by the Board of Directors are as follows:

Date of Approval	Date of Record	Date of Payment	Type of Dividend	Amount	Dividend per Share
March 22, 2019	February 28, 2019	March 29, 2019	Cash	₱50,000,000.00	₱0.50
June 24, 2019	May 31, 2019	June 28, 2019	Cash	₱51,000,000.00	₱0.51

The Company's By-laws provide that dividends shall be declared and paid out of the unrestricted retained earnings which shall be payable in cash, property or stock to all shareholders on the basis of outstanding stock held by them, as often and at such times as the Board may determine and in accordance with law and applicable rules and regulations.

11.3 Earnings Per Share (EPS)

EPS for the three months ending March 31 were computed as follows:

	2022	2021
Net income	₱29,474,003	₱14,411,455
Divided by weighted average number of outstanding common shares	100,000,000	100,000,000
Basic and diluted EPS	₱0.29	₱0.14

The Company has no potential dilutive common shares as of March 31, 2022 and 2021.

11.4 Capital Management

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 makes 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.

12. Cost of Rental Services

The breakdown of the cost of rental services for the three months ending March 31 are shown below.

	2022	2021
Depreciation expense (Notes 7 and 8)	₱2,108,627	₱2,203,240
Maintenance cost	901,713	406,358
	₱3,010,340	₱2,609,598

Maintenance cost pertains to supplies and repairs and maintenance on building and equipment.

13. Related Party Transactions

This Company's related parties include the former Parent Company and related parties under common ownership.

The summary of the Company's transactions with its related parties for the three months ended March 31, 2022 and 2021 and the related outstanding balances as of March 31, 2022 and December 31, 2021 are presented below.

March 31, 2022				
	Amount/ Volume	Receivable (Payable)	Terms	Conditions
Former Parent Company				
a) Receivable from sale of assets (Note 5)	(P4,638,875)	P145,236,965	Non-interest bearing; due and demandable	Unsecured; no impairment
Related Parties under Common Ownership				
b) Due from affiliates				
• Rental revenue	–	5,398	Three to five-year lease terms at prevailing market lease rate; renewable at the end of lease term	Unsecured; no impairment
c) Cash (Note 4)				
• Cash in banks	(47,822,388)	31,456,810	Interest bearing at prevailing market rate; due and demandable	Unsecured; no impairment
• Short-term investments	70,258,825	271,989,073	Interest bearing at prevailing market rate; due and demandable	Unsecured; no impairment
• Interest income	347,267	38,614	–	–

December 31, 2021				
	Amount/ Volume	Receivable (Payable)	Terms	Conditions
Former Parent Company				
a) Receivable from sale of assets (Note 5)	(P109,590)	P149,875,840	Non-interest bearing; due and demandable	Unsecured; no impairment
Under common control of the Ultimate Parent Company				
b) Due from affiliates				
• Rental revenue	20,936	5,398	Three to five-year lease terms at prevailing market lease rate; renewable at the end of lease term	Unsecured; no impairment
c) Cash (Note 4)				
• Cash in banks	(77,535,512)	79,279,198	Interest bearing at prevailing market rate; due and demandable	Unsecured; no impairment
• Short-term investments	(12,703,517)	201,730,248	Interest bearing at prevailing market rate; due and demandable	Unsecured; no impairment
• Interest income	773,345	59,202	–	–

Outstanding balances consist of the following:

	March 31, 2022	December 31, 2021
Cash and cash equivalents (Note 4)	P303,445,883	P281,009,446
Receivable from sale of assets (Note 5)	145,236,965	149,875,840
Due from affiliates	5,398	5,398

The Company's outstanding receivables from and payables to related parties arising from the above transactions are payable or collectible on demand, unsecured and noninterest-bearing. Such receivables were deemed not impaired by the management.

14. Commitments and Contingencies

Operating lease commitments - Company as lessor

The Company is a lessor under non-cancellable operating lease agreements covering investment properties. The leases have a term of at least one year with renewal options upon mutual written agreement between the parties, and include annual escalation in rental rates. The total rentals from these operating leases amounted to ₱38.15 million and ₱18.94 million for the three months ended March 31, 2022 and 2021, respectively, and is presented as Rental Revenues in the interim condensed statements of comprehensive income.

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 interim condensed 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 condensed financial statements.

15. Income Taxes

Corporate Recovery and Tax Incentives for Enterprises" or "CREATE" Act

On February 1, 2021, the Bicameral Conference Committee, under the 18th Congress of the Philippines, approved the reconciled version of the House Bill No. 4157 and Senate Bill No.1357 (the CREATE bill). The CREATE bill seeks to reform corporate income taxes and incentives in the country by implementing certain changes to the current tax regulations. These changes include:

- Reduction in the RCIT from 30% to 20% for domestic corporations with net taxable income not exceeding 5.0 million and with total assets not exceeding 100.0 million excluding the value of land on which the particular business entity's office, plant and equipment are situated;
- Reduction in the RCIT from 30% to 25% for all other corporations;
- Lowering of MCIT from 2% to 1% of gross income for 3 years;
- Instead of 10% of taxable income, application of RCIT on regional operating headquarters;
- Standardization of final taxes on foreign corporations to 15%;
- Exemption of foreign sourced dividends received by domestic corporations subject to certain conditions;
- Additional deduction of one-half (1/2) of the value of labor training expenses subject to certain conditions;
- Repeal of the 10% improperly accumulated earnings tax (IAET);
- VAT exemption for medicines for certain critical illnesses; and
- VAT-free importation and sale for 3 years of COVID-19 medicines, personal protective equipment and materials used for their production.

