



SECURITIES AND EXCHANGE COMMISSION

Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City, 1307 Metro Manila Philippines

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The following document has been received:

Receiving: DONNA ENCARNADO

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Company Information

SEC Registration No.: 0000003571

Company Name: DAMOSA LAND INC.

Industry Classification: K70100

Company Type: Stock Corporation

Document Information

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Period Covered: September 30, 2025

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Acceptance of this document is subject to review of forms and contents

SEC Number: 3571

File Number: _____

DAMOSALAND, INC.
(Company's Full Name)

Unit 1501 Damosa Diamond Tower, Damosa IT Park,
JP Laurel Ave., Brgy. Angliongto, Davao City, Philippines

(Company Address)

(082) 235-2155
(Telephone Number)

September 30, 2025
(Quarter Ending)

SEC Form 17-Q Quarterly Report
(Form Type)

Amendments

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 **September 30, 2025**
2. Commission Identification Number **3571**
3. BIR Tax Identification No. **000-714-418-000**
4. Exact name of issuer as specified in its charter: **DAMOSIA LAND, INC.**
5. Province, Country, or other jurisdiction of incorporation or organization:
Davao City, Davao Del Sur, Philippines
6. Industry Classification Code: _____ (SEC Use Only)
7. Address of issuer's principal office and postal code:
Unit 1501 Damosa Diamond Tower, Damosa IT Park, JP Laurel Ave., Brgy. Anglionqto, Davao City, Philippines 8000
8. Issuer's telephone number, including area code: **(082) 235-2155**
9. Former name, former address, former fiscal year: **Not Applicable**
10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

As of September 30, 2025

<u>Title of each class of certificate</u>	<u>Number of certificates issued and outstanding</u>
Standard	94
Deluxe	4
Suite	2

11. Are any or all of the securities listed on a Stock Exchange?
Yes [] No [x]
12. Indicate by check mark whether the registrant:
 - (a) has filed all reports required to be filed by Section 17 of the Code 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 12 months (or for such shorter period that the registrant was required to file such reports):
Yes [] No [x]
 - (b) has been subject to such filing requirements for the past 90 days:
Yes [] No [x]

SIGNATURE

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.

DAMOSIA LAND, INC.

Issuer

By:

A rectangular box with a black border, used to redact the signature of the authorized representative.

VIRGMARIE O. BACALSO

Senior Assistant Vice President – Finance

November 14, 2025

Damosa Land, Inc. and Subsidiaries

Unaudited Interim Condensed Consolidated
Financial Statements

As of September 30, 2025 and December 31, 2024
and for the Nine Months Ended
September 30, 2025 and 2024

COVER SHEET

SEC Registration Number

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COMPANY NAME

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

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Form Type

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Department requiring the report

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Secondary License Type, If Applicable

N	/	A
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COMPANY INFORMATION

Group's Email Address corporateaffairs@anflocor.com	Group's Telephone Number (082) 235-2155	Mobile Number 0917 851 5809
No. of Stockholders 12	Annual Meeting (Month / Day) 1st Tuesday of February	Fiscal Year (Month / Day) 12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person Mr. Ricardo F. Lagdameo	Email Address rflagdameo@anflocor.com	Telephone Number/s (082) 235-2157	Mobile Number -
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CONTACT PERSON'S ADDRESS

Damosa Complex, Lanang, Davao 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.

DAMOSALAND, INC. AND SUBSIDIARIES**UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

(Amounts in Thousands)

	September 30	December 31
	2025	2024
	(Unaudited)	(Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 3)	₱146,405	₱321,987
Trade and other receivables (Note 4)	202,000	181,161
Current portion of contract assets (Note 5)	1,046,748	896,276
Real estate held for sale (Note 6)	962,930	1,011,943
Prepayments and other current assets (Note 7)	670,073	584,093
	3,028,156	2,995,460
Noncurrent Assets		
Contract assets - net of current portion (Note 5)	508,895	372,620
Investment in associate (Note 8)	892,365	712,251
Investment properties (Note 9)	3,046,339	3,099,471
Property and equipment (Note 10)	470,083	409,892
Right-of-use assets (Note 17)	57,759	62,187
Deferred income tax assets - net (Note 21)	4,111	4,377
Other noncurrent assets (Notes 4 and 7)	44,017	64,511
	5,023,569	4,725,309
TOTAL ASSETS	₱8,051,725	₱7,720,769
LIABILITIES AND EQUITY		
Current Liabilities		
Trade and other payables (Note 11)	₱567,170	₱631,386
Contract liabilities (Note 5)	188,392	121,785
Bank loans (Note 12)	950,370	399,538
Current portion of long-term debt (Note 13)	708,242	657,541
Current portion of lease liabilities (Note 17)	18,329	18,608
	2,432,503	1,828,858
Noncurrent Liabilities		
Long-term debt - net of current portion (Note 13)	1,220,050	1,752,775
Lease liabilities - net of current portion (Note 17)	41,849	44,753
Pension liabilities	25,011	22,523
Deferred tax liabilities - net (Note 21)	103,554	110,408
Trade and other payables – net of current (Note 11)	18,698	20,111
Refundable deposits (Note 14)	75,432	66,279
	1,484,594	2,016,849
Equity		
Capital stock (Note 16)		
Common shares	750,000	750,000
Preferred shares	1,618,487	1,568,487
Additional paid-in capital (Note 16)	207,905	207,905
Re-measurement gains on pension liability, net of tax effect	3,012	3,012
Retained earnings (Note 16)	1,555,224	1,345,658
	4,134,628	3,875,062
TOTAL LIABILITIES AND EQUITY	₱8,051,725	₱7,720,769

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

DAMOSALAND, INC. AND SUBSIDIARIES
UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS
OF COMPREHENSIVE INCOME

(Amounts in Thousands, Except for Earnings Per Share Figures)

	For the Quarter Ended September 30		For the Nine-Months Ended September 30	
	2025	2024	2025	2024
REVENUE (Note 18)	₱ 533,372	₱430,583	₱1,275,276	₱1,118,224
COSTS AND EXPENSES				
Direct costs and expenses (Note 19)				
Real estate sales	234,021	195,031	538,206	491,714
Rental (Note 9)	89,283	74,731	248,625	212,648
Hotel operations	21,105	19,902	54,264	50,696
General and administrative expenses (Note 20)	84,731	72,382	229,849	213,872
Interest and other financing charges (Notes 11,12, 13 and 17)	62,328	56,318	189,858	171,118
	491,468	418,364	1,260,802	1,140,048
OPERATING PROFIT (LOSS)	41,904	12,219	14,474	(21,824)
OTHER INCOME				
Interest (Notes 3 and 4)	130	63	307	228
Equity in net earnings of associate (Note 8)	121,149	23,356	180,114	51,116
Miscellaneous - net (Note 18)	11,647	1,065	18,064	8,412
	132,926	24,484	198,485	59,756
INCOME BEFORE INCOME TAX	174,830	36,703	212,959	37,932
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 21)				
Current	4,342	1,409	9,980	7,132
Deferred	7,868	790	(6,587)	(31,602)
	12,210	2,199	3,393	(24,470)
NET INCOME	162,620	34,504	209,566	62,402
Basic/diluted earnings per share (Note 23)	₱21.68	₱4.60	₱27.94	₱8.32
OTHER COMPREHENSIVE INCOME				
<i>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods:</i>				
Re-measurement gain (loss) on pension liability, net of tax effect (Note 22)	-	-	-	-
TOTAL COMPREHENSIVE INCOME	₱162,620	₱34,504	₱209,566	₱62,402

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

DAMOSIA LAND, INC. AND SUBSIDIARIES

**UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024**

(Amounts in Thousands)

	Capital Stock (Note 16)			Additional Paid-in Capital (Note 16)	Deposit for future subscription	Re-measurement Gains on Pension Liability, Net of Tax Effect	Retained Earnings (Note 16)	Total
	Common Class A	Preferred Shares	Total					
At January 1, 2025	P750,000	P1,568,487	P2,318,487	P207,905	P –	P3,012	P1,345,658	P3,875,062
Issuance of shares (Note 16)	–	50,000	50,000	–	–	–	–	50,000
Net income	–	–	–	–	–	–	209,566	209,566
Other comprehensive income	–	–	–	–	–	–	–	–
At September 30, 2025	P750,000	P1,618,487	P2,368,487	P207,905	P –	P3,012	P 1,555,224	P4,134,628
At January 1, 2024	P750,000	P1,176,687	P1,926,687	P207,905	P –	P1,621	P1,316,977	P3,453,190
Issuance of shares	–	223,313	223,313	–	93,487	–	–	316,800
Dividend declared (Note 16)	–	–	–	–	–	–	(30,000)	(30,000)
Net income	–	–	–	–	–	–	62,402	62,402
Other comprehensive income	–	–	–	–	–	–	–	–
At September 30, 2024	P750,000	P1,400,000	P2,150,000	P207,905	P93,487	P1,621	P1,349,379	P3,802,392

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

DAMOSALAND, INC. AND SUBSIDIARIES**UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

(Amounts in Thousands)

