SECURITIES AND EXCHANGE COMMISSION
THE SEC HEADQUARTERS 7907 Makati Avenue, Salcedo Village, Bel-Air, Makati City
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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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SEC Number: 3571

File Number:_____

DAMOSA LAND, 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)

June 30, 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 **June 30, 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: **DAMOSA 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 June 30, 2026

Title of each class of certificate	Number of certificates issued and outstanding
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.

DAMOSA LAND, INC.
Issuer

By:
VIRGMARIE O. BACALSO
Senior Assistant Vice President - Finance
August 12, 2026

Damosa Land, Inc. and Subsidiaries

Unaudited Interim Condensed Consolidated
Financial Statements
As of June 30, 2026 with Comparative Figures as of
December 31, 2025 and for the Six Months Ended
June 30, 2026 and 2025

C O V E R   S H E E T

SEC Registration Number

3	5	7	1							

C O M P A N Y   N A M E

DAMOSA LAND, INC. AND SUBSIDIARIES

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

Unit 1501, Damosa Diamond Tower, Damosa I.T. Park, J.P. Laurel Ave., Brgy. Anglionto, Davao City

Form Type	Department requiring the report	Secondary License Type, If Applicable
17-Q		N/A

C O M P A N Y   I N F O R M A T I O N

Group's Email Address	Group's Telephone Number	Mobile Number
corporateaffairs@anflocor.com	(082) 235-2155	0917 851 5809

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
11	1st Tuesday of February	12/31

CONTACT PERSON INFORMATION

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

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

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.*

DAMOSA LAND, INC. AND SUBSIDIARIES

UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(Amounts in Thousands)

	June 30	December 31
	2026	2025
	(Unaudited)	(Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 3)	**₱219,184**	₱353,406
Trade and other receivables (Note 4)	**616,053**	268,777
Current portion of contract assets (Note 5)	**1,088,918**	829,126
Real estate held for sale (Note 6)	**1,169,551**	1,081,030
Prepayments and other current assets (Note 7)	**565,619**	588,067
	3,659,325	3,120,406
Noncurrent Assets		
Contract assets - net of current portion (Note 5)	**728,837**	728,837
Investment in associate (Note 8)	**884,908**	938,566
Investment properties (Note 9)	**2,982,906**	3,019,948
Property and equipment (Note 10)	**453,879**	467,559
Right-of-use assets (Note 17)	**43,347**	52,955
Deferred income tax assets - net (Note 21)	**2,477**	2,579
Other noncurrent assets (Notes 4 and 7)	**75,200**	63,007
	5,171,554	5,273,451
TOTAL ASSETS	**₱8,830,879**	₱8,393,857
LIABILITIES AND EQUITY		
Current Liabilities		
Trade and other payables (Note 11)	**₱632,221**	₱674,501
Contract liabilities (Note 5)	**583,115**	217,566
Bank loans (Note 12)	**1,149,000**	645,000
Current portion of long-term debt (Note 13)	**652,655**	689,690
Current portion of lease liabilities (Note 17)	**20,045**	19,979
	3,037,036	2,246,736
Noncurrent Liabilities		
Trade and other payables - net of current portion (Note 11)	**11,209**	16,056
Long-term debt - net of current portion (Note 13)	**1,393,575**	1,661,225
Lease liabilities - net of current portion (Note 17)	**25,803**	35,566
Pension liabilities	**33,780**	31,461
Deferred tax liabilities - net (Note 21)	**84,452**	98,815
Refundable deposits (Note 14)	**87,740**	84,545
	1,636,559	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)	**(68,607)**	41,068
Retained earnings (Note 16)	**1,599,499**	1,601,993
	4,157,284	4,219,453
TOTAL LIABILITIES AND EQUITY	**₱8,830,879**	₱8,393,857

