



SECURITIES AND EXCHANGE COMMISSION

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1209 Trunk Line No:02-5322-7696 Email Us:www.sec.gov.ph/imessagemo@sec.gov.ph



The following document has been received:

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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: March 31, 2026

Submission Type: Original Filing

Remarks: None

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)

March 31, 2026
(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 **March 31, 2026**
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. Angliongto, 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 March 31, 2026

<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:



VIRGMARIE O. BACALSO

Senior Assistant Vice President – Finance

May 13, 2026

Damosa Land, Inc. and Subsidiaries

Unaudited Interim Condensed Consolidated
Financial Statements

As of March 31, 2026 with Comparative Figures as of
December 31, 2025 and for the Three Months Ended
March 31, 2026 and 2025

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

11

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

-

CONTACT PERSON'S ADDRESS

42 AGUSAN CIRCLE, INSULAR VILLAGE, 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)

	March 31 2026 (Unaudited)	December 31 2025 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 3)	P229,771	P353,406
Trade and other receivables (Note 4)	450,409	268,777
Current portion of contract assets (Note 5)	870,414	829,126
Real estate held for sale (Note 6)	1,097,478	1,081,030
Prepayments and other current assets (Note 7)	608,925	588,067
	3,256,997	3,120,406
Noncurrent Assets		
Contract assets - net of current portion (Note 5)	728,837	728,837
Investment in associate (Note 8)	886,527	938,566
Investment properties (Note 9)	2,999,419	3,019,948
Property and equipment (Note 10)	466,088	467,559
Right-of-use assets (Note 17)	48,151	52,955
Deferred income tax assets - net (Note 21)	593	2,579
Other noncurrent assets (Notes 4 and 7)	54,298	63,007
	5,183,913	5,273,451
TOTAL ASSETS	P8,440,910	P8,393,857
LIABILITIES AND EQUITY		
Current Liabilities		
Trade and other payables (Note 11)	P595,112	P674,501
Contract liabilities (Note 5)	373,733	217,566
Bank loans (Note 12)	834,000	645,000
Current portion of long-term debt (Note 13)	671,172	689,690
Current portion of lease liabilities (Note 17)	20,561	19,979
	2,494,578	2,246,736
Noncurrent Liabilities		
Trade and other payables - net of current portion (Note 11)	12,741	16,056
Long-term debt - net of current portion (Note 13)	1,502,400	1,661,225
Lease liabilities - net of current portion (Note 17)	30,225	35,566
Pension liabilities	32,620	31,461
Deferred tax liabilities - net (Note 21)	84,691	98,815
Refundable deposits (Note 14)	84,313	84,545
	1,746,990	1,927,668
Equity		
Capital stock (Note 16)		
Common shares	750,000	750,000
Preferred shares	1,668,487	1,618,487
Additional paid-in capital (Note 16)	207,905	207,905
Other comprehensive income (loss)	(42,852)	41,068
Retained earnings (Note 16)	1,615,802	1,601,993
	4,199,342	4,219,453
TOTAL LIABILITIES AND EQUITY	P8,440,910	P8,393,857

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

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

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

	For the Three-Months Ended	
	March 31	
	2026	2025
	(Unaudited)	(Audited)
REVENUE (Note 18)	₱344,589	₱281,971
COSTS AND EXPENSES		
Direct costs and expenses (Note 19)		
Real estate sales	109,064	106,704
Rental	79,304	73,584
Hotel operations	19,559	17,364
General and administrative expenses (Note 20)	100,163	70,375
Interest and other financing charges (Notes 11,12, 13 and 17)	64,528	62,495
	372,618	330,522
OPERATING LOSS	(28,029)	(48,551)
OTHER INCOME		
Interest (Notes 3 and 4)	38	72
Equity in net earnings of associate (Note 8)	23,534	28,718
Miscellaneous - net (Note 18)	9,381	5,168
	32,953	33,958
INCOME (LOSS) BEFORE INCOME TAX	4,924	(14,593)
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 21)		
Current	3,255	3,169
Deferred	(12,140)	(16,357)
	(8,885)	(13,188)
NET INCOME (LOSS)	13,809	(1,405)
Basic/diluted earnings (loss) per share (Note 23)	₱1.84	(₱0.19)
OTHER COMPREHENSIVE INCOME		
<i>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods:</i>		
Equity in other comprehensive income (loss) of associate	(83,920)	-
Re-measurement gain (loss) on pension liability, net of tax effect	-	-
TOTAL COMPREHENSIVE LOSS	(₱70,111)	(₱1,405)

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 THREE MONTHS ENDED MARCH 31, 2026 AND 2025**

(Amounts in Thousands)

	<u>Capital Stock (Note 16)</u>			<u>Additional Paid-in Capital (Note 16)</u>	<u>Other Comprehensive Income</u>	<u>Retained Earnings (Note 16)</u>	<u>Total</u>
	<u>Common Class A</u>	<u>Preferred Shares</u>	<u>Total</u>				
At January 1, 2026	P750,000	P1,618,487	P2,368,487	P207,905	P41,068	P1,601,993	P4,219,453
Issuance of shares (Note 16)	–	50,000	50,000	–	–	–	50,000
Net income	–	–	–	–	–	13,809	13,809
Equity in other comprehensive loss of associate	–	–	–	–	(83,920)	–	(83,920)
At March 31, 2026	P750,000	P1,668,487	P2,418,487	P207,905	(P42,852)	P1,615,802	P4,199,342
At January 1, 2025	P750,000	P1,568,487	P2,318,487	P207,905	P3,012	P1,345,658	P3,875,062
Net loss	–	–	–	–	–	(1,405)	(1,405)
Other comprehensive income	–	–	–	–	–	–	–
At March 31, 2025	P750,000	P1,568,487	P2,318,487	P207,905	P3,012	P1,344,253	P3,873,657