	For the Nine-Months Ended September 30	
	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱212,959	₱37,932
Adjustments for:		
Interest and other financing charges (Notes 12 and 13)	189,858	171,118
Equity in net earnings of associate (Note 8)	(180,114)	(51,116)
Depreciation and amortization (Notes 9, 10 and 17)	123,395	107,706
Gain on cancellation of real estate contracts	(8,470)	(834)
Net change in pension liability	2,488	(2,295)
Interest income (Notes 3 and 4)	(307)	(228)
Unrealized foreign exchange loss (gain)	(11)	(40)
Loss on write-off of property, plant and equipment	—	(374)
Operating income before working capital changes	339,798	261,869
Decrease (increase) in:		
Trade and other receivables	(20,839)	(460,041)
Contract assets	(286,747)	143,631
Real estate held for sale	49,013	(109,789)
Prepayments and other current assets	(95,135)	(96,105)
Increase (decrease) in:		
Trade and other payables	(64,286)	(59,723)
Contract liabilities	75,077	321,457
Refundable deposits	9,153	(658)
Net cash generated (used in) from operations	6,034	641
Interest received	307	228
Income tax paid	(154)	(686)
Net cash flows from operating activities	6,187	183
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Property and equipment (Note 10)	(95,230)	(75,700)
Investment properties (Note 9)	(20,626)	(191,238)
Proceeds from disposal of Property and equipment (Note 10)	39	343,584
Decrease in advances to contractors	20,268	5,886
Payment of nontrade payable (Note 11)	(1,043)	(6,017)
Net cash flows from (used in) investing activities	(96,592)	76,515
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from bank loans (Note 12)	1,150,000	250,000
Payments of:		
Long-term debt (Note 13)	(482,024)	(382,025)
Bank loans (Note 12)	(599,168)	(224,400)
Interest and other financing charges	(188,131)	(169,316)
Lease liability (Note 17)	(13,146)	(8,468)
Interest paid on lease liabilities (Note 17)	(2,719)	(3,100)
Proceeds from stock issuance	50,000	316,800
Dividends paid (Note 16)	—	(90,496)
Net cash flows used in financing activities	(85,188)	(311,005)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		
	11	40
NET DECREASE IN CASH AND CASH EQUIVALENTS	(175,582)	(234,267)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	321,987	457,452
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 3)	₱146,405	₱223,185

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

DAMOSIA LAND, INC. AND SUBSIDIARIES

NOTES TO UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(Amounts in Thousands, Except for Earnings Per Share, Par Values and Number of Shares and Unless Otherwise Indicated)

1. Corporate Information

Damosia Land, Inc. (the Parent Company/DAMOSIA) was incorporated in the Philippines and is engaged in leasing and renting out buildings, condominium units, commercial spaces and Information Technology (IT) Park. The Parent Company is also engaged in operating a hotel (Microtel) under a franchise agreement and in developing and selling subdivision house and lots and condominium units (see Note 6). The registered office address of the Parent Company is Unit 1501, Damosia Diamond Tower, Damosia I.T. Park, JP Laurel Ave., Brgy. Angliongto, Davao City.

The Parent Company and its subsidiaries (collectively referred to as the “Group”) is primarily engaged in leasing and renting out buildings, condominium units, office and commercial spaces and Information Technology (IT Park), real estate development, and hotel operations.

On February 5, 2007, the Parent Company’s IT Park located in Davao City, Davao del Sur was registered with the Philippine Economic Zone Authority (PEZA) and as such, the Parent Company is entitled to a special income tax rate of 5% on gross income derived from its registered activity.

As a registered enterprise, the Parent Company is entitled to certain tax and non-tax incentives, subject to compliance with certain terms and conditions. Total provision for income tax for PEZA-registered operations, based on the special rate of 5%, amounted to ₱1.4 million and ₱0.8 million for the nine (9) months ended September 30, 2025 and 2024, respectively (see Note 21).

In 2012, the Parent Company started subdividing and selling house and lots for its Fairlane subdivision project.

In 2015, the Parent Company launched three (3) out of six (6) towers of its Seawind condominium project. The remaining three towers were launched in 2016. Selling of the remaining condominium units are still on-going as of September 30, 2025.

In 2019, the Parent Company started pre-selling house and lots for its Ameria subdivision project, the residential component of the Parent Company’s township development. Construction and selling of house and lots are still on-going as of September 30, 2025.

In 2022, the Parent Company launched two (2) out of four (4) towers of its Bridgeport condominium project. The remaining two (2) towers were launched in 2023. In 2022, the Parent Company also started pre-selling lots for its Harborview project. Construction and selling of the condominium and lots are still on-going as of September 30, 2025.

In 2024, the Parent Company started pre-selling lots for its Kahi Estates project. Development and selling of the lots are still on-going as of September 30, 2025.

In 2024, the Parent Company started pre-selling house and lots for its Agriya Gardens subdivision project, another residential component of the Parent Company’s township development. Construction and selling of house and lots are still on-going as of September 30, 2025.

The Parent Company is a subsidiary of Anflo Management & Investment Corporation (ANFLOCOR/the Ultimate Parent), a company incorporated in the Philippines.

The unaudited interim condensed consolidated financial statements were authorized for issue by the Board of Directors (BOD) on November 14, 2025.

2. Summary of Significant Accounting Policies

Basis of Preparation

The unaudited interim condensed consolidated financial statements as of September 30, 2025 and December 31, 2024 and for the nine (9) months ended September 30, 2025 and 2024 have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*. The Group has prepared the financial statements on the basis that it will continue to operate as a going concern.

The unaudited interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements as of and for the year ended December 31, 2024, which have been prepared in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

The unaudited interim condensed consolidated financial statements of the Group have been prepared on a historical cost basis. The unaudited interim condensed consolidated financial statements are presented in Philippine peso, the Group's functional currency. All values are rounded to the nearest thousands except earnings per share, par value, number of shares, and as otherwise indicated.

Statement of Compliance

The unaudited interim condensed consolidated financial statements of the Group as of September 30, 2025 and December 31, 2024 and for the nine (9) months ended September 30, 2025 and 2024, have been prepared in accordance with Philippine Accounting Standard (PAS) 34, *Interim Financial Reporting*.

Basis of Consolidation

The unaudited interim condensed consolidated financial statements comprise the interim financial statements of the Parent Company and its subsidiaries as of September 30, 2025 and December 31, 2024 and for the nine (9) months ended September 30, 2025 and 2024. Subsidiaries are entities controlled by the Parent Company.

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee; and,
- The ability to use its power over the investee to affect its returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee;

- Rights arising from other contractual arrangements; and,
- The Group's voting rights and potential voting rights.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the unaudited interim condensed consolidated statement of comprehensive income from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit and loss and each component of other comprehensive income are attributed to the equity holders of the Parent of the Group. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All material intra-group assets, liabilities, equity, income, expenses, cash flows relating to transactions between members of the Group are eliminated on consolidation.

The financial statements of the subsidiaries are prepared for the same reporting year as the Parent Company using consistent accounting policies.

The unaudited interim condensed consolidated financial statements include the interim financial statements of the Parent Company and the following subsidiaries:

Entity	Principal Activities	Ownership Interest	
		2025	2024
Damosa Workspace Solutions Inc.	Real estate	100%	100%
Agriya, Inc.*	Real estate	92%	92%
Marapangi Realty Development, Inc.*	Real estate	92%	92%
Marapangi Property Holdings Corporation*	Real estate	92%	92%
IGACOS Property Development, Inc.*	Real estate	92%	92%
Marapangi Development Corporation*	Real estate	92%	92%
Marapangi Prime Estate Corp.*	Real estate	92%	92%
Marapangi Estate and Development, Inc.*	Real estate	92%	92%
Pantukan Property Holdings, Inc.*	Real estate	91%	91%
Pantukan Estate and Development, Inc.*	Real estate	91%	91%
Pantukan Realty Development Corporation*	Real estate	91%	91%
IGACOS Property Management Corporation*	Real estate	92%	92%
IGACOS Prime Estate Corporation*	Real estate	92%	92%
Marapangi Realty Management Corporation*	Real estate	92%	92%

*No commercial operations as of September 30, 2025.

All of the Parent Company's subsidiaries are incorporated and registered with the Securities and Exchange Commission (SEC) and operate in the Philippines.

New Standards, Interpretations and Amendments

The accounting policies adopted are consistent with those of the previous financial year, except that the Group has adopted the following new accounting pronouncements starting January 1, 2025. Adoption of these pronouncements did not have any significant impact on the interim consolidated financial position or performance of the Group, unless otherwise indicated.

- PFRS 17, *Insurance Contracts*
- Amendments to PAS 21, *Lack of Exchangeability*

3. Cash and Cash Equivalents

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Cash on hand and in banks	₱108,711	₱320,807
Cash equivalents	37,694	1,180
	₱146,405	₱321,987

Cash in banks earn interest at the respective bank deposit rates.

Cash equivalents are short-term cash deposits which are made for varying periods of up to three months depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

Interest earned from cash in banks and cash equivalents (in absolute amounts) amounted to ₱212,632 and ₱109,844 for the nine (9) months ended September 30, 2025 and 2024, respectively.

4. Trade and Other Receivables

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Trade		
Third parties	₱166,738	₱159,432
Related companies (Note 15)	1,833	180
Rental	25,167	20,202
Advances subject to liquidation	-	2,890
Nontrade receivables	-	1,126
Others	19,839	8,908
	213,577	192,738
Less allowance for expected credit loss	643	643
	212,934	192,095
Less noncurrent portion of trade receivables	10,934	10,934
	₱202,000	₱181,161

Trade receivables include receivables from leasing which are non-interest bearing and are generally on 30 days' term, and receivables from sale of real estate which are generally non-interest-bearing and are collectible within a year. The Group records any excess of progress of work over the right to an amount of consideration that is unconditional as contract assets (see Note 5).