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

DAMOSA LAND, INC. AND SUBSIDIARIES

UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

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

	For the Quarter Ended June 30		For the Six-Months Ended June 30	
	2026	2025	**2026**	2025
REVENUE (Note 18)	**₱350,205**	₱459,933	**₱694,794**	₱741,904
COSTS AND EXPENSES				
Direct costs and expenses (Note 19)				
Real estate sales	**125,683**	197,481	**234,747**	304,185
Rental	**84,678**	85,762	**163,982**	159,346
Hotel operations	**20,057**	15,795	**39,616**	33,159
General and administrative expenses (Note 20)	**102,053**	74,744	**202,216**	145,119
Interest and other financing charges (Notes 11,12, 13 and 17)	**65,969**	65,035	**130,497**	127,530
	398,440	438,817	**771,058**	769,339
OPERATING INCOME (LOSS)	**(48,235)**	21,116	**(76,264)**	(27,435)
OTHER INCOME				
Interest (Notes 3 and 4)	**48**	105	**86**	177
Equity in net earnings of associate (Note 8)	**34,449**	30,247	**57,983**	58,965
Miscellaneous - net (Note 18)	**6,466**	1,249	**15,847**	6,417
	40,963	31,601	**73,916**	65,559
INCOME (LOSS) BEFORE INCOME TAX	**(7,272)**	52,717	**(2,348)**	38,124
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 21)				
Current	**11,152**	2,468	**14,407**	5,637
Deferred	**(2,121)**	1,902	**(14,261)**	(14,455)
	9,031	4,370	**146**	(8,818)
NET INCOME (LOSS)	**(16,303)**	48,347	**(2,494)**	46,942
Basic/diluted earnings (loss) per share (Note 23)	**(₱2.17)**	₱6.45	**(₱0.33)**	₱6.26
OTHER COMPREHENSIVE INCOME				
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods:				
Equity in other comprehensive loss of associate	**(25,755)**	–	**(109,675)**	–
Re-measurement gain (loss) on pension liability, net of tax effect	**–**	–	**–**	–
TOTAL COMPREHENSIVE INCOME (LOSS)	**(₱42,058)**	₱48,347	**(₱112,169)**	₱46,942

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

DAMOSA LAND, INC. AND SUBSIDIARIES

UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025
(Amounts in Thousands)

	Capital Stock (Note 16)						
	Common Class A	**Preferred Shares**	**Total**	**Additional Paid-in Capital** (Note 16)	**Other Comprehensive Income**	**Retained Earnings** (Note 16)	**Total**
At January 1, 2026	₱750,000	₱1,618,487	₱2,368,487	₱207,905	₱41,068	₱1,601,993	**₱4,219,453**
Issuance of shares (Note 16)	–	50,000	50,000	–	–	–	**50,000**
Net loss	–	–	–	–	–	(2,494)	**(2,494)**
Equity in other comprehensive loss of associate	–	–	–	–	(109,675)	–	**(109,675)**
At June 30, 2026	**₱750,000**	**₱1,668,487**	**₱2,418,487**	**₱207,905**	**(₱68,607)**	**₱1,599,499**	**₱4,157,284**
At January 1, 2025	₱750,000	₱1,568,487	₱2,318,487	₱207,905	₱3,012	₱1,345,658	₱3,875,062
Issuance of shares	–	50,000	50,000	–		–	50,000
Net income	–	–	–	–		46,942	46,942
Other comprehensive income	–	–	–	–		–	–
At June 30, 2025	₱750,000	₱1,618,487	₱2,368,487	₱207,905	₱3,012	₱1,392,600	₱3,972,004

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

DAMOSA LAND, INC. AND SUBSIDIARIES

UNAUDITED INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(Amounts in Thousands)