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 Three-Months Ended March 31	
	2026	2025
	(Unaudited)	(Audited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	₱4,924	(₱14,593)
Adjustments for:		
Interest and other financing charges (Notes 12 and 13)	64,528	62,495
Depreciation and amortization (Notes 9, 10 and 17)	42,925	39,627
Equity in net earnings of associate (Note 8)	(23,534)	(28,718)
Realization of profit from downstream transaction	(8,347)	-
Net change in pension liability	1,159	829
Gain on disposal of property and equipment	(47)	-
Interest income (Notes 3 and 4)	(38)	(72)
Unrealized foreign exchange loss (gain)	(34)	22
Operating income before working capital changes	81,536	59,590
Decrease (increase) in:		
Trade and other receivables	(180,966)	83,034
Contract assets	(41,288)	(21,756)
Real estate held for sale	(16,448)	(29,654)
Prepayments and other current assets	(23,594)	(22,844)
Increase (decrease) in:		
Trade and other payables	(79,059)	(61,401)
Contract liabilities	156,167	65,530
Refundable deposits	(232)	2,043
Net cash generated (used in) from operations	(103,884)	74,542
Interest received	38	72
Income tax paid	(977)	(154)
Net cash flows from (used in) operating activities	(104,823)	74,460
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Property and equipment (Note 10)	(12,456)	(42,377)
Investment properties (Note 9)	(3,624)	(2,721)
Proceeds from disposal of Property and equipment (Note 10)	80	-
Decrease (increase) in other noncurrent assets	7,971	2,464
Payment of nontrade payable (Note 11)	(1,668)	(1,668)
Net cash flows used in investing activities	(9,697)	(44,302)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from bank loans (Note 12)	499,000	200,000
Payments of:		
Long-term debt (Note 13)	(177,343)	(127,340)
Bank loans (Note 12)	(310,000)	(99,723)
Interest and other financing charges	(65,329)	(61,495)
Lease liability (Note 17)	(4,759)	(4,223)
Interest paid on lease liabilities (Note 17)	(718)	(964)
Proceeds from stock issuance	50,000	-
Net cash flows used in financing activities	(9,149)	(93,745)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		
	34	(22)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(123,635)	(63,609)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	353,406	321,987
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 3)	₱229,771	₱258,378

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

DAMOSALAND, 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

Damosa Land, Inc. (the Parent Company/DAMOSALAND) 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, Damosa Diamond Tower, Damosa 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 ₱1.3 million and ₱0.9 million for the three (3) months ended March 31, 2026 and 2025.

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 March 31, 2026.

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 March 31, 2026.

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 March 31, 2026.

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 March 31, 2026.

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 March 31, 2026.

In 2025, the Parent Company obtained approval from the Securities and Exchange Commission (SEC) for a rental pool program under the Securing and Expanding Capital in Real Estate

Non-Traditional Securities (SEC RENT) Framework. The Parent Company now has secondary license to offer 100 Certificates of Participation to the public.

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 May 14, 2026.

2. Summary of Significant Accounting Policies

Basis of Preparation

The unaudited interim condensed consolidated financial statements as of March 31, 2026 and December 31, 2025 and for the three (3) months ended March 31, 2026 and 2025 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, 2025, 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 March 31, 2026 and December 31, 2025 and for the three (3) months ended March 31, 2026 and 2025, 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 March 31, 2026 and December 31, 2025 and for the three (3) months ended March 31, 2026 and 2025. 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	
		2026	2025
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%
IGACOS Property Management Corporation*	Real estate	92%	92%
IGACOS Prime Estate Corporation*	Real estate	92%	92%
Marapangi Realty Management Corporation*	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%

*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, 2026. Adoption of these pronouncements did not have any significant impact on the interim consolidated financial position or performance of the Group, unless otherwise indicated.

- Amendments to Illustrative Examples on PFRS 7, PFRS 18, PAS 1, PAS 8, PAS 26, and PAS 37, *Disclosures about Uncertainties in the Financial Statements*
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*

- Amendments to PFRS 9 and PFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to PFRS Accounting Standards—Volume 11
 - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*
 - Amendments to PFRS 7, *Gain or Loss on Derecognition*
 - Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities and Transaction Price*
 - Amendments to PFRS 10, *Determination of a ‘De Facto Agent’*
 - Amendments to PAS 7, *Cost Method*

The amendments are effective for annual reporting periods beginning on or after January 1, 2026. Earlier adoption is permitted and that fact must be disclosed. When applying the amendments, an entity cannot restate comparative information

Standards Issued But Not Yet Effective

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, the Group does not expect that the future adoption of the said pronouncements will have a significant impact on the consolidated financial statements. The Group intends to adopt the following pronouncements when they become effective:

Effective Beginning On or After January 1, 2027

- PFRS 18, *Presentation and Disclosure in Financial Statements*
- PFRS 19, *Subsidiaries without Public Accountability*

Deferred Effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

3. Cash and Cash Equivalents

	March 31, 2026	December 31, 2025
	(Unaudited)	(Audited)
Cash on hand and in banks	₱228,588	₱352,224
Cash equivalents	1,183	1,182
	₱229,771	₱353,406

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 ₱22,134 and ₱43,310 for the three (3) months ended March 31, 2026 and 2025, respectively.

4. Trade and Other Receivables

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Trade		
Third parties	₱410,945	₱235,410
Related companies (Note 15)	4,667	2,866
Rental	24,241	23,551
Advances subject to liquidation	7,531	6,590
Nontrade receivables	–	504
Others	13,936	11,433
	461,320	280,354
Less allowance for expected credit loss	643	643
	460,677	279,711
Less noncurrent portion of trade receivables	10,268	10,934
	₱450,409	₱268,777

Trade receivables include receivables from leasing which are non-interest bearing and are generally on 30-day 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 ₱15,000 and ₱28,869 for the three (3) months ended March 31, 2026 and 2025, respectively.

5. Contracts Balances and Costs to Obtain Contract

Contract assets and liabilities

The account consists of the following as of March 31, 2026 and December 31, 2025:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Contract assets		
Current portion	₱870,414	₱829,126
Noncurrent portion	728,837	728,837
Contract liabilities	373,733	217,566

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):

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	₱89,520	₱105,932
Additions	7,341	73,853
Amortization (Note 19)	(16,957)	(90,265)
At March 31/ December 31	₱79,904	₱89,520

6. Real Estate Held for Sale

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	₱1,081,030	₱1,011,943
Construction/development costs	108,251	794,656
Costs of real estate sold (Note 19)	(91,803)	(725,569)
At March 31/ December 31	₱1,097,478	₱1,081,030

Sale of real estate included in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱177.9 million and ₱142.5 million for the three (3) months ended March 31, 2026 and 2025, respectively (see Note 18). Construction of the residential subdivisions and condominium units is on-going as of March 31, 2026 and December 31, 2025.