Rental receivable pertains to the additional rent expected to be received by the Group in future periods as a result of recognizing rental revenue on a straight-line basis from rentals of office spaces, condominium units, commercial spaces, IT park, warehouse units and industrial lots.

Other receivables pertains to advances to officers and employees.

Noncurrent portion of trade receivables arises from the sale of a diverse range of equipment that is included in the overall transaction involving the sale of cold storage facilities. This is presented as part of "Other noncurrent assets" in the unaudited interim condensed consolidated statements of financial position.

Interest income from the said receivables (in absolute amounts) amounted to ₱94,008 and ₱118,541 for the nine (9) months ended September 30, 2025 and 2024, respectively.

5. Contracts Balances and Costs to Obtain Contract

Contract assets and liabilities

The account consists of the following as of September 30, 2025 and December 31, 2024:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Contract assets		
Current portion	₱1,046,748	₱896,276
Noncurrent portion	508,895	372,620
Contract liabilities	188,392	121,785

Contract assets are initially recognized for revenue earned from real estate sales. Upon completion of performance obligation and acceptance by the customer, the amounts recognized as contract assets are reclassified to trade receivables (see Note 4). Contract assets are expected to be realized in one (1) to two (2) years.

Contract liabilities consist of excess of collections over the recognized receivables and contract assets based on percentage of completion.

Costs to Obtain Contracts

The balances below pertain to the costs to obtain contracts included in “Prepayments and other current assets” (see Note 7):

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
At January 1	₱105,932	₱116,493
Additions	60,199	67,695
Amortization (Note 19)	(56,589)	(78,256)
At September 30/ December 31	₱ 109,542	₱105,932

6. Real Estate Held for Sale

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
At January 1	₱1,011,943	₱585,258
Costs of real estate sold (Note 19)	(481,617)	(663,274)
Reclassification from investment properties (Note 9)	-	537,688
Construction/development costs	432,604	456,696
Land acquisitions	-	95,575
At September 30/ December 31	₱962,930	₱1,011,943

Sale of real estate included in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱0.8 billion and ₱0.7 billion for the nine (9) months ended September 30, 2025 and 2024, respectively (see Note 18). Construction of the residential

subdivisions and condominium units is on-going as of September 30, 2025 and December 31, 2024.

7. Prepayments and Other Current Assets

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Prepaid income tax	₱296,557	₱261,095
Advances to suppliers	179,067	157,941
Unamortized costs to obtain contract (Note 5)	109,542	105,932
Net input VAT	69,890	71,050
Prepaid Insurance	383	16
Others	14,634	8,310
	670,073	604,344
Less noncurrent portion of advances to suppliers	-	20,251
	670,073	₱584,093

Prepaid income tax pertains to the excess of tax credits over income tax due.

Advances to suppliers mainly pertain to the advance payments made for the construction of a building to be held for lease and for the various procurement of construction materials used in real estate development. Advances to suppliers that are presented as part of noncurrent assets pertain to those that are not related to real estate held for sale.

Unamortized costs to obtain a contract consist of commissions to be paid in relation to the sales of real estate which are to be amortized in the same pattern as the revenue recognition for such contracts (see Note 5).

Net input VAT will be applied against output VAT in the succeeding periods.

8. Investment in Associate

The Group's investment in associate represents its interest in Accendo Commercial Corporation, an entity incorporated in the Philippines to engage in real estate activities. The Group has 19% ownership interest with its associate.

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Cost at January 1 and September 30/December 31	₱46,380	₱46,380
Accumulated equity in net earnings:		
At January 1	665,442	602,461
Equity in net earnings of associate	180,114	62,981
At September 30/December 31	845,556	665,442
Accumulated equity in other comprehensive income:		
At January 1	429	296
Equity in other comprehensive income of associate	-	133
At September 30/December 31	429	429
	₱892,365	₱712,251

9. Investment Properties

September 30, 2025

	Land	Land Improvements	Buildings and Improvements	Construction in Progress	Total
Cost					
At January 1	₱1,526,499	₱126,057	₱1,999,419	₱153,020	₱3,804,995
Additions	887	1,556	2,228	15,955	20,626
Reclassifications (Note 10)	—	—	4,899	(5,034)	(135)
At September 30	1,527,386	127,613	2,006,546	163,941	3,825,486
Accumulated Depreciation					
At January 1	—	74,866	630,658	—	705,524
Depreciation (Notes 19 and 20)	—	5,840	67,783	—	73,623
At September 30	—	80,706	698,441	—	779,147
Net Book Value	₱1,527,386	₱46,907	₱1,308,105	₱163,941	₱3,046,339

December 31, 2024

	Land	Land Improvements	Buildings and Improvements	Construction in Progress	Total
Cost					
At January 1	₱1,569,847	₱126,070	₱2,072,015	₱383,268	₱4,151,200
Additions	218,138	—	520	53,500	272,158
Reclassification to real estate held for sale (Note 6)	(392,412)	—	(697)	(144,795)	(537,904)
Reclassifications	130,926	275	11,794	(138,953)	4,042
Retirement/disposal	—	(288)	(84,213)	—	(84,501)
At December 31	1,526,499	126,057	1,999,419	153,020	3,804,995
Accumulated Depreciation					
At January 1	—	67,353	555,607	—	622,960
Depreciation (Notes 19 and 20)	—	7,691	90,789	—	98,480
Reclassification to real estate held for sale (Note 6)	—	—	(216)	—	(216)
Retirement/disposal	—	(188)	(15,522)	—	(15,710)
Reclassifications	—	10	—	—	10
At December 31	—	74,866	630,658	—	705,524
Net Book Value	₱1,526,499	₱51,191	₱1,368,761	₱153,020	₱3,099,471

The fair values of the investment properties amounted to ₱18.7 billion as of September 30, 2025 and December 31, 2024, based on third part appraisals performed by an SEC accredited independent appraiser and management appraisal updated using current and period-end values and assumptions. In determining the appropriate class of investment properties, the Group has considered the nature, characteristics and risks of its properties as well as the level of the fair value hierarchy within which the fair value measurements are categorized. This resulted in determining the fair value of investment properties under Level 3 of the fair value hierarchy.

Construction in-progress is mainly attributable to the construction of a building to be held for future lease and the development of the Group's master-planned township with commercial, institutional, and agritourism components. In 2025, the construction in-progress includes ongoing construction of roadworks and land developments in addition to those in-progress in 2024. These projects are expected to be completed in 2028 to 2030.

10. Property and Equipment

September 30, 2025

	Land	Land Improvements	Buildings and Improvements	Leasehold Improvements	Transportation Equipment	Office Furniture and Equipment	Computer Equipment	Construction In-Progress	Total
Cost									
At January 1	P33,497	P12,411	P218,258	P101,641	P36,831	P161,571	P39,036	P126,660	P729,905
Additions	-	15,543	16,782	15,104	1,900	7,425	-	38,476	95,230
Disposals	-	-	-	-	(41)	-	-	-	(41)
Reclassifications (Note 9)	-	300	21,975	26,976	5,291	985	-	(55,392)	135
At September 30	33,497	28,254	257,015	143,721	43,981	169,981	39,036	109,744	825,229
Accumulated Depreciation									
At January 1	-	8,076	128,165	25,784	29,043	98,396	30,549	-	320,013
Depreciation (Notes 19 and 20)	-	1,131	9,376	10,869	2,076	11,672	11	-	35,135
Disposals	-	-	-	-	(2)	-	-	-	(2)
At September 30	-	9,207	137,541	36,653	31,117	110,068	30,560	-	355,146
Net Book Value	P33,497	P19,047	P119,474	P107,068	P12,864	P59,913	P8,476	P109,744	P470,083

December 31, 2024

	Land	Land Improvements	Buildings and Improvements	Leasehold Improvements	Transportation Equipment	Office Furniture and Equipment	Computer Equipment	Construction In-Progress	Total
Cost									
At January 1	P37,456	P12,494	P207,885	P101,641	P37,054	P115,587	P35,860	P54,995	P602,972
Additions	-	-	6,804	-	2,727	9,085	3,176	112,495	134,287
Retirement/disposal	-	-	-	-	(2,950)	(362)	-	-	(3,312)
Reclassifications	(3,959)	(83)	3,569	-	-	37,261	-	(40,830)	(4,042)
At December 31	33,497	12,411	218,258	101,641	36,831	161,571	39,036	126,660	729,905
Accumulated Depreciation									
At January 1	-	7,284	120,075	15,022	28,356	91,190	27,168	-	289,095
Depreciation (Notes 19 and 20)	-	802	8,090	10,762	2,623	4,729	5,942	-	32,948
Reclassifications	-	(10)	-	-	-	-	-	-	(10)
Retirement/disposal	-	-	-	-	(1,936)	2,477	(2,561)	-	(2,020)
At December 31	-	8,076	128,165	25,784	29,043	98,396	30,549	-	320,013
Net Book Value	P33,497	P4,335	P90,093	P75,857	P7,788	P63,175	P8,487	P126,660	P409,892

11. Trade and Other Payables

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Trade		
Third parties	₱153,896	₱199,281
Related companies (Note 15)	58,407	136,176
Commissions payable	164,852	145,792
Deferred credits	68,229	51,944
Accrued expenses	32,429	43,111
Nontrade payable	34,388	34,385
Unearned rent revenue	20,580	23,551
Income tax payable	674	–
Deferred output VAT	106	106
Others	52,307	17,151
	585,868	651,497
Less: noncurrent portion of trade payables	18,698	20,111
	₱ 567,170	₱631,386

Trade payables to third parties are non-interest bearing and are generally on 30–45 days’ term, while trade payables to related companies pertain to various transactions, which include the purchase of investment property from Kensington Ventures Inc. (KVI), an affiliate, in 2023 (see Note 15).