	For the Six-Months Ended June 30	
	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	**(₱2,348)**	₱38,124
Adjustments for:		
Interest and other financing charges (Notes 12 and 13)	**130,497**	127,530
Depreciation and amortization (Notes 9, 10 and 17)	**86,883**	80,689
Equity in net earnings of associate (Note 8)	**(57,983)**	(58,965)
Realization of profit from downstream transaction	**(16,694)**	–
Net change in pension liability	**2,319**	1,659
Gain on disposal of property and equipment	**(808)**	–
Interest income (Notes 3 and 4)	**(86)**	(177)
Unrealized foreign exchange loss (gain)	**(104)**	46
Operating income before working capital changes	**141,676**	188,906
Decrease (increase) in:		
Trade and other receivables	**(327,507)**	(231,959)
Contract assets	**(259,792)**	(59,860)
Real estate held for sale	**(88,521)**	958
Prepayments and other current assets	**9,018**	(48,264)
Increase (decrease) in:		
Trade and other payables	**(42,690)**	(66,420)
Contract liabilities	**365,549**	257,160
Refundable deposits	**3,195**	7,555
Net cash generated from (used in) operations	**(199,072)**	48,076
Interest received	**86**	177
Income tax paid	**(977)**	(154)
Net cash flows from (used in) operating activities	**(199,963)**	48,099
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Property and equipment (Note 10)	**(15,175)**	(77,535)
Investment properties (Note 9)	**(11,263)**	(9,548)
Proceeds from disposal of Property and equipment (Note 10)	**843**	–
Decrease (increase) in other noncurrent assets	**(13,452)**	20,113
Payment of nontrade payable (Note 11)	**(3,335)**	(3,479)
Net cash flows used in investing activities	**(42,382)**	(70,449)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Bank loans (Note 12)	**949,000**	650,000
Long-term debt (Note 13)	**50,000**	–
Payments of:		
Long-term debt (Note 13)	**(354,684)**	(304,682)
Bank loans (Note 12)	**(445,000)**	(349,445)
Interest and other financing charges	**(130,227)**	(124,425)
Lease liability (Note 17)	**(9,697)**	(8,626)
Interest paid on lease liabilities (Note 17)	**(1,372)**	(1,871)
Proceeds from stock issuance	**50,000**	50,000
Net cash flows from (used in) financing activities	**108,020**	(89,049)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	**103**	(46)
NET DECREASE IN CASH AND CASH EQUIVALENTS	**(134,222)**	(111,445)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	**353,406**	321,987
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 3)	**₱219,184**	₱210,542

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

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/DAMOSA) 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 ₱3.3 million and ₱0.9 million for the six (6) months ended June 30, 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 June 30, 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 June 30, 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 June 30, 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 June 30, 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 June 30, 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 August 12, 2026.

2. Summary of Significant Accounting Policies

Basis of Preparation

The unaudited interim condensed consolidated financial statements as of June 30, 2026 and December 31, 2025 and for the six (6) months ended June 30, 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 June 30, 2026 and December 31, 2025 and for the six (6) months ended June 30, 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 June 30, 2026 and December 31, 2025 and for the six (6) months ended June 30, 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:

		Ownership Interest	
Entity	Principal Activities	**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 June 30, 2026.*

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**

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cash on hand and in banks	**₱218,001**	₱352,224
Cash equivalents	**1,183**	1,182
	₱219,184	₱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 ₱69,565 and ₱148,128 for the six (6) months ended June 30, 2026 and 2025, respectively.

4. Trade and Other Receivables

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Trade		
Third parties	**₱566,831**	₱235,410
Related companies (Note 15)	**5,699**	2,866
Rental	**24,259**	23,551
Dividends receivable (Note 8)	**18,660**	–
Advances subject to liquidation	**8,503**	6,590
Nontrade receivables	**654**	504
Others	**1,914**	11,433
	626,520	280,354
Less allowance for expected credit loss	**643**	643
	625,877	279,711
Less noncurrent portion of trade receivables	**9,824**	10,934
	₱616,053	₱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.

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.

Other receivables pertains to advances to officers and employees.

Interest income from the said receivables (in absolute amounts) amounted to ₱16,521 and ₱28,869 for the six (6) months ended June 30, 2026 and 2025, respectively.