Under the bill, the above changes will be implemented for periods beginning July 1, 2020.

On February 24, 2021, the final version of the CREATE bill as passed by the Bicameral Conference Committee was transmitted to the Office of the President for signing or approval into law. On March 26, 2021, the Office of the President approved the CREATE bill and will subsequently be called Republic Act No. 11534 or CREATE Act. The CREATE Act became effective 15 days after

complete publication in the Official Gazette or any newspaper of general circulation in the Philippines.

The CREATE Act reduced the Company's net deferred tax liabilities recognized as of 2020 year-end by ₱338,225, which was charged to profit or loss for the period ending December 31, 2021.

16. Categories and Fair Values of Financial Assets and Financial Liabilities

15.1 Carrying Amounts and Fair Values by Category

The fair values of cash and cash equivalents, receivables, due from affiliates, utility deposits under other current assets and deposits and other liabilities, accounts payable and accrued expenses (excluding taxes and licenses payable) and due to affiliates 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 ₱34.15 million and ₱31.98 million as of March 31, 2022 and December 31, 2021, 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 1.95% to 5.37% and 1.88% to 4.41% for the periods ended March 31, 2022 and December 31, 2021, respectively.

15.2 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 accepted 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 is observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

The Company has no financial assets or financial liabilities measured at fair value as of March 31, 2022 and December 31, 2021.

ALTUS PROPERTY VENTURES, INC. (Formerly Altus San Nicolas Corp.)**AGING OF RECEIVABLES****As of March 31, 2022**

	Neither Past		Past Due But Not Impaired				Past Due and Impaired
	Total	Due Nor Impaired	Less than 30 Days	30 to 60 Days	61 to 90 Days	Over 90 Days	
Receivable from sale of assets	₱145,236,965	₱-	₱-	₱-	₱-	₱145,236,965	₱-
Trade	64,048,584	38,858,071	-	2,838,427	6,894,513	15,457,573	-
Accrued rent receivable	120,621	120,621	-	-	-	-	-
Others	665,530	-	-	-	-	665,530	-
	₱210,071,700	₱38,978,692	₱-	₱2,838,427	₱6,894,513	₱161,360,068	₱-

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

	March 31, 2022		December 31, 2021	
Current Ratio				
Current Assets	521,565,187	4.97	489,093,493	4.37
Current Liabilities	104,875,245		111,819,473	
Solvency Ratio				
Net Income after Tax + Non-cash Expenses	31,806,969	0.26	73,907,373	0.61
Total Liabilities	121,133,880		120,244,816	
Debt-to-Equity Ratio				
Not applicable. The Company has no borrowings as of March 31, 2022 and December 31, 2021.				
Asset-to-Equity Ratio				
Total Assets	822,532,748	1.17	792,169,681	1.18
Total Equity	701,398,868		671,924,865	
Book Value Per Share				
Total Equity	701,398,868	₱7.01	671,924,865	₱6.72
Number of Shares Outstanding	100,000,000		100,000,000	

	March 31, 2022		March 31, 2021
Return on Asset			
$\frac{\text{Net Income}^*}{\text{Total Assets}^{**}}$	$\frac{79,907,159}{822,532,748}$	9.71%	$\frac{21,526,701}{715,260,945}$ 3.01%
Return on Equity			
$\frac{\text{Net Income}^*}{\text{Total Equity}^{**}}$	$\frac{79,907,159}{701,398,868}$	11.39%	$\frac{21,526,701}{621,243,424}$ 3.47%
Interest Rate Coverage Ratio			
<i>Not applicable. The Company does not have any financial indebtedness as of March 31, 2022 and December 31, 2021.</i>			
Debt Service Coverage Ratio			
<i>Not applicable. The Company does not have any financial indebtedness and interest accruing there on as of March 31, 2022 and December 31, 2021.</i>			
Earnings Per Share			
$\frac{\text{Net Income}}{\text{Weighted Average No. of Shares}}$	$\frac{29,474,003}{100,000,000}$	₱0.29	$\frac{14,411,455}{100,000,000}$ ₱0.14
Operating Margin Ratio			
$\frac{\text{Operating Income}}{\text{Total Revenues}}$	$\frac{36,753,985}{46,733,730}$	0.79	$\frac{18,499,657}{27,427,902}$ 0.67

*Last 12 months basis

**As of March 31, 2022 and 2021