7. Prepayments and Other Current Assets

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Prepaid income tax	₱325,566	₱310,247
Advances to suppliers	122,661	116,823
Unamortized costs to obtain contract (Note 5)	79,904	89,520
Net input VAT	67,204	64,715
Prepaid insurance	1,317	914
Others	20,308	22,356
	616,960	604,575
Less noncurrent portion of advances to suppliers	8,035	16,508
	₱608,925	₱588,067

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.

	March 31, 2026	December 31, 2025
	(Unaudited)	(Audited)
Cost at January 1 and March 31/December 31	₱46,380	₱46,380
Accumulated equity in net earnings:		
At January 1	849,816	665,442
Equity in net earnings of associate	23,534	197,436
Realization of profit from downstream transaction (Note 19)	8,347	-
Share in dividends declared	-	(13,062)
At March 31/December 31	881,697	849,816
Accumulated equity in other comprehensive income:		
At January 1	42,370	429
Equity in other comprehensive income (loss) of associate	(83,920)	41,941
At March 31/December 31	(41,550)	42,370
	₱886,527	₱938,566

9. Investment Properties

March 31, 2026

	Land	Land Improvements	Buildings and Improvements	Construction in Progress	Total
Cost					
At January 1	₱1,525,090	₱127,613	₱1,999,372	₱167,999	₱3,820,074
Additions	–	–	410	3,214	3,624
At March 31	1,525,090	127,613	1,999,782	171,213	3,823,698
Accumulated Depreciation					
At January 1	–	82,688	717,438	–	800,126
Depreciation (Notes 19 and 20)	–	1,982	22,171	–	24,153
At March 31	–	84,670	739,609	–	824,279
Net Book Value	₱1,525,090	₱42,943	₱1,260,173	₱171,213	₱2,999,419

December 31, 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	–	1,556	10,230	20,012	31,798
Reclassifications	–	–	4,898	(5,033)	(135)
Retirement/disposal	(1,409)	–	(15,175)	–	(16,584)
At December 31	1,525,090	127,613	1,999,372	167,999	3,820,074
Accumulated Depreciation					
At January 1	–	74,866	630,658	–	705,524
Depreciation (Notes 19 and 20)	–	7,822	89,815	–	97,637
Retirement/disposal	–	–	(3,035)	–	(3,035)
At December 31	–	82,688	717,438	–	800,126
Net Book Value	₱1,525,090	₱44,925	₱1,281,934	₱167,999	₱3,019,948

The fair values of the investment properties amounted to ₱18.7 billion as of March 31, 2026 and December 31, 2025, 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 2026, the construction in-progress includes ongoing construction of roadworks and land developments in addition to those in-progress in 2025. These projects are expected to be completed in 2028 to 2030.

10. Property and Equipment

March 31, 2026

	Land	Land Improvements	Buildings and Improvements	Leasehold Improvements	Transportation Equipment	Office Furniture and Equipment	Computer Equipment	Construction In-Progress	Total
Cost									
At January 1	₱33,497	₱28,254	₱258,332	₱143,877	₱44,023	₱173,159	₱39,036	₱116,263	₱836,441
Additions	–	–	–	–	39	1,735	–	10,682	12,456
Disposals	–	–	–	–	(843)	–	–	–	(843)
At September 30	33,497	28,254	258,332	143,877	43,219	174,894	39,036	126,945	848,054
Accumulated Depreciation									
At January 1	–	10,208	141,302	40,513	32,022	114,283	30,554	–	368,882
Depreciation (Notes 19 and 20)	–	1,001	3,814	3,857	902	4,315	5	–	13,894
Disposals	–	–	–	–	(810)	–	–	–	(810)
At September 30	–	11,209	145,116	44,370	32,114	118,598	30,559	–	381,966
Net Book Value	₱33,497	₱17,045	₱113,216	₱99,507	₱11,103	₱56,298	₱8,477	₱126,945	₱466,088

December 31, 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	₱33,497	₱12,411	₱218,258	₱101,641	₱36,831	₱161,571	₱39,036	₱126,660	₱729,905
Additions	–	15,543	18,099	10,580	1,940	10,657	–	44,996	101,815
Retirement/disposal	–	–	–	–	(39)	(54)	–	–	(93)
Reclassifications	–	300	21,975	31,656	5,291	985	–	(55,393)	4,814
At December 31	33,497	28,254	258,332	143,877	44,023	173,159	39,036	116,263	836,441
Accumulated Depreciation									
At January 1	–	8,076	128,165	25,784	29,043	98,396	30,549	–	320,013
Depreciation (Notes 19 and 20)	–	2,132	13,137	14,729	2,979	15,909	5	–	48,891
Retirement/disposal	–	–	–	–	–	(22)	–	–	(22)
At December 31	–	10,208	141,302	40,513	32,022	114,283	30,554	–	368,882
Net Book Value	₱33,497	₱18,046	₱117,030	₱103,364	₱12,001	₱58,876	₱8,482	₱116,263	₱467,559

11. Trade and Other Payables

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Trade		
Third parties	P132,590	P185,576
Related companies (Note 15)	105,614	120,747
Commissions payable	160,739	164,042
Deferred credits	72,289	70,062
Unearned rental income	48,549	50,386
Accrued expenses	37,350	45,640
Nontrade payable	27,592	29,032
Income tax payable	519	977
Others	22,611	24,095
	607,853	690,557
Less: noncurrent portion of trade payables	12,741	16,056
	P595,112	P674,501

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 2026 and 2025 are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Nontrade Payable		
At January 1	P30,572	P37,242
Payments	(1,668)	(6,670)
At March 31/ December 31	28,904	30,572
Unamortized Discount		
At January 1	P1,540	P2,857
Amortization	(228)	(1,317)
At March 31/ December 31	1,312	1,540
	27,592	29,032
Less current portion	14,851	12,976
Noncurrent portion	P12,741	P16,056

Accretion of interest expense on unamortized discount amounted to ₱0.2 million and ₱0.4 million each period for the three (3) months ended March 31, 2026 and 2025. 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 ₱834.0 million and ₱645.0 million as of March 31, 2026 and December 31, 2025, respectively.