5. Contracts Balances and Costs to Obtain Contract

Contract assets and liabilities

The account consists of the following as of June 30, 2026 and December 31, 2025:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Contract assets		
Current portion	**₱1,088,918**	₱829,126
Noncurrent portion	**728,837**	728,837
Contract liabilities	**583,115**	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):

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	**₱89,520**	₱105,932
Additions	**26,694**	73,853
Amortization (Note 19)	**(44,345)**	(90,265)
At June 30/ December 31	**₱71,869**	₱89,520

6. Real Estate Held for Sale

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	**₱1,081,030**	₱1,011,943
Construction/development costs	**278,315**	794,656
Costs of real estate sold (Note 19)	**(189,794)**	(725,569)
At June 30/ December 31	**₱1,169,551**	₱1,081,030

Sale of real estate included in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱356.6 million and ₱459.5 million for the six (6) months ended June 30, 2026 and 2025, respectively (see Note 18). Construction of the residential subdivisions and condominium units is on-going as of June 30, 2026 and December 31, 2025.

7. Prepayments and Other Current Assets

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Prepaid income tax	**₱328,157**	₱310,247
Advances to suppliers	**117,602**	116,823
Unamortized costs to obtain contract (Note 5)	**71,869**	89,520
Net input VAT	**56,526**	64,715
Prepaid insurance	**1,348**	914
Others	**4,915**	22,356
	580,417	604,575
Less noncurrent portion of advances to suppliers	**14,798**	16,508
	₱565,619	₱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.

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cost at January 1 and June 30/December 31	**₱46,380**	₱46,380
Accumulated equity in net earnings:		
At January 1	**849,816**	665,442
Equity in net earnings of associate	**57,983**	197,436
Realization of profit from downstream transaction (Note 19)	**16,694**	–
Share in dividends declared	**(18,660)**	(13,062)
At June 30/December 31	**905,833**	849,816
Accumulated equity in other comprehensive income:		
At January 1	**42,370**	429
Equity in other comprehensive income (loss) of associate	**(109,675)**	41,941
At June 30/December 31	**(67,305)**	42,370
	₱884,908	₱938,566

9. Investment Properties

June 30, 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	10,853	**11,263**
At June 30	1,525,090	127,613	1,999,782	178,852	**3,831,337**
Accumulated Depreciation					
At January 1	–	82,688	717,438	–	**800,126**
Depreciation (Notes 19 and 20)	–	3,964	44,341	–	**48,305**
At June 30	–	86,652	761,779	–	**848,431**
Net Book Value	**₱1,525,090**	**₱40,961**	**₱1,238,003**	**₱178,852**	**₱2,982,906**

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 December 31, 2025, based on third party 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 from 2028 to 2030.

10. **Property and Equipment**

June 30, 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	–	610	7,402	266	315	3,620	–	2,962	**15,175**
Disposals	–	–	–	–	(3,528)	–	–	–	**(3,528)**
At June 30	33,497	28,864	265,734	144,143	40,810	176,779	39,036	119,225	**848,088**
Accumulated Depreciation									
At January 1	–	10,208	141,302	40,513	32,022	114,283	30,554	–	**368,882**
Depreciation (Notes 19 and 20)	–	2,049	8,322	7,741	1,819	8,879	10	–	**28,820**
Disposals	–	–	–	–	(3,493)	–	–	–	**(3,493)**
At June 30	–	12,257	149,624	48,254	30,348	123,162	30,564	–	**394,209**
Net Book Value	**₱33,497**	**₱16,607**	**₱116,110**	**₱95,889**	**₱10,462**	**₱53,617**	**₱8,472**	**₱119,225**	**₱453,879**

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**

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Trade		
Third parties	**₱153,329**	₱185,576
Related companies (Note 15)	**106,278**	120,747
Commissions payable	**168,616**	164,042
Deferred credits	**72,578**	70,062
Unearned rental income	**46,768**	50,386
Accrued expenses	**25,950**	45,640
Nontrade payable	**26,127**	29,032
Income tax payable	**1,788**	977
Client retainer deposits	**13,068**	8,671
Others	**28,928**	15,424
	643,430	690,557
Less: noncurrent portion of trade payables	**11,209**	16,056
	₱632,221	₱674,501

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:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Nontrade Payable		
At January 1	**₱30,572**	₱37,242
Payments	**(3,335)**	(6,670)
At June 30/ December 31	**27,237**	30,572
Unamortized Discount		
At January 1	**₱1,540**	₱2,857
Amortization	**(430)**	(1,317)
At June 30/ December 31	**1,110**	1,540
	26,127	29,032
Less current portion	**14,918**	12,976
Noncurrent portion	**₱11,209**	₱16,056

Accretion of interest expense on unamortized discount amounted to ₱0.4 million and ₱0.7 million each period for the six (6) months ended June 30, 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 ₱1.1 billion and ₱0.6 billion as of June 30, 2026 and December 31, 2025, respectively.