Commissions payable pertains to the excess of the total commissions to be paid under contract over the total commissions paid as of date on open real estate contracts.

Deferred credits mainly pertain to the deposits made by real estate buyers to cover various processing fees in relation to the sale of real estate inventories including, but not limited to, fees related to transfer of title and water and electricity connection fees.

Accrued expenses mainly include accruals made for interest and utilities.

Unearned rent revenue represents advanced payments from lessees.

Nontrade payable represents the unpaid consideration payable to Davao Centre Felcris Inc. (DCFI) exclusive of VAT, as a result of the business combination entered into by the Group. This payable is secured by a guarantee from ANFLOCOR (see Note 15).

Cash and non-cash movements of the nontrade payable and the related unamortized discount in 2025 and 2024 are as follows:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Nontrade Payable		
At January 1	₱37,242	₱43,912
Payments	(1,043)	(6,670)
At September 30/ December 31	36,199	37,242
Unamortized Discount		
At January 1	₱2,857	₱4,551
Amortization	(1,046)	(1,694)
At September 30/December 31	1,811	2,857
	34,388	34,385
Less current portion	15,690	14,274
Noncurrent portion	₱18,698	₱20,111

Accretion of interest expense on unamortized discount amounted to ₱1.0 million and ₱1.1 million each period for the nine (9) months ended September 30, 2025 and 2024. This was recorded as part of “Interest and other financing charges expense” in the unaudited interim condensed consolidated statements of comprehensive income.

12. Bank Loans

The Group’s bank loans consist of short-term peso denominated loans obtained from local banks for working capital requirements with carrying value amounting to ₱950.4 million and ₱399.5 million as of September 30, 2025 and December 31, 2024, respectively.

These loans bear annual interest of 5.75% to 7.5% and 5.75% to 7.71% in 2025 and 2024, respectively. These are payable over a period of one (1) to 12 months. These loans are collateralized by a continuing suretyship from ANFLOCOR (see Note 15).

The table below shows cash and non-cash movements of bank loans:

At January 1, 2024	₱224,400
Additions	249,445
Payments	(74,307)
At December 31, 2024	399,538
Additions	1,150,000
Payments	(599,168)
At September 30, 2025	₱950,370

Total interest expense recognized as part of “Interest and other financing charges” in the interim consolidated statements of comprehensive income amounted to ₱29.4 million, and ₱19.4 million for the nine (9) months ended September 30, 2025 and 2024, respectively (see Note 13).

13. Long-Term Debt

The Group’s long-term debt is composed of the following:

Year Availed	Interest Rate	Payment Terms	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Local bank 1				
2022	7.59%	Payable quarterly with 1-year grace period up to December 17, 2027	₱167,755	₱223,666
2022	7.60%	Payable quarterly with 1-year grace period up to December 17, 2027	178,937	238,576
2023	7.66%	Payable quarterly with a 1-yr grace period up to December 17, 2027	101,250	135,000
			447,942	597,242
Local bank 2				
2018	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	140,400	172,800
2019	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	421,200	518,400

(Forward)

Year Availed	Interest Rate	Payment Terms	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
2021	4.74%	Payable quarterly with a 1-year grace period up to September 17, 2026	₱25,000	₱43,750
2021	5.82%	Payable quarterly with a 1-year grace period up to September 17, 2026	17,500	30,625
2021	5.88%	Payable quarterly with a 1-year grace period up to September 17, 2026	15,000	26,250
2022	6.20%	Payable quarterly with a 1-year grace period up to September 17, 2026	17,500	30,625
2023	7.65%	Payable quarterly with a 2-year grace period up to January 13, 2028	75,000	90,000
2023	7.95%	Payable quarterly with a 2-year grace period up to January 13, 2028	41,667	50,000
2023	7.58%	Payable quarterly with a 2-year grace period up to January 13, 2028	83,333	100,000
2023	7.82%	Payable quarterly with a 2-year grace period up to January 13, 2028	41,667	50,000
2023	7.48%	Payable quarterly with a 2-year grace period up to January 13, 2028	50,000	60,000
2023	7.46%	Payable quarterly with a 2-year grace period up to January 13, 2028	208,333	250,000
			1,136,600	1,422,450
Local bank 3				
2021	4.00%	Payable quarterly with a 2-year grace period up to January 12, 2031	281,875	320,312
2023	6.56%	Payable quarterly with a 2-year grace period up to January 12, 2031	61,875	70,312
			343,750	390,624
			1,928,292	2,410,316
Less current portion			708,242	657,541
Noncurrent portion			₱1,220,050	₱1,752,775

These loans are collateralized by a continuing suretyship from ANFLOCOR (see Note 15).

The loans are covered by an agreement which provides certain restrictions and requirements for the Group to maintain certain financial ratios. The table below shows the externally imposed requirements that are complied with by the Group as of September 30, 2025 and December 31, 2024.

	Required Ratio
Debt to equity ratio	Not greater than 1.5:1
Debt service ratio	Not less than 1:1
Current ratio	Not less than 1:1

Total interest expense recognized as part of “Interest and other financing charges” in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱117.2 million and ₱146.9 million for the nine (9) months ended September 30, 2025 and 2024, respectively. Total interest capitalized presented as part of “Construction in Progress” under property and equipment amounted to nil for the nine (9) months ended September 30, 2025 and 2024 (see Note 10)

Interest and Other Financing Charges

Details of the Group's interest and other financing charges for nine (9) months ended September 30, 2025 and 2024 recognized in the unaudited interim condensed consolidated statements of comprehensive income are as follows:

	September 30, 2025	September 30, 2024
	(Unaudited)	(Unaudited)
Interest expense		
Long-term debts	₱117,156	₱146,940
Bank loans (Note 12)	29,393	19,365
Bank charges	39,565	1,429
Nontrade payable (Note 11)	1,046	1,127
Lease liabilities (Note 17)	2,698	2,257
	₱189,858	₱171,118

14. Refundable Deposits

Refundable deposits pertain to security deposits given by the Group's tenants at the start of the lease term. This is equivalent to two (2) months of rent and will be applied against damages caused or done to the property or returned to the tenants upon termination of the contract. As of September 30, 2025 and December 31, 2024, the Group's refundable deposits amounted to ₱75.4 million and ₱66.3 million, respectively.

15. Related Party Transactions

Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Group, in its regular course of business, has transactions with related parties, which principally consists of the following:

- a. The Group incurred support services fees in accordance with its service agreement with ANFLOCOR. Total support services fees incurred amounted to ₱12.9 million and ₱14.3 million for the nine (9) months ended September 30, 2025 and 2024, respectively (see Note 11).
- b. Various properties of the Group and its related companies are covered by a mortgage for the long-term debt obtained by the Group and ARDC. All of the bank loans and some of the long-term debt of the Group are also collateralized with a continuing suretyship from ANFLOCOR (see Notes 9, 12 and 13).
- c. In December and August 2024, the Group acquired parcels of land situated in Brgy. Limao, Island Garden City of Samal, Davao del Sur and in Brgy. Cagangohan, Panabo City, Davao del Norte from ANFLOCOR, for a total cash consideration of ₱95.6 million. This transaction has been settled in 2024.
- d. In 2023, the Group acquired a parcel of land from its affiliate, KVI, for a total consideration of ₱74.1 million. The outstanding balance for this transaction amounted to ₱27,774 and

₱26.2 million as of September 30, 2025 and December 31, 2024, respectively, and are payable on demand.

- e. The Group leases out office spaces to related parties for a period of one (1) to 10 years (up to January 31, 2033), renewable for another five (5) to 10 years upon mutual agreement of both parties (see Note 17).
- f. The Group availed services of ANFLOCON for the construction and project management of the Group's various real estate projects such as Ameria, Harborview Estates, Bridgeport, Kahi Estates, and Agriya Gardens. In relation to this, the Group has also covered electricity and water charges for ANFLOCON, which the Group charges the latter.
- g. The Group availed services and incurred expenses on restaurants, catering and other related services provided by establishments owned by KVI. The outstanding balance for these transactions amounted to nil as of September 30, 2025 and ₱0.3 million as of December 31, 2024.
- h. The Group availed services of NESTFARMS for landscaping and other related services for the Group's lots located at Brgy. Marapangi, Davao City.
- i. Various purchases and services were availed by the Group from related parties such as, among others, Securus Security Agency Inc. (SSAI) for security services, and ARDC for restaurant and accommodation.
- j. In 2021, ANFLOCOR issued and granted a guarantee for the benefit of DCFI in relation to the asset purchase agreement relating to the business of the latter. ANFLOCOR unconditionally and irrevocably guarantees that all of the Group's obligations under such agreement will be duly and punctually paid and performed. On default by the Group, ANFLOCOR will immediately make each payment and perform each obligation required to be made or performed by the Group under the said agreement. As of September 30, 2025 and December 31, 2024, the carrying value of the long-term nontrade payable related to this acquisition amounted to ₱29.5 million and ₱34.4 million, respectively (see Note 11).