These loans bear annual interest of 5.50% to 7.25% and 5.25% to 7.40% in 2026 and 2025, 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, 2025	₱399,538
Additions	1,645,000
Payments	(1,399,538)
At December 31, 2025	645,000
Additions	499,000
Payments	(310,000)
At March 31, 2026	₱834,000

Total interest expense recognized as part of “Interest and other financing charges” in the interim consolidated statements of comprehensive income amounted to ₱9.6 million, and ₱6.2 million for the three (3) months ended March 31, 2026 and 2025, 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	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Local bank 1				
2022	7.60%	Payable quarterly with 1-year grace period up to December 17, 2027	₱139,160	₱159,040
2022	7.59%	Payable quarterly with 1-year grace period up to December 17, 2027	130,462	149,100
2023	7.66%	Payable quarterly with a 1-yr grace period up to December 17, 2027	78,750	90,000
			348,372	398,140
Local bank 2				
2018	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	₱118,800	₱129,600
2019	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	356,400	388,800

(Forward)

Year Availed	Interest Rate	Payment Terms	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
2021	4.74%	Payable quarterly with a 1-year grace period up to September 17, 2026	₱12,500	₱18,750
2021	5.82%	Payable quarterly with a 1-year grace period up to September 17, 2026	8,750	13,125
2021	5.88%	Payable quarterly with a 1-year grace period up to September 17, 2026	7,500	11,250
2022	6.20%	Payable quarterly with a 1-year grace period up to September 17, 2026	8,750	13,125
2023	7.65%	Payable quarterly with a 2-year grace period up to January 13, 2028	60,000	67,500
2023	7.95%	Payable quarterly with a 2-year grace period up to January 13, 2028	33,333	37,500
2023	7.58%	Payable quarterly with a 2-year grace period up to January 13, 2028	66,667	75,000
2023	7.82%	Payable quarterly with a 2-year grace period up to January 13, 2028	33,333	37,500
2023	7.48%	Payable quarterly with a 2-year grace period up to January 13, 2028	40,000	45,000
2023	7.46%	Payable quarterly with a 2-year grace period up to January 13, 2028	166,667	187,500
			912,700	1,024,650
Local bank 3				
2021	7.00%	Payable quarterly with a 2-year grace period up to January 12, 2031	256,250	269,063
2023	7.00%	Payable quarterly with a 2-year grace period up to January 12, 2031	56,250	59,062
			312,500	328,125
Local bank 4				
2025	6.00%	Payable quarterly with a 2-year grace period up to November 13, 2029	300,000	300,000
2025	6.00%	Payable quarterly with a 2-year grace period up to November 13, 2029	200,000	200,000
2025	6.00%	Payable quarterly with a 2-year grace period up to November 13, 2029	100,000	100,000
			600,000	600,000
			2,173,572	2,350,915
Less current portion			671,172	689,690
Noncurrent portion			₱1,502,400	₱1,661,225

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

Total interest expense recognized as part of “Interest and other financing charges” in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱38.1 million and ₱41.6 million for the three (3) months ended March 31, 2026 and 2025, respectively. Total interest capitalized presented as part of “Construction in Progress” under property and equipment amounted to nil and ₱0.2 million for the three (3) months ended March 31, 2026 and 2025, respectively.

Interest and Other Financing Charges

Details of the Group's interest and other financing charges for three (3) months ended March 31, 2026 and 2025 recognized in the unaudited interim condensed consolidated statements of comprehensive income are as follows:

	March 31, 2026	March 31, 2025
	(Unaudited)	(Audited)
Interest expense		
Long-term debts	₱38,140	₱41,569
Bank loans (Note 12)	9,612	6,195
Bank charges	15,830	13,396
Nontrade payable (Note 11)	228	378
Lease liabilities (Note 17)	718	957
	₱64,528	₱62,495

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 March 31, 2026 and December 31, 2025, the Group's refundable deposits amounted to ₱84.3 million and ₱84.5 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 ₱7.8 million and ₱7.2 million for the three (3) months ended March 31, 2026 and 2025, 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 Anflo Resort Development Corporation (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. 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.
- d. 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.

- e. The Group availed services of Nestfarms, Inc. for landscaping and other related services for the Group's lots located at Brgy. Marapangi, Davao City.
- f. Various purchases and services were availed by the Group from related parties such as, among others, Securus Security Agency Inc. (SSAI) for security services amounting to ₱1.7 million and ₱1.5 million for the three months ended March 31, 2026 and 2025, and ARDC and KVI for restaurant, accommodation and other services.
- g. 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 March 31, 2026 and December 31, 2025, the carrying value of the long-term nontrade payable related to this acquisition amounted to ₱27.6 million and ₱29.0 million, respectively (see Note 11).

16. Equity

Capital Stock

Details of the Group's authorized capital stock are as follows:

	Number of Shares		2026	2025
	2026	2025		
Authorized Capital Stock (ACS)				
Common Class A, ₱100 par value				
At January 1 and				
March 31/December 31	7,500,000	7,500,000	₱750,000	₱750,000
Preferred shares, ₱1,000 par value				
At January 1 and				
March 31/December 31	1,700,000	1,700,000	1,700,000	1,700,000
			₱2,450,000	₱2,450,000

Details of the Group's issued capital stock are as follows:

	Number of Shares		2026	2025
	2026	2025		
Issued Capital Stock				
Common Class A - ₱100 par value				
At January 1 and December 31	7,500,000	7,500,000	₱750,000	₱750,000
Preferred shares - ₱1,000 par value				
At January 1	1,618,487	1,568,487	1,618,487	1,568,487
Issuance during the year	50,000	50,000	50,000	50,000
At December 31	1,668,487	1,618,487	1,668,487	1,618,487
			₱2,418,487	₱2,368,487

The Group has class "A" common shares with a par value of ₱100 per share and shall be transferable only to Philippine nationals.