These loans bear annual interest of 5.50% to 7.76% 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	949,000
Payments	(445,000)
At June 30, 2026	**₱1,149,000**

Total interest expense recognized as part of "Interest and other financing charges" in the interim consolidated statements of comprehensive income amounted to ₱26.8 million, and ₱16.5 million for the six (6) months ended June 30, 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	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
Local bank 1				
2022	7.60%	Payable quarterly with 1-year grace period up to December 17, 2027	**₱119,280**	₱159,040
2022	7.59%	Payable quarterly with 1-year grace period up to December 17, 2027	**111,825**	149,100
2023	7.66%	Payable quarterly with a 1-yr grace period up to December 17, 2027	**67,500**	90,000
			298,605	398,140
Local bank 2				
2018	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	**₱108,000**	₱129,600
2019	6.05%	Payable quarterly with a maximum grace period of 3 years up to December 7, 2028	**324,000**	388,800

(Forward)

Year Availed	Interest Rate	Payment Terms	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
2021	4.74%	Payable quarterly with a 1-year grace period up to September 17, 2026	**₱6,250**	₱18,750
2021	5.82%	Payable quarterly with a 1-year grace period up to September 17, 2026	**4,375**	13,125
2021	5.88%	Payable quarterly with a 1-year grace period up to September 17, 2026	**3,750**	11,250
2022	6.20%	Payable quarterly with a 1-year grace period up to September 17, 2026	**4,375**	13,125
2023	7.65%	Payable quarterly with a 2-year grace period up to January 13, 2028	**52,500**	67,500
2023	7.95%	Payable quarterly with a 2-year grace period up to January 13, 2028	**29,167**	37,500
2023	7.58%	Payable quarterly with a 2-year grace period up to January 13, 2028	**58,333**	75,000
2023	7.82%	Payable quarterly with a 2-year grace period up to January 13, 2028	**29,167**	37,500
2023	7.48%	Payable quarterly with a 2-year grace period up to January 13, 2028	**35,000**	45,000
2023	7.46%	Payable quarterly with a 2-year grace period up to January 13, 2028	**145,833**	187,500
			800,750	1,024,650
Local bank 3				
2021	7.00%	Payable quarterly with a 2-year grace period up to January 12, 2031	**243,438**	269,063
2023	7.00%	Payable quarterly with a 2-year grace period up to January 12, 2031	**53,437**	59,062
2026	6.30%	Payable quarterly with a maximum grace period of 2 years up to January 12, 2036	**50,000**	–
			346,875	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
			2,046,230	2,350,915
Less current portion			**652,655**	689,690
Noncurrent portion			**₱1,393,575**	₱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 ₱73.6 million and ₱82.0 million for the six (6) months ended June 30, 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 six (6) months ended June 30, 2026 and 2025, respectively.

Interest and Other Financing Charges
Details of the Group's interest and other financing charges for six (6) months ended June 30, 2026 and 2025 recognized in the unaudited interim condensed consolidated statements of comprehensive income are as follows:

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Interest expense		
Long-term debts	**₱73,601**	₱82,040
Bank loans (Note 12)	**26,765**	16,466
Bank charges	**28,329**	26,614
Nontrade payable (Note 11)	**430**	723
Lease liabilities (Note 17)	**1,372**	1,687
	₱130,497	₱127,530