16. Equity

The details of the Parent Company's common and preferred shares as of September 30, 2025 and December 31, 2024 follow:

	Common	Preferred
	(In Thousands, Except Par Value figures and number of shares)	
Authorized shares	₱750,000	₱1,700,000
Par value per share	100	1,000
Issued and outstanding shares	7,500,000	1,618,487

There was an issuance of additional preference share amounting to ₱50.0 million for the nine (9) months period ended September 30, 2025.

On March 22, 2024, the Parent Company's BOD approved the increase in the Parent Company's authorized capital stock (ACS) from ₱2.2 billion divided into 7.5 million common shares with a par value of ₱100 per share and 1.4 million preferred shares with a par value of ₱1,000 per share, to ₱2.5 billion divided into 7.5 million common shares with a par value ₱100 per share and

1.7 million preferred shares with a par value of ₱1,000 per share. The increase in ACS was also approved by the Parent Company's stockholders representing at least two-thirds (2/3) of the outstanding capital stock at a meeting held on March 22, 2024. The SEC approved the increase in ACS on December 26, 2024.

On March 22, 2024, the Parent Company's BOD approved the declaration of cash dividends amounting to ₱30.0 million (₱4.00 per share) and paid to all shareholders of record based on outstanding common shares as of December 31, 2023.

Capital Management

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may issue new common shares or obtain additional funding from its parent company and related companies. To ensure the adequacy of the Group's capital, management prepares annual cash flow forecast projecting the Group's future cash requirements, which is used to assess if additional capital may be required. No changes were made in the objectives, policies or processes in 2025 and 2024.

The Group is exposed to externally imposed capital requirement in relation to its long-term debt (see Note 13).

As of September 30, 2025 and December 31, 2024, the Group considers the following as its core economic capital:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Capital stock		
Common shares	₱750,000	₱750,000
Preferred shares	1,618,487	1,568,487
Additional paid-in capital	207,905	207,905
Retained earnings	1,555,224	1,345,658
	₱4,131,616	₱3,872,050

17. Lease Agreements

The Group has various lease contracts for office spaces. The lease term of these contracts ranges from five (5) to seven (7) years. The applicable rents are also subject to an annual five percent (5%) escalation of which commencement of such are specified in the lease contracts. These lease contracts may be renewed for another period at such terms and conditions which both parties will negotiate three (3) to 12 months prior to the expiration of the contracts.

Set out below, is the rollforward analysis of the Group's right-of-use assets:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Cost		
At January 1	₱100,464	₱87,102
Addition	-	13,362
Reassessment	9,984	-
At September 30/December 31	110,448	100,464

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Accumulated Amortization		
At January 1	₱38,277	₱22,631
Amortization (Note 19)	14,412	15,646
At September 30/December 31	52,689	38,277
Net Book Value	₱57,759	₱62,187

The rollforward analysis of the Group's lease liabilities follows:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
At January 1	₱63,361	₱64,165
Addition	-	12,561
Reassessment	9,984	-
Accretion of interest	2,698	2,987
Payments		
Principal portion	(13,146)	(13,252)
Interest	(2,719)	(3,100)
At September 30/December 31	60,178	63,361
Less current portion of lease liabilities	18,329	18,608
Lease liabilities - net of current portion	₱41,849	₱44,753

18. Revenue

Disaggregated Revenue Information

The Group derives revenue from the transfer of goods and services over time and at a point in time in different product types. Set out below is the disaggregation of the Group's revenue:

By Type	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Revenue from contracts with customers		
Sale of real estate (Note 6)	₱818,122	₱722,947
Hotel operations	71,555	70,019
Other revenue	3,260	1,842
Rental income	382,339	323,416
	₱1,275,276	₱1,118,224

By Customers	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Revenue from contracts with customers		
Real estate buyers (Note 6)	₱818,122	₱722,947
Guests	71,555	70,019
Other customers	3,260	1,842
Lessees	382,339	323,416
	₱1,275,276	₱1,118,224

Sale of Real Estate

The Group's main source of revenue is from contracts with customers involving real estate sales. The disaggregation for this source of revenue is presented as follows:

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
At a point in time		
Industrial lots	₱ –	₱65,000
Residential lots	–	115,581
	₱ –	₱180,581
Over time		
Condominium units	434,430	344,471
Residential house and lots	218,274	197,895
Residential lots	165,418	–
	818,122	542,366
	₱818,122	₱722,947

Rental (see Note 9)

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Lease of space	₱268,348	₱244,513
Office revenue	66,278	37,446
CUSA services	47,713	41,457
	₱382,339	₱323,416

Revenue from lease of space is recognized on a straight-line basis over the lease term.

Hotel Operations

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Room accommodation	₱61,482	₱59,342
Food and beverage	8,354	8,854
Other operated departments	1,719	1,823
	₱71,555	₱70,019

Revenue from room accommodation is revenue from contracts with customers recognized over time at the amount of consideration to which the Group has a right to invoice. All other revenue of the Group from hotel operations is recognized at a point in time.

Other Revenue

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Property management fee	₱2,060	₱479
Ticket fees and leisure sales	1,200	1,363
	₱3,260	₱1,842

The Group derived revenue incidental to its operations which is recognized at a point in time when related services are rendered.

Miscellaneous – net

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Gain on cancellation of real estate contracts	₱8,470	₱834
Processing fees	5,170	2,162
Claims under damaged properties	1,510	–
Penalties	1,501	2,734
Boat services	701	727
Administrative fees	194	152
Events, sponsorships and incentives	122	337
Other hotel services	101	550
Parking fees	56	170
Sale of various materials	39	156
Foreign exchange gain (loss) – net	25	(88)
Gain on disposal of fixed assets	–	375
Others	175	303
	₱18,064	₱8,412

19. Direct Costs and Expenses

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
<i>Real Estate Sales</i>		
Cost of real estate sold (Note 6)	₱481,617	₱444,569
Amortization of costs to obtain contracts (Note 5)	56,589	47,145
	₱538,206	₱491,714

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
<i>Rental Operations</i>		
Depreciation and amortization (Notes 9, 10 and 17)	₱108,804	₱94,874
Outside services	38,777	35,038
Light and water	27,142	24,961
Travel and transportation	20,545	14,908
Maintenance and repairs	16,865	9,162
Salaries, wages and benefits	10,905	9,276
Rental	10,886	7,097
Taxes and licenses	10,443	12,488
Insurance	3,262	4,102
Retirement costs	369	326
Others	627	416
	₱248,625	₱212,648

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
<i>Hotel Operations</i>		
Outside services	₱12,189	₱11,132
Depreciation and amortization (Notes 9 and 10)	9,986	8,236
Room and guest supplies	7,803	7,396
Salaries, wages and benefits	6,783	5,963
Communication, light and water	5,080	5,154
Management and license fees	4,355	4,374
Commissions	1,491	1,414
Advertising and marketing	1,221	1,099
Maintenance and repairs	903	1,209
Insurance	746	787
SSS, Pag-ibig and other contributions	681	646
Travel and transportation	650	745
Retirement costs	246	-
Taxes and licenses	40	24
Others	2,090	2,517
	₱54,264	₱50,696

20. General and Administrative Expenses

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Salaries, wages and benefits	₱69,089	₱54,790
Outside services	68,044	57,799
Taxes and licenses	24,750	24,861
Selling expense	15,285	22,174
Promotions	9,589	5,606
Communication, light and water	6,327	3,669
Travel and transportation	6,207	2,564
Depreciation (Notes 9 and 10)	4,605	4,596
SSS, Pag-ibig and other contributions	4,352	3,148
Maintenance and repairs	3,266	2,442
Entertainment, amusement and Representation	3,132	4,196
Stationery and office supplies	3,001	3,880
Retirement costs	1,873	2,380
Fuel, oil and lubricants	1,852	1,666
Insurance	1,746	3,566
Others	6,731	16,535
	₱229,849	₱213,872

21. Income Tax

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the unaudited interim condensed consolidated statement of comprehensive income are:

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Current	₱9,980	₱7,132
Deferred	(6,587)	(31,602)
	₱3,393	(₱24,470)

22. Operating Segment

Business Segment Information

For management purposes, the Group is organized into three (3) major business units that are largely organized and managed separately. Reporting operating segments are as follows:

- Sale of real estate – primarily engaged in the sale of condominium units, residential houses, residential lots, and industrial lots.
- Leasing operations – primarily engaged in leasing and renting out buildings, industrial lots, warehouses, condominium units, office spaces, commercial spaces and IT Park.
- Hotel operations – engaged in hotel management which includes restaurant and other related services through a Unit License Agreement with Phinma Microtel Hotels, Inc. (formerly Microtel Inns and Suites (Pilipinas), Inc.)

No operating segments have been aggregated to form the above reportable operating segments.

The President monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on revenue, earnings before interest, income taxes and depreciation and amortization (EBITDA) and operating profit or loss, and is measured consistently in the interim consolidated financial statements.

EBITDA is the measure of segment profit (loss) used in segment reporting and comprises of revenues, cost of sales and services and selling and general administrative expenses before interest, taxes and depreciation and amortization.

Group financing and income taxes are also managed per operating segments. Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Business Segments

The following tables present revenue, net income and depreciation and amortization information regarding business segments for the years ended September 30, 2025 and 2024, December 31, 2024 and 2023 and property, plant and equipment additions, total assets and total liabilities for the business segments as of September 30, 2025, December 31, 2024 and 2023.