The Group has preferred shares with a par value of ₱1,000 per share. These shares are redeemable, participating, non-voting and non-cumulative preferred shares with a fixed

preferential dividend of 3% per annum based on the issue price, subject to availability of unrestricted retained earnings. The preferred shares may be redeemable, in whole or in part, at the sole option of the Parent Company at any time, at a price and upon such terms and conditions as the BOD may determine and approve at the time of the redemption.

On March 28, 2025, the Parent Company received capital infusion from ANFLOCOR amounting to ₱50.0 million for 50,000 preferred shares with par value of ₱1,000 per share.

On March 27, 2026, the Parent Company received capital infusion from ANFLOCOR amounting to ₱50.0 million for 50,000 preferred shares with par value of ₱1,000 per share.

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 2026 and 2025.

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

As of March 31, 2026 and December 31, 2025, the Group considers the following as its core economic capital:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Capital stock		
Common shares	₱750,000	₱750,000
Preferred shares	1,668,487	1,618,487
Additional paid-in capital	207,905	207,905
Retained earnings	1,615,802	1,601,993
	₱4,242,194	₱4,178,385

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:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Cost		
At January 1	₱110,447	₱100,464
Reassessment	-	9,983
At March 31/December 31	110,447	110,447

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Accumulated Amortization		
At January 1	₱57,492	₱38,277
Amortization (Note 20)	4,804	19,215
At March 31/December 31	62,296	57,492
Net Book Value	₱48,151	₱52,955

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

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	₱55,545	₱63,361
Reassessment	-	9,983
Accretion of interest	718	3,478
Payments		
Principal portion	(4,759)	(17,800)
Interest	(718)	(3,477)
At March 31/December 31	50,786	55,545
Less current portion of lease liabilities	20,561	19,979
Lease liabilities - net of current portion	₱30,225	₱35,566

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	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Revenue from contracts with customers		
Sale of real estate (Note 6)	₱177,874	₱143,487
Hotel operations	25,821	21,523
Rental income	140,894	116,961
	₱344,589	₱281,971
<hr/>		
By Customers	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Revenue from contracts with customers		
Real estate buyers (Note 6)	₱177,874	₱143,487
Guests	25,821	21,523
Lessees	140,894	116,961
	₱344,589	₱281,971

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:

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Over time		
Condominium units	₱96,595	₱74,900
Residential house and lots	29,964	49,997
Residential lots	51,315	18,590
	₱177,874	₱143,487

Rental (see Note 9)

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Lease of space	₱95,625	₱79,681
CUSA services	17,291	17,845
Office revenue	27,978	19,435
	₱140,894	₱116,961

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

Hotel Operations

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Room accommodation	₱21,188	₱18,705
Food and beverage	3,842	2,337
Other operated departments	791	481
	₱25,821	₱21,523

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.

Miscellaneous – net

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Penalties	₱3,844	₱392
Claims under damaged properties	1,749	1,510
Processing fees	1,468	1,330
Parking fees	1,036	363
Other hotel services	230	66
Boat services	208	286
Events, sponsorships and incentives	137	945
Foreign exchange gain (loss) – net	78	33
Administrative fees	57	51

(Forward)

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Sale of various materials	P70	P39
Gain on disposal of property, plant and equipment	47	-
Others	457	153
	P9,381	P5,168

19. Direct Costs and Expenses

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
<i>Real Estate Sales</i>		
Cost of real estate sold (Notes 6 and 8)	P92,107	P91,895
Amortization of costs to obtain contracts (Note 5)	16,957	14,809
	P109,064	P106,704

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
<i>Rental Operations</i>		
Depreciation and amortization (Notes 9 and 10)	P37,022	P33,357
Outside services	13,067	11,398
Light and water	7,564	6,508
Maintenance and repairs	4,874	4,034
Travel and transportation	4,835	7,307
Salaries, wages and benefits	3,996	3,232
Rental	3,622	3,328
Taxes and licenses	3,252	3,320
Insurance	772	752
Retirement costs	169	123
Others	131	225
	P79,304	P73,584

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
<i>Hotel Operations</i>		
Outside services	P4,581	P3,581
Depreciation and amortization (Notes 9 and 10)	3,607	2,865
Room and guest supplies	2,602	2,755
Salaries, wages and benefits	2,462	2,504
Communication, light and water	1,960	1,492
Management and license fees	1,599	1,475
Maintenance and repairs	570	321
Commissions	409	312
Advertising and marketing	277	490
Travel and transportation	244	319
Insurance	219	186

(Forward)

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
SSS, Pag-ibig and other contributions	₱167	₱242
Retirement costs	115	82
Representation and Entertainment	90	–
Taxes and licenses	9	11
Others	648	729
	₱19,559	₱17,364

20. General and Administrative Expenses

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Salaries, wages and benefits	₱30,983	₱21,770
Outside services	29,150	15,900
Selling expense	10,394	4,457
Taxes and licenses	8,408	7,678
Promotions	3,821	2,897
Communication, light and water	2,688	3,156
Entertainment, amusement and representation	2,501	786
Depreciation and amortization (Note 9 and 10)	2,296	3,405
Stationery and office supplies	2,273	844
SSS, Pag-Ibig and other contributions	1,780	1,322
Travel and transportation	992	1,186
Maintenance and repairs	957	763
Insurance	868	330
Retirement costs	875	624
Fuel, oil and lubricants	602	408
Rent and landscaping expense	–	3,388
Others	1,575	1,461
	₱100,163	₱70,375

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:

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Current	₱3,255	₱3,169
Deferred	(12,140)	(16,357)
	(₱8,885)	(₱13,188)

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 quarters ended March 31, 2026 and 2025, and total assets and total liabilities for the business segments as of March 31, 2026 and December 31, 2025.