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 June 30, 2026 and December 31, 2025, the Group's refundable deposits amounted to ₱87.7 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 ₱15.6 million and ₱14.3 million for the six (6) months ended June 30, 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 ₱3.4 million and ₱3.1 million for the six (6) months ended June 30, 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 June 30, 2026 and December 31, 2025, the carrying value of the long-term nontrade payable related to this acquisition amounted to ₱26.1 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			
Authorized Capital Stock (ACS)	**2026**	2025	**2026**	2025
Common Class A, ₱100 par value				
At January 1 and June 30/December 31	**7,500,000**	7,500,000	**₱750,000**	₱750,000
Preferred shares, ₱1,000 par value				
At January 1 and June 30/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			
Issued Capital Stock	**2026**	2025	**2026**	2025
Common Class A - ₱100 par value				
At January 1 and June 30/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 June 30/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 June 30, 2026 and December 31, 2025, the Group considers the following as its core economic capital:

	June 30, 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	**1,599,499**	1,601,993
	₱4,225,891	₱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:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cost		
At January 1	**₱110,447**	₱100,464
Reassessment	–	9,983
At June 30/December 31	**110,447**	110,447

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Accumulated Amortization		
At January 1	**₱57,492**	₱38,277
Amortization (Note 19)	**9,608**	19,215
At June 30/December 31	**67,100**	57,492
Net Book Value	**₱43,347**	₱52,955

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

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
At January 1	**₱55,545**	₱63,361
Reassessment	**–**	9,983
Accretion of interest	**1,372**	3,478
Payments		
Principal portion	**(9,697)**	(17,800)
Interest	**(1,372)**	(3,477)
At June 30/December 31	**45,848**	55,545
Less current portion of lease liabilities	**20,045**	19,979
Lease liabilities - net of current portion	**₱25,803**	₱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	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Revenue from contracts with customers		
Sale of real estate (Note 6)	**₱356,608**	₱459,486
Hotel operations	**52,652**	42,374
Rental income	**285,534**	₱240,044
	₱694,794	₱741,904

By Customers	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Revenue from contracts with customers		
Real estate buyers (Note 6)	**₱356,608**	₱459,486
Guests	**52,652**	42,374
Lessees	**285,534**	240,044
	₱694,794	₱741,904

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:

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Over time		
Condominium units	**₱221,916**	₱245,629
Residential house and lots	**38,299**	126,439
Residential lots	**96,393**	55,795
	₱356,608	₱427,863

Rental (see Note 9)

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Lease of space	**₱190,221**	₱164,396
CUSA services	**30,883**	26,022
Office revenue	**60,567**	44,606
Non-office revenue	**3,863**	5,020
	₱285,534	₱240,044

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

Hotel Operations

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Room accommodation	**₱43,687**	₱37,261
Food and beverage	**7,434**	4,239
Other operated departments	**1,531**	874
	₱52,652	₱42,374

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

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Penalties	**₱6,528**	₱1,008
Parking fees	**2,147**	56
Processing fees	**2,086**	3,008
Claims under damaged properties	**1,748**	1,510
Gain on disposal of property, plant and equipment	**808**	–
Foreign exchange gain (loss) – net	**42**	(49)
Others	**2,488**	884
	₱15,847	₱6,417

Others include revenue from Agriya Naturetainment, boat services, other hotel services, revenue from events, sponsorships and incentives, administrative fees and sale of various materials.

19. **Direct Costs and Expenses**

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Real Estate Sales		
Cost of real estate sold (Notes 6 and 8)	**₱190,402**	₱267,605
Amortization of costs to obtain contracts (Note 5)	**44,345**	36,580
	₱234,747	₱304,185

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Rental Operations		
Depreciation and amortization (Notes 9, 10 and 17)	**₱74,971**	₱73,612
Outside services	**26,758**	25,103
Light and water	**16,049**	15,611
Maintenance and repairs	**10,160**	7,937
Salaries, wages and benefits	**9,697**	7,594
Travel and transportation	**9,580**	13,017
Rental	**7,478**	7,270
Taxes and licenses	**5,983**	6,990
Insurance	**1,932**	1,649
Retirement costs	**339**	246
Others	**1,035**	317
	₱163,982	₱159,346