For the Nine Months Ended September 30, 2025 (Unaudited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Revenue	₱821,382	₱382,339	₱71,555	₱1,275,276
Equity in net earnings of associate	180,114	–	–	180,114
Other income	14,124	4,115	132	18,371
	1,015,620	386,454	71,687	1,473,761
Cost of sales and services (before depreciation and amortization)	538,206	139,821	44,278	722,305
Operating expenses (before depreciation and amortization)	191,511	24,490	9,243	225,244
	729,717	164,311	53,521	947,549
EBITDA	285,903	222,143	18,166	526,210
Other expenses				
Depreciation and amortization	1,797	110,357	11,241	123,395
Interest and other financing charges	140,190	49,032	636	189,858
Pretax income	143,916	62,754	6,289	212,959
Provision for (benefit from) income tax	(726)	4,119	–	3,393
Net income	₱144,642	₱58,635	₱6,289	₱209,566

As of September 30, 2025 (Unaudited)

Segment Assets

Cash	₱74,507	₱53,560	₱18,338	₱146,405
Receivables and contract assets	1,652,726	88,526	16,391	1,757,643
Inventories	962,930	–	–	962,930
Investment in associate	892,365	–	–	892,365
Fixed assets*	1,188,692	2,228,041	157,448	3,574,181
Others	589,379	55,108	73,714	718,201
	₱5,360,599	₱2,425,235	₱265,891	₱8,051,725

Segment Liabilities

Payables and contract liabilities	₱514,991	₱220,116	₱39,153	₱774,260
Short-term and long-term debt	2,404,787	473,875	–	2,878,662
Others	131,575	132,600	–	246,175
	₱3,051,353	₱826,591	₱39,153	₱3,917,097

For the Nine Months Ended September 30, 2024 (Unaudited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Revenue	₱724,789	₱323,416	₱70,019	₱1,118,224
Equity in net earnings of associate	51,116	–	–	51,116
Other income	3,240	4,421	979	8,640
	779,145	327,837	70,998	1,177,980
Cost of sales and services (before depreciation and amortization)	491,714	117,774	42,460	651,948
Operating expenses (before depreciation and amortization)	171,488	29,552	8,236	209,276
	663,202	147,326	50,696	861,224
EBITDA	115,943	180,511	20,302	316,756
Other expenses				
Depreciation and Amortization	1,059	97,577	9,070	107,706
Interest and other financing charges	106,609	63,994	515	171,118
Pretax income	8,275	18,940	10,717	37,932
Provision for income tax	(24,406)	(2,743)	2,679	(24,470)
Net income	₱32,681	₱21,683	₱8,038	₱62,402

As of December 31, 2024 (Audited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Segment Assets				
Cash	₱199,495	₱89,603	₱32,889	₱321,987
Receivables and contract assets	1,381,220	59,971	8,866	1,450,057
Inventories	1,011,943	–	–	1,011,943
Investment in associate	712,251	–	–	712,251
Fixed assets*	1,176,279	2,246,498	148,773	3,571,550
Others	515,660	70,891	66,430	652,981
	₱4,996,848	₱2,466,963	₱256,958	₱7,720,769
Segment Liabilities				
Payables and contract liabilities	₱573,171	₱162,601	₱37,510	₱773,282
Short-term and long-term debt	2,214,291	595,563	–	2,809,854
Others	135,908	126,663	–	262,571
	₱2,923,370	₱884,827	₱37,510	₱3,845,707

**Includes property and equipment, and investment properties*

23. Earnings Per Share

The following table presents information necessary to calculate basic earnings per share on consolidated net income (amounts in thousands, except basic earnings per share and number of shares):

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Net income	₱209,566	₱62,403
Divided by weighted average number of common shares	7,500	7,500
Basic/diluted earnings per share	₱27.94	₱8.32

There were no potentially dilutive ordinary shares as at September 30, 2025 and 2024.

24. Financial Instruments

The following methods and assumptions are used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such value:

- *Cash and cash equivalents, trade and other receivables, trade and other payables (excluding deferred credits, unearned rent revenue, statutory payable, and income tax payable) and bank loans.* The carrying amounts of these financial instruments approximate their fair values due to relatively short-term maturity of these financial instruments.
- *Noncurrent trade receivables.* The carrying amounts in the financial statements also reflect the face value of the receivables. The amount of unrecognized discount to carry them at present value is not material to affect the fair presentation of the financial statements.
- *Long-term debt.* The fair value of long-term debt is based on the present value of future cash flows discounted using current rates available for debt with the same profile as of reporting date (Level 3). Discount rates used as of September 30, 2025 and December 31, 2024 range

from 6.62% to 6.97% and 6.71% to 7.12%, respectively. The carrying value of long-term debt amounted to ₱1.9 billion and ₱2.4 billion as of September 30, 2025 and December 31, 2024, respectively. The fair values amounted to ₱1.8 billion and ₱2.1 billion as of September 30, 2025 and December 31, 2024, respectively.

- *Refundable deposits.* The fair value of refundable deposits approximates the carrying values as the timing and related amounts of future cash flows cannot be reasonably and reliably estimated for purposes of establishing their fair values using an alternative valuation technique.

As of September 30, 2025 and December 31, 2024, the Group has no financial instruments measured at fair value.

25. Financial Risk Management Objectives and Policies

The Group's principal financial instrument pertains to its long-term debt and bank loans. The main purpose of these financial instruments is to finance for the Group's operations. The Group also has various financial instruments such as cash and cash equivalents, trade receivables, and trade and other payables (excluding deferred credits, unearned rent revenue, statutory payables and income tax payable), which arise directly from its operations. The main risks arising from the Group's financial instruments are credit risk and liquidity risk.

The BOD reviews and approves the Group's risk management objectives and policies as summarized below.

a. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions. In general, the Group trades with its related companies and recognized, credit-worthy third parties. The maximum exposure to credit risk for the Group's financial assets and contract assets at the reporting date is the carrying amounts as disclosed in Notes 3, 4 and 5.

The Group applies the PFRS 9 simplified approach to measuring ECL which uses a lifetime expected loss allowance for trade receivables and contract assets and the general approach is applied for all other financial assets.

- For cash in banks and cash equivalents, the Group applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Group's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Group uses the ratings from the external credit rating agencies to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs. While cash is also subject to the impairment requirements of PFRS 9, the identified impairment loss was immaterial.
- For trade receivables and contract assets from real estate sales, customer credit risk is managed primarily through credit review procedures for certain installment payment structures. Exposure to bad debts is not significant as title to real estate properties are not

transferred to the buyers until full payment has been made and the requirement for remedial procedures is minimal given the profile of buyers.

- For trade receivables from leasing operations, the Group's exposure to credit risk is influenced mainly by the assessment made according to the Group's criteria prior to entering into lease agreements with prospective tenants. In accordance with the provisions of the contracts, tenants are required to pay advance rentals and refundable deposits, which helps reduce the Group's credit exposure in case of defaults. An impairment analysis is performed at each reporting date on an individual basis for major tenants. The credit quality is further classified and assessed by reference to historical information about each of the counterparty's historical default rates. Based on assessment of qualitative and quantitative factors that are indicative of the risk of default, the Group has assessed that the outstanding balances are exposed to low credit risk. ECL on these balances have therefore been assessed to be amounting to ₱0.6 million as of September 30, 2025 and December 31, 2024.
- For all other receivables, the Group's exposure to credit risk is influenced mainly by the individual characteristics of each counterparty. To measure the expected credit losses, these trade receivables have been grouped based on shared credit risk characteristics and the days past due. The expected loss rates are based on the payment profiles of revenues/sales and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers or counterparties to settle the receivables. Based on assessment of qualitative and quantitative factors that are indicative of the risk of default, the Group has assessed that the outstanding balances are exposed to low credit risk. ECL on these balances have therefore been assessed as insignificant.

The Group considers a financial asset in default when contractual payments are past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual cash flows in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Concentration Risk

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

b. Liquidity Risk

Liquidity risk is the risk that the Group will be unable to meet its payment obligations when they fall due under normal and stress circumstances. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans. The Group monitors its risk of a shortage of funds by considering the maturity of both its financial instruments and financial assets and projected cash flows from operations.

The tables below summarize the maturity profile of the Group's financial liabilities based on contractual undiscounted payments as of September 30, 2025 and December 31, 2024:

September 30, 2025 (Unaudited)

	Total	On Demand	Less Than One Year	More Than One Year
Financial Liabilities:				
Trade and other payables*	₱ 442,802	₱ 442,802	₱ –	₱ –
Nontrade payable	36,199	–	11,269	24,930
Bank loans	950,370	–	950,370	–
Long-term debt	1,928,292	–	708,242	1,220,050
Future interest on bank loans and long-term debt	382,851	–	225,786	157,065
Refundable deposits	75,432	–	–	75,432
Lease liabilities	77,912	–	21,569	56,343
Total undiscounted financial liabilities	₱ 3,893,858	₱ 442,802	₱1,917,236	₱1,533,820

*Excluding deferred credits, unearned rent revenue, statutory payables, and income tax payable

December 31, 2024 (Audited)

	Total	On Demand	Less Than One Year	More Than One Year
Financial Liabilities:				
Trade and other payables*	₱521,748	₱521,748	₱ –	₱ –
Nontrade payable	37,242	–	15,564	21,678
Bank loans	399,538	–	399,538	–
Long-term debt	2,410,316	–	657,542	1,752,774
Future interest on bank loans and long-term debt	382,851	–	225,786	157,065
Refundable deposits	66,279	–	–	66,279
Lease liabilities	68,610	–	21,403	47,207
Total undiscounted financial liabilities	₱3,886,584	₱521,748	₱1,319,833	₱2,045,003

*Excluding deferred credits, unearned rent revenue, statutory payables, and income tax payable

The financial liabilities in the above table are gross undiscounted cash flows. However, these amounts may be settled using liquid assets such as cash and cash equivalents and trade receivables. Furthermore, available credit lines may also be used to manage liquidity.