For the Three Months Ended March 31, 2026 (Unaudited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Revenue	P177,874	P140,894	P25,821	P344,589
Equity in net earnings of associate	23,534	–	–	23,534
Other income	3,191	5,998	230	9,419
	204,599	146,892	26,051	377,542
Cost of sales and services (before depreciation and amortization)	109,064	42,282	15,952	167,298
Operating expenses (before depreciation and amortization)	80,031	13,208	4,628	97,867
	189,095	55,490	20,580	265,165
EBITDA	15,504	91,402	5,471	112,377
Other expenses				
Depreciation and amortization	1,186	37,529	4,210	42,925
Interest and other financing charges	52,212	12,126	190	64,528
Pretax income (loss)	(37,894)	41,747	1,071	4,924
Provision for (benefit from) income tax	(19,688)	10,533	270	(8,885)
Net income (loss)	(P18,206)	P31,214	P801	P13,809

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Segment Assets				
Cash	P167,544	P47,601	P14,626	P229,771
Receivables and contract assets	1,902,373	130,215	17,072	2,049,660
Inventories	1,093,946	2,861	671	1,097,478
Investment in associate	886,526	–	–	886,526
Fixed assets*	1,184,976	2,176,026	152,656	3,513,658
Others	535,970	48,577	79,270	663,817
	P5,771,335	P2,405,280	P264,295	P8,440,910
Segment Liabilities				
Payables and contract liabilities	P764,610	P174,145	P42,831	P981,586
Short-term and long-term debt	2,614,822	392,750	–	3,007,572
Others	120,306	132,104	–	252,410
	P3,499,738	P698,999	P42,831	P4,241,568
March 31, 2025				
	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Revenue	P143,484	P116,964	P21,523	P281,971
Equity in net earnings of associate	28,718	–	–	28,718
Other income	1,904	3,267	69	5,240
	174,106	120,231	21,592	315,929
Cost of sales and services (before depreciation and amortization)	106,704	40,227	14,499	161,430
Operating expenses (before depreciation and amortization)	55,987	8,960	2,023	66,970
	162,691	49,187	16,522	228,400
EBITDA	11,415	71,044	5,070	87,529
Other expenses				
Depreciation and amortization	423	35,961	3,243	39,627
Interest and other financing charges	44,827	17,455	213	62,495
Pretax income (loss)	(33,835)	17,628	1,614	(14,593)
Provision for (benefit from) income tax	(15,182)	1,994	–	(13,188)
Net income (loss)	(P18,653)	P15,634	P1,614	(P1,405)
December 31, 2025				
	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Segment Assets				
Cash	P188,498	P138,968	P25,940	P353,406
Receivables and contract assets	1,695,621	120,413	10,706	1,826,740
Inventories	1,079,980	379	671	1,081,030
Investment in associate	938,566	–	–	938,566
Fixed assets*	1,182,365	2,201,864	156,233	3,540,462
Others	531,152	48,881	73,620	653,653
	P5,616,182	P2,510,505	P267,170	P8,393,857
Segment Liabilities				
Payables and contract liabilities	P674,212	P183,119	P50,792	P908,123
Short-term and long-term debt	2,562,602	433,313	–	2,995,915
Others	133,282	137,084	–	270,366
	P3,370,096	P753,516	P50,792	P4,174,404

*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):

	March 31, 2026 (Unaudited)	March 31, 2025 (Audited)
Net income	₱13,809	(₱1,405)
Divided by weighted average number of common shares	7,500,000	7,500,000
Basic/diluted earnings per share	₱1.84	(₱0.19)

There were no potentially dilutive ordinary shares as at March 31, 2026 and 2025.

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 March 31, 2026 and December 31, 2025 range from 4.70% to 6.72% and 4.70% to 5.73%, respectively. The carrying value of long-term debt amounted to ₱2.2 billion and ₱2.4 billion as of March 31, 2026 and December 31, 2025, respectively. The fair values amounted to ₱2.1 billion and ₱2.2 billion as of March 31, 2026 and December 31, 2025, 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 March 31, 2026 and December 31, 2025, 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 March 31, 2026 and December 31, 2025.
- 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 March 31, 2026 and December 31, 2025:

March 31, 2026 (Unaudited)

	Total	On Demand	Less Than One Year	More Than One Year
Financial Liabilities:				
Trade and other payables*	₱442,956	₱442,956	₱ –	₱ –
Nontrade payable	28,905	–	15,564	13,341
Bank loans	834,000	–	834,000	–
Long-term debt	2,173,572	–	671,172	1,502,400
Future interest on bank loans and long-term debt	336,206	–	149,701	186,505
Refundable deposits	84,313	–	–	84,313
Lease liabilities	54,462	–	23,572	30,890
Total undiscounted financial liabilities	₱3,954,414	₱442,956	₱1,694,009	₱1,817,449

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

December 31, 2025 (Audited)

	Total	On Demand	Less Than One Year	More Than One Year
Financial Liabilities:				
Trade and other payables*	₱518,110	₱518,110	₱ –	₱ –
Nontrade payable	32,373	–	15,564	16,809

(Forward)

	Total	On Demand	Less Than One Year	More Than One Year
Bank loans	₱645,000	₱–	₱645,000	₱–
Long-term debt	2,350,915	–	689,690	1,661,225
Future interest on bank loans and long-term debt	382,851	–	225,786	157,065
Refundable deposits	84,545	–	–	84,545
Lease liabilities	59,939	–	22,458	37,481
Total undiscounted financial liabilities	₱4,073,733	₱518,110	₱1,598,498	₱1,957,125

**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
MARCH 31, 2026
(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		P974	P974	P-
<i>Cash in bank</i>				
Security Bank Corporation		92,218	92,218	10
BDO Unibank, Inc.		81,320	81,320	5
Metropolitan Bank and Trust Company		25,040	25,040	2
Bank of the Philippine Islands		11,354	11,354	1
Rizal Commercial Banking Corporation		10,000	10,000	1
Development Bank of the Philippines		5,091	5,091	2
China Banking Corporation		161	161	-
Asia United Bank		102	102	-
Philippine National Bank		621	621	-
Philippine Business Bank		60	60	-
Land Bank of the Philippines		1,647	1,647	-
<i>Cash equivalents</i>				
Rizal Commercial Banking Corporation		1,183	1,183	2
		P229,771	P229,771	P23

SCHEDULE B

DAMOSIA LAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS,
EMPLOYEES, RELATED PARTIES,
AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES)
MARCH 31, 2026