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Hotel Operations		
Outside services	**₱7,981**	₱7,033
Depreciation and amortization (Notes 9 and 10)	**7,285**	6,094
Room and guest supplies	**4,987**	4,889
Salaries, wages and benefits	**4,860**	4,802
Management and license fees	**3,938**	2,306
Communication, light and water	**3,456**	3,204
Commissions	**1,202**	764
Advertising and marketing	**837**	588
(Forward)		
Maintenance and repairs	**₱737**	₱618
SSS, Pag-ibig and other contributions	**489**	448
Insurance	**342**	447
Travel and transportation	**291**	498
Retirement costs	**230**	164
Representation and Entertainment	**124**	–
Taxes and licenses	**9**	34
Others	**2,848**	1,270
	₱39,616	₱33,159

20. General and Administrative Expenses

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Salaries, wages and benefits	**₱61,528**	₱50,018
Outside services	**58,677**	40,062
Taxes and licenses	**22,440**	16,494
Selling expense	**15,548**	8,797
Promotions	**8,684**	6,187
Communication, light and water	**5,415**	4,040
Depreciation (Note 9 and 10)	**4,627**	983
Entertainment, amusement and representation	**4,403**	1,994
Stationery and office supplies	**4,109**	1,884
SSS, Pag-Ibig and other contributions	**3,588**	2,800
Insurance	**2,809**	1,448
Maintenance and repairs	**2,119**	1,747
Travel and transportation	**2,090**	2,336
Retirement costs	**1,749**	1,249
Fuel, oil and lubricants	**1,425**	949
Others	**3,005**	4,131
	₱202,216	₱145,119

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:

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Current	**₱14,407**	₱5,637
Deferred	**(14,261)**	(14,455)
	₱146	(₱8,818)

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 June 30, 2026 and 2025, and total assets and total liabilities for the business segments as of June 30, 2026 and December 31, 2025.

For the Six Months Ended June 30, 2026 (Unaudited)

	Sale of Real Estate	**Leasing Operations**	**Hotel Operations**	**Total**
Revenue	₱356,608	₱285,534	₱52,652	**₱694,794**
Equity in net earnings of associate	57,983	–	–	**57,983**
Other income	6,602	8,885	446	**15,933**
	421,193	294,419	53,098	**768,710**
Cost of sales and services (before depreciation and amortization)	234,747	89,011	32,331	**356,089**
Operating expenses (before depreciation and amortization)	158,273	30,812	8,504	**197, 589**
	393,020	119,823	40,835	**553,678**
EBITDA	28,173	174,596	12,263	**215,032**
Other expenses				
Depreciation and amortization	2,355	76,278	8,250	**86,883**
Interest and other financing charges	106,229	23,766	502	**130,497**
Pretax income (loss)	(80,411)	74,552	3,511	**(2,348)**
Provision for (benefit from) income tax	(6,067)	5,335	878	**146**
Net income (loss)	(₱74,344)	₱69,217	₱2,633	**(₱2,494)**

As of June 30, 2026 (Unaudited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Segment Assets				
Cash	₱100,074	₱85,431	₱33,679	**₱219,184**
Receivables and contract assets	2,280,490	143,819	9,499	**2,433,808**
Inventories	1,161,515	7,365	671	**1,169,551**
Investment in associate	884,908	–	–	**884,908**
Fixed assets*	1,183,641	2,147,225	149,266	**3,480,132**
Others	524,109	41,830	77,357	**643,296**
	₱6,134,737	₱2,425,670	₱270,472	**₱8,830,879**
Segment Liabilities				
Payables and contract liabilities	₱1,003,322	₱179,480	₱43,743	**₱1,226,545**
Short-term and long-term debt	2,843,042	352,188	–	**3,195,230**
Others	121,625	130,195	–	**251,820**
	₱3,967,989	₱ 661,863	₱43,743	**₱4,673,595**

**Includes property and equipment, investment properties, and right-of-use assets*

For June 30, 2025 (Unaudited)

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Revenue