DAMOSIA LAND, INC. AND SUBSIDIARIES
INDEX TO THE SUPPLEMENTARY SCHEDULES

Schedule	Contents
A	Financial Assets
B	Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)
C	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements
D	Long-term Debt
E	Indebtedness to Related Parties
F	Guarantees of Securities of Other Issuers
G	Capital Stock

SCHEDULE A

DAMOSALAND, INC. AND SUBSIDIARIES
FINANCIAL ASSETS
SEPTEMBER 30, 2025
(Amounts in Thousands)

Name of Issuing entity and Association of Each Issue	Number of Shares or Principal Amount of Bonds and Notes	Amount shown in the Consolidated Statement of Financial Position	Value Based on Market Quotation at End of Reporting Period	Income Received and Accrued
Cash and Cash Equivalents				
<i>Cash on hand</i>				
Damosa Land, Inc. and Subsidiaries		P907	P907	P-
<i>Cash in bank</i>				
Security Bank Corporation		67,299	67,299	53
BDO Unibank, Inc.		42,500	42,500	123
Rizal Commercial Banking Corporation		11,056	11,056	14
Metropolitan Bank and Trust Company		9,106	9,106	8
Bank of the Philippine Islands		8,138	8,138	7
Development Bank of the Philippines		3,822	3,822	5
Land Bank of the Philippines		1,196	1,196	-
Philippine National Bank		872	872	1
China Banking Corporation		161	161	-
Asia United Bank		107	107	-
Philippine Business Bank		60	60	-
<i>Cash equivalents</i>				
Rizal Commercial Banking Corporation		1,181	1,181	2
		P146,405	P146,405	P213

SCHEDULE B

DAMOSIA LAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS,
EMPLOYEES, RELATED PARTIES,
AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES)
SEPTEMBER 30, 2025

Name and Designation of Debtor	December 31, 2024	Additions	Amounts collected	Amounts written off	Current	Noncurrent	September 30, 2025
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– Not applicable –

The Group's receivable from officers and employees pertain to ordinary purchases to usual terms, travel and expense advances and other transactions arising from the Group's ordinary course of business.

This schedule shall be filed with respect to each person among the directors, officers, employees, and principal stockholders (other than related parties) from whom an aggregate indebtedness of more than ₱1,000,000 or one percent (1%) of total assets, whichever is less, is owed.

For the purpose of this schedule, all amounts receivable from such persons for purchases subject to usual terms, for ordinary travel and expense advances and for other such items arising in the ordinary course of business are excluded.

SCHEDULE C

**DAMOSALAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM
RELATED PARTIES WHICH ARE ELIMINATED
DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

Related Party	Nature of Affiliation	Nature of Transaction	Terms and Conditions	2025
Damosa Workspace Solutions, Inc.	Wholly-owned by the Parent Company	Intercompany charges	On demand, non-interest bearing, unsecured, no impairment	₱91,348

SCHEDULE D

DAMOSALAND, INC. AND SUBSIDIARIES
LONG-TERM DEBT
SEPTEMBER 30, 2025
(Amounts in Thousands)

Title of Issue and Type of Obligation	Amount Authorized by Indenture	Amount shown under Caption "Current Portion of Long-term Debt" in related Consolidated Statement of Financial Position	Amount shown under Caption "Long-term Debt" in related Consolidated Statement of Financial Position
<i>Bank loan - Philippine Peso</i>			
Local Bank 1	P178,937	P78,937	P100,000
Local Bank 1	167,755	74,005	93,750
Local Bank 1	101,250	45,000	56,250
Local Bank 2	75,000	30,000	45,000
Local Bank 2	41,667	16,667	25,000
Local Bank 2	83,333	33,333	50,000
Local Bank 2	41,667	16,667	25,000
Local Bank 2	50,000	20,000	30,000
Local Bank 2	208,333	83,333	125,000
Local Bank 2	140,400	43,200	97,200
Local Bank 2	421,200	129,600	291,600
Local Bank 2	25,000	25,000	-
Local Bank 2	17,500	17,500	-
Local Bank 2	15,000	15,000	-
Local Bank 2	17,500	17,500	-
Local Bank 3	281,875	51,250	230,625
Local Bank 3	61,875	11,250	50,625
	P1,928,292	P708,242	P1,220,050

SCHEDULE E

**DAMOSIA LAND, INC. AND SUBSIDIARIES
INDEBTEDNESS TO RELATED PARTIES
SEPTEMBER 30, 2025**

Name of Related Party	Balance at Beginning of Period	Balance at End of Period
– Not Applicable –		
<i>The Group does not have long-term loans from related companies in its consolidated statements of financial position.</i>		

SCHEDULE F

**DAMOSIA LAND, INC. AND SUBSIDIARIES
GUARANTEES OF SECURITIES OF OTHER ISSUERS
SEPTEMBER 30, 2025**

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
– Not Applicable –				
<i>The Group does not have any guarantees of securities of other issuing entities by the Company for which the statement is filed.</i>				

SCHEDULE G**DAMOSIA LAND, INC. AND SUBSIDIARIES
CAPITAL STOCK
SEPTEMBER 30, 2025**

<u>Title of Issue</u>	<u>Number of Shares Authorized</u>	<u>Number of Shares Issued and Outstanding as shown under related Consolidated Statement of Financial Position Caption</u>	<u>Number of Shares Reserved for Options, Warrants Conversion and Other Rights</u>	<u>Number of Shares held by Related Parties</u>	<u>Number of Shares held by Directors, Officers and Employees</u>	<u>Number of Shares held by Others</u>
Common shares	7,500,000	7,500,000	—	6,123,638	889,244	487,118
Preferred shares	1,700,000	1,618,487	—	1,355,377	10,133	252,977

DAMOSA LAND, INC. AND SUBSIDIARIES
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
SEPTEMBER 30, 2025 AND 2024, AND DECEMBER 31, 2024

	September 30 2025	December 31 2024	September 30 2024
Liquidity and Solvency			
Current ratio	1.24	1.64	
$\frac{\text{Current assets}}{\text{Current liabilities}}$			
Acid-test ratio	0.14	0.28	
$\frac{\text{Cash + Accounts Receivable}}{\text{Current liabilities}}$			
Solvency ratio	0.95	0.99	
$\frac{\text{Total liabilities}}{\text{Total equity}}$			
Debt-to-equity ratio	0.70	0.73	
$\frac{\text{Total debt}}{\text{Total equity}}$			
Asset-to-equity ratio	1.95	1.99	
$\frac{\text{Total assets}}{\text{Total equity}}$			
Interest rate coverage ratio	2.45	1.62	
$\frac{\text{Earnings before interest and taxes}}{\text{Interest expense}}$			
Profitability			
Return on equity	0.0523	0.0366	0.0187
$\frac{\text{Net income}}{\text{Ave. total equity}}$			
Return on assets	0.0266	0.0175	0.0085
$\frac{\text{Net income}}{\text{Ave. total assets}}$			
Profit margin	0.164	0.082	0.056
$\frac{\text{Net income}}{\text{Net revenues}}$			

OTHER INFORMATION
SEPTEMBER 30, 2025

Developments as of September 30, 2025

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| A. New project or investments in another line of business or corporation | None | |
| B. Composition of Board of Directors (As of May 19, 2025) | Maria Linda F. Lagdameo
Ricardo Luis Mateo F. Lagdameo
Ricardo R. Floirendo
Vicente R. Floirendo
Maria Cristina F. Brias
Maria Theresa R. Floirendo | Chairman
President
Director
Director
Corporate Secretary
Treasurer |
| C. Performance of the corporation or result/progress of operations | Please see unaudited interim condensed consolidated financial statements. | |
| D. Declaration of dividends | None | |
| E. Contracts of merger, consolidation, or joint venture; contract of management, licensing, marketing, distributorship, technical assistance, or similar agreements | None | |
| F. Offering of rights, granting of Stock Options and corresponding plans therefore | None | |
| G. Acquisition of additional mining claims or other capital assets or patents, formula, real estate | None | |
| H. Other information, material events, or happenings that may have affected or may affect the market price of the security | None | |
| I. Transferring of assets, except in the normal course of business | None | |

Other Notes to 3Q 2025 Operations and Financials

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| J. Nature and amount of items affecting assets, liabilities, equity, or net income that are unusual because of their nature, size, or incidents | None |
| K. Nature and amount of changes in estimates of amounts reported in prior periods and their material effect in the current period | None |

L. New financing through loans / Issuances, repurchases, and repayments of debt and equity securities	Please see Notes to Unaudited Interim Condensed Consolidated Financial Statements (Notes 12, 13 and 16)
M. Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period	None
N. The effect of changes in the composition of the issuer during the interim period including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations	None
O. Changes in contingent liabilities or contingent assets since the last annual balance sheet date	None
P. Other material events or transactions during the interim period	Damosa Land Inc. became the first in the Philippines to secure Securities and Exchange Commission (SEC) approval for a rental pool program under the newly launched Securing and Expanding Capital in Real Estate Non-Traditional Securities (SEC RENT) framework.
Q. Existence of material contingencies during the interim period; events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation	None
R. 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	None
S. Material commitments for capital expenditures, general-purpose and expected sources of funds	For the year, Damosa Land, Inc. continues the development of Bridgeport Park, Agriya Gardens and Kahi Estates. These will be funded by loans obtained from local banks.
T. Known trends, events, or uncertainties that have had or that are reasonably expected to have an impact on sales/revenues/ income from continuing operations	Damosa Land, Inc's performance will remain parallel to the country's overall economic standing. Interest rate fluctuations may likewise affect the real estate industry, including the Group.
U. Significant elements of income or loss that did not arise from continuing operations	None

- | | |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V. Causes for any material change/s from period to period, in one, or more line items of the financial statements | Please see Notes to Unaudited Interim Condensed Consolidated Financial Statements |
| W. Seasonal aspects that had a material effect on the financial condition or results of operations | The Group's development operations are dependent on market conditions and the timing of project launches depend on several factors such as completion of plans and permits and appropriate timing in terms of market conditions and strategy. Development and construction work follow target completion dates committed at the time of project launch. |
| X. Disclosures not made under SEC Form 17-C | None |

Management’s Discussion and Analysis of the Results of Operation and Financial Condition

Review of THIRD QUARTER (3Q) of 2025 operations vs. 3Q 2024

RESULT OF OPERATIONS

Damosa Land Inc. and Subsidiaries (collectively referred to as the “Group”) shows a steady 14% topline growth from the as of 3rd quarter of last year’s revenue, driven by higher contributions from both leasing and real-estate sales, reflecting sustained market confidence in the Group’s property portfolio.