Name and Designation of Debtor	December 31, 2025	Additions	Amounts collected	Amounts written off	Current	Noncurrent	March 31, 2026
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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

**DAMOSIA LAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM
RELATED PARTIES WHICH ARE ELIMINATED
DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS
MARCH 31, 2026**

Related Party	Nature of Affiliation	Nature of Transaction	Terms and Conditions	2025
<hr/> <p style="text-align: center;">– Not applicable –</p> <hr/> <p style="text-align: center;"><i>The Group does not have receivables from related parties which are eliminated during the consolidation of financial statements.</i></p> <hr/>				

SCHEDULE D

DAMOSIA LAND, INC. AND SUBSIDIARIES
LONG-TERM DEBT
MARCH 31, 2026
(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	P139,160	P79,160	P60,000
Local Bank 1	130,462	74,212	56,250
Local Bank 1	78,750	45,000	33,750
Local Bank 2	60,000	30,000	30,000
Local Bank 2	33,333	16,667	16,666
Local Bank 2	66,667	33,333	33,334
Local Bank 2	33,333	16,667	16,666
Local Bank 2	40,000	20,000	20,000
Local Bank 2	166,667	83,333	83,334
Local Bank 2	118,800	43,200	75,600
Local Bank 2	356,400	129,600	226,800
Local Bank 2	12,500	12,500	-
Local Bank 2	8,750	8,750	-
Local Bank 2	7,500	7,500	-
Local Bank 2	8,750	8,750	-
Local Bank 3	256,250	51,250	205,000
Local Bank 3	56,250	11,250	45,000
Local Bank 4	100,000	-	100,000
Local Bank 4	200,000	-	200,000
Local Bank 4	300,000	-	300,000
	P2,173,572	P671,172	P1,502,400

SCHEDULE E

**DAMOSIA LAND, INC. AND SUBSIDIARIES
INDEBTEDNESS TO RELATED PARTIES
MARCH 31, 2026**

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
MARCH 31, 2026**

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**DAMOSALAND, INC. AND SUBSIDIARIES
CAPITAL STOCK
MARCH 31, 2026**

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding as shown under related Consolidated Statement of Financial Position Caption	Number of Shares Reserved for Options, Warrants Conversion and Other Rights	Number of Shares held by Related Parties	Number of Shares held by Directors, Officers and Employees	Number of Shares held by Others
Common shares	7,500,000	7,500,000	–	6,123,639	910,509	465,852
Preferred shares	1,700,000	1,668,487	–	1,655,987	10,133	2,367

DAMOSA LAND, INC. AND SUBSIDIARIES
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
MARCH 31, 2026 AND 2025, AND DECEMBER 31, 2025

	March 31, 2026	December 31 2025	March 31, 2025
Liquidity and Solvency			
Current ratio	1.31	1.39	
$\frac{\text{Current assets}}{\text{Current liabilities}}$			
Acid-test ratio	0.27	0.28	
$\frac{\text{Cash + Accounts Receivable}}{\text{Current liabilities}}$			
Solvency ratio	1.01	0.99	
$\frac{\text{Total liabilities}}{\text{Total equity}}$			
Debt-to-equity ratio	0.72	0.71	
$\frac{\text{Total debt}}{\text{Total equity}}$			
Asset-to-equity ratio	2.01	1.99	
$\frac{\text{Total assets}}{\text{Total equity}}$			
Interest rate coverage ratio	1.10	2.34	
$\frac{\text{Earnings before interest and taxes}}{\text{Interest expense}}$			
Profitability			
Return on equity	0.0033	0.0633	(0.0004)
$\frac{\text{Net income}}{\text{Ave. total equity}}$			
Return on assets	0.0016	0.0318	(0.0002)
$\frac{\text{Net income}}{\text{Ave. total assets}}$			
Profit margin	0.040	0.140	(0.005)
$\frac{\text{Net income}}{\text{Net revenues}}$			

OTHER INFORMATION
MARCH 31, 2026

Developments as of March 31, 2026

- | | | |
|--|--|---|
| A. New project or investments in another line of business or corporation | None | |
| B. Composition of Board of Directors (As of December 03, 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 |
| | During the Annual Stockholders Meeting on May 13, 2026, the stockholders approved the election of following independent directors: | |
| | Renato T. De Guzman
Roberto R. Locsin | Director
Director |
| 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 | None |
|--|------|

net income that are unusual because of their nature, size, or incidents

- | | |
|---|---|
| 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 | None |
| 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, along with the launch of the TRYP project in Samal. These projects are intended to be funded through loans obtained from local banks. |
| T. Known trends, events, or uncertainties that have had or that are reasonably expected to have an | Damosa Land, Inc's performance will remain parallel to the country's overall economic standing. Interest rate |

- | | |
|--|---|
| impact on sales/revenues/ income from continuing operations | 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 FIRST QUARTER (1Q) of 2026 operations vs. 1Q 2025

RESULT OF OPERATIONS

Damosa Land Inc. and Subsidiaries (the “Group”) recorded a 22% increase in revenues for the first quarter, driven by higher contributions from both leasing and real estate sales, reflecting continued market confidence in the Group’s property portfolio.

Total costs and expenses rose by 13% to ₱372.6 million, resulting in an operating loss of ₱28.0 million—an improvement of 42% compared to the ₱48.6 million loss in the prior year. Revenue recognition is expected to strengthen in the latter part of the year, supported by additional real estate construction activities.

Miscellaneous income increased significantly by 82% to ₱9.4 million, primarily due to penalties and parking fees.