Total costs and expenses likewise increased by 11% to ₱1.2 billion, resulting in a net operating income of ₱14.5 million, an improvement of 166% from the ₱21.8 million loss recorded last year. Bulk of revenue is expected to be recognized in the last quarter of the year derived from the additional real estate building construction.

Other income rose significantly by 232% to ₱198.4 million, primarily due to stronger equity share in earnings from associates. Consequently, the Group registered a net income of ₱209.5 million, marking a ₱147.2 million (236%) increase year-on-year.

Overall profitability improved as net income margin expanded to 17% in 2025 from 6% in 2024, indicating more efficient operations and higher returns on the Group’s recurring-income portfolio.

DAMOSALAND INC AND SUBSIDIARIES

Material Changes in Line items of registrant’s Statement of income and Comprehensive income

Income Statements (In PHP Thousands)			Horizontal Analysis		Vertical Analysis	
	Sep 2025	Sep 2024	Change	Change (%)	2025	2024
REVENUES	1,275,276	1,118,224	157,052	14%	100%	100%
COST AND EXPENSES (excl. interest)	1,260,802	1,140,048	120,754	11%	99%	102%
OPERATING PROFIT (LOSS)	14,474	(21,824)	36,298	166%	1%	-2%
OTHER INCOME - NET						
Interest Income	307	228	79	35%	0%	0%
Equity in net earnings of associate	180,114	51,116	128,998	252%	15%	5%
Miscellaneous income (expense)	18,064	8,412	9,652	115%	1%	1%
	198,485	59,756	138,729	232%	16%	6%
INCOME BEFORE TAX	212,959	37,932	175,027	461%	17%	4%
PROVISION FOR INCOME TAX	3,393	(24,470)	27,863	-114%	0%	-2%
NET INCOME	209,566	62,402	147,164	236%	17%	6%

Business Segments

Sale of Real Estate

Revenue from real-estate sales amounted to ₱810.7 million, a 12% increase from ₱724.8 million in the same period last year. The increase is attributed to the continued market acceptance of the Group's residential and mixed-use projects, particularly Bridgeport Park, Agriya Gardens, and Kahi Estates, complemented by sales of remaining inventories from previously launched developments.

EBITDA for this segment reached ₱257.1 million, improving from ₱115.9 million in 2024. The EBITDA margin strengthened to 32% from 16%, underscoring improved cost management and healthy gross profit margin.

Leasing Operations

Leasing operations delivered another strong performance, generating ₱382.3 million in revenues, up 18.2% from ₱323.4 million a year earlier. The double-digit growth was driven by higher occupancy levels across the Group's office, commercial, and industrial spaces, including its flexible workspace operations in Davao and additional flexible workspace in Cagayan de Oro launched in November 2024.

EBITDA surged to ₱232.9 million from ₱180.5 million, translating to a robust EBITDA margin of 61% (from 56%). The segment continues to provide a stable recurring-income base, supported by long-term lease agreements and consistent tenant renewals.

Hotel Operations

Both Microtel Davao and Microtel Gensan registered ₱71.5 million in revenues, slightly up from ₱70.0 million in 2024 (2.2% growth). The steady performance reflects a healthy and sustained tourism trend within Davao Region and neighboring areas, following the post-pandemic recovery in domestic travel.

EBITDA margin remained healthy at 25%, albeit a bit lower with prior-year performance, supported by efficient hotel management and stable average daily rates.

Equity in Net Earnings of Associate

The Group's equity in net earnings of associate – mainly from Accendo Commercial Corporation ("Accendo") – rose by ₱129.0 million or 252%, from ₱51.1 million in 2024 to ₱180.1 million in 2025. The improvement was driven by a mix of higher mall occupancy and tenant sales and real estate sales revenue, reflecting Accendo's strong performance and profitability.

Expenses

Total costs and expenses (excluding interest) for the period ended September 30, 2025 amounted to ₱1.1 billion, representing a ₱0.1 billion or 10% increase from ₱1.0 billion in the same period of 2024. The steady rise in expenses is generally in line with the 14% revenue growth during the period.

For the real estate sales segment, costs and operating expenses increased by ₱73.8 million in proportion to sales, driven by higher development and selling activities related to ongoing residential projects such as Bridgeport, Agriya, and Kahi Estates. Gross profit margin

averages at 30%, indicating efficient cost management despite inflationary pressures on construction materials and labor.

In leasing operations, costs and expenses slightly rose to support higher occupancy levels and continued maintenance of the Group's commercial and industrial spaces. A notable item within this segment is the ₱13.9 million increase in depreciation, mainly attributable to the recognition of depreciation expense for leasehold improvements in multiple commercial properties and the additional flexible workspace in Cagayan De Oro. Despite this increase, leasing maintained strong profitability with a 61% EBITDA margin.

For hotel operations, costs and operating expenses were relatively steady year-on-year, consistent with the moderate 2.2% revenue increase. Operational efficiency was maintained through prudent cost control measures and improved utilization of in-house resources, resulting in a sustained EBITDA margin of 25%.

Overall, the controlled increase in expenses reflects the Group's balanced cost structure and operational scalability, as it continues to invest in growth while maintaining stable margins across its business segments.

Capital Expenditures

Total capital expenditures as of third quarter of 2025 amounted to ₱560 million. 76% was spent on residential projects, 18% on leasing and hotel projects, 3% on industrial development and 3% for corporate cost.

Miscellaneous Income (expense)

Net increase in miscellaneous income (expense) is mainly attributable to the following:

- Gain on cancellation of real estate contracts by ₱7.6 million
- Processing fees of residential contracts by ₱3.0 million

Financial Position

Assets

Current assets rose to ₱3.1 billion from ₱3.0 billion at year-end 2024.

Cash and cash equivalents decreased to ₱146.4 million from ₱321.0 million, primarily due to construction outflows and scheduled debt repayments.

Trade and other receivables increased to ₱202.0 million from ₱181.2 million, reflecting billings and collections related to leasing operations.

Contract assets (current portion) rose slightly to ₱1.0 billion, consistent with continuing construction progress and revenue recognition under the percentage-of-completion method.

Real estate held for sale remained stable at ₱1.0 billion, reflecting steady inventory turnover across ongoing residential projects.

Prepayments and other current assets grew to ₱670.1 million, due to advances to contractors and suppliers for various project and operational requirements and prepaid income taxes due to higher CITW from sale of real properties and lease, and lower tax due (MCIT position).

Noncurrent Assets increased by ₱0.3 billion (6%), from ₱4.7 billion to ₱5.0 billion.

Investment in associates rose to ₱892.4 million from ₱712.3 million, driven by the Group's share in the improved earnings of Accendo.

Liabilities

Total liabilities increased to ₱4.0 billion from ₱3.8 billion as of December 2024.

Current liabilities increased by ₱0.6 billion (25%) from ₱1.8 billion., mainly due to the additional bank loans.

Bank loans rose to ₱950.1 million from ₱399.5 million, reflecting drawdowns to fund working capital and project development.

Current portion of long-term debt increased to ₱708.0 million from ₱657.5 million, consistent with scheduled repayments.

Trade and other payables declined to ₱567.2 million from ₱631.4 million, following payments to suppliers and contractors.

Noncurrent liabilities totaled ₱1.5 billion, down ₱0.5 billion (36%), largely due to the reduction in long-term debt (net of current portion) to ₱1.2 billion from ₱1.8 billion, reflecting regular principal repayments.

Refundable deposits increased modestly to ₱75.4 million from ₱66.3 million, while other noncurrent liabilities such as lease and pension obligations remained steady.

Equity

Total equity increased to ₱4.1 billion, up by ₱0.2 billion (7%) from ₱3.9 billion as of December 2024.

The increase was mainly driven by **retained earnings**, which grew to ₱1.5 billion from ₱1.3 billion, reflecting the net income earned during the 3rd quarter of 2025.

Preferred shares also rose slightly to ₱1.6 billion due to additional subscriptions, while common shares and additional paid-in capital remained unchanged.

The equity-to-assets ratio stood at 49%, consistent with the prior year, underscoring the company's strong capitalization and stable financial structure.