As a result, the Group posted a net income of ₱13.8 million, representing a ₱15.2 million turnaround year-on-year. Overall profitability improved, with the net income margin expanding to 4% in 2026 from near breakeven in 2025, indicating stronger operational performance and enhanced returns from 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	
	March 31, 2026	March 31, 2025	Change	Change (%)	2026	2025
REVENUES	344,589	281,971	62,618	22%	100%	100%
COST AND EXPENSES	372,618	330,522	42,096	13%	108%	117%
OPERATING PROFIT (LOSS)	(28,029)	(48,551)	20,522	42%	-8%	-17%
OTHER INCOME - NET						
Interest Income	38	72	(34)	-47%	0%	0%
Equity in net earnings of associate	23,534	28,718	(5,184)	-18%	7%	10%
Miscellaneous income (expense)	9,381	5,168	4,213	82%	2%	2%
	32,953	33,958	(1,005)	-3%	9%	12%
INCOME BEFORE TAX	4,924	(14,593)	19,517	-134%	1%	-5%
PROVISION FOR INCOME TAX	(8,885)	(13,188)	4,303	33%	-3%	-5%
NET INCOME	13,809	(1,405)	15,214	-1083%	4%	0%

Business Segments

Sale of Real Estate

Revenue from real estate sales reached ₱177.9 million, reflecting a 25% increase from ₱142.5 million in the same period last year. The growth was driven by sustained market acceptance of the Group's residential and mixed-use projects, particularly Bridgeport Park, Agriya Gardens, and Kahi Estates, along with continued sales from remaining inventories of

previously launched developments. The Group also launched Tryp by Wyndham in 2026, further broadening its project portfolio and contributing to overall revenue momentum.

EBITDA for the segment improved to ₱15.5 million from ₱11.4 million in 2025, with margins strengthening to 9% from 8%, highlighting enhanced cost efficiency and solid gross profit performance.

Leasing Operations

Leasing operations continued to deliver strong results, generating ₱140.9 million in revenues, a 20% increase from ₱117.0 million in the prior year. The growth was primarily driven by strong demand for industrial warehouse and lot leases, which posted the most significant revenue contribution among the Group's leasing portfolio, complemented by higher occupancy across its office and commercial spaces, as well as the 5% annual rent escalation.

EBITDA rose significantly to ₱91.4 million from ₱71.0 million, improving the EBITDA margin to 65% from 61%, reflecting enhanced operational efficiency. The segment remains a stable source of recurring income, supported by long-term lease agreements and consistent tenant renewals.

Hotel Operations

Microtel General Santos posted stronger revenue growth during the quarter, driven by higher occupancy, improved average daily rates, more effective revenue management, and increased contributions from corporate accounts and local market activity. Microtel Davao maintained steady performance consistent with the prior year. Combined, both properties recorded a 20% revenue increase from ₱21.5 million in 2025 to ₱25.8 million, reflecting solid operational performance and improved market conditions across both locations.

EBITDA and EBITDA margin remained healthy at ₱5.5 million and 21%, respectively, slightly below the prior year, 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”) – decreased by ₱5.2 million or 18%, from ₱28.7 million in 2025 to ₱23.5 million in 2026.

Expenses

Total costs and expenses (excluding interest) for the period ended March 31, 2026 amounted to ₱308.1 million, representing a ₱40.1 million or 15% increase from ₱268.0 million in the same period of 2025. The steady rise in expenses is generally in line with the 22% revenue growth during the period.

For the real estate sales segment, costs and operating expenses increased by ₱27.2 million in proportion to sales, driven by higher development and selling activities related to ongoing residential projects such as Bridgeport, Agriya, Kahi Estates, and Tryp by Wyndham. Gross profit margin averages at 39%, indicating efficient cost management despite inflationary pressures on construction materials and labor.

In leasing operations, costs and expenses slightly increased by 9% to support higher occupancy levels and continued maintenance of the Group's commercial and industrial spaces. Despite the increase, leasing maintained strong profitability with a 65% EBITDA margin.

For hotel operations, costs and operating expenses increased by 25% corollary to increase in revenue by 20%. EBITDA margin is 21%.

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 first quarter of 2026 amounted to ₱126.7 million. 77% was spent on residential projects, 11% on leasing projects, and 12% on industrial development.

Miscellaneous Income (expense)

Net increase in miscellaneous income (expense) is mainly attributable to increase in penalty income and parking fees.

Financial Position

Assets

Current assets increased to ₱3.2 billion from ₱3.1 billion at year-end 2025.

Cash and cash equivalents decreased to ₱229.8 million from ₱353.4 million, mainly due to construction expenditures and debt-related payments.

Trade and other receivables increased to ₱450.4 million from ₱268.8 million, reflecting higher billings.

Contract assets (current portion) increased to ₱870.4 million from ₱829.1 million.

Real estate held for sale remained stable at ₱1.1 billion, reflecting steady inventory turnover across ongoing residential projects.

Prepayments and other current assets increased to ₱608.9 million from ₱588.1 million, driven by advances to contractors and prepaid taxes.

Noncurrent Assets decreased by ₱0.1 billion (6%), from ₱5.3 billion to ₱5.2 billion.

Investment in associates decreased from ₱938.6 million to ₱886.5 million, driven mainly by the net impact of the following: equity in other comprehensive loss of Accendo amounting to ₱83.9 million and equity in net earnings of Accendo amounting to ₱23.5 million.

Liabilities

Total liabilities increased to ₱4.24 billion from ₱4.17 billion as of December 2025.

Current liabilities increased by ₱0.2 billion (11%) from ₱2.2 billion, mainly due to the additional bank loans.

Bank loans rose to ₱834.0 million from ₱645.0 million, reflecting drawdowns to fund working capital and project development.

Current portion of long-term debt decreased to ₱671.2 million from ₱689.7 million, consistent with scheduled repayments.

Trade and other payables declined to ₱595.1 million from ₱674.5 million, following payments to suppliers and contractors.

Noncurrent liabilities totaled ₱1.7 billion, down ₱0.2 billion (9%), largely due to the reduction in long-term debt (net of current portion) to ₱1.5 billion from ₱1.7 billion, reflecting regular principal repayments.

Equity

Total equity decreased by ₱20.1 million (0.5%) from ₱4.22 billion as of December 2025 to ₱4.2 billion in March 2026.

Preferred shares increased by ₱50 million due to additional subscriptions, while common shares and additional paid-in capital remained unchanged.

The increase in **retained earnings** to ₱1.62 billion or by ₱13.8 million reflects the net income earned during the 1st quarter of 2026.

Other Comprehensive income (loss) decreased by ₱83.9 million due to Equity in other comprehensive income (loss) of associate.

The equity-to-assets ratio stood at 50%, consistent with the prior year, underscoring the company's strong capitalization and stable financial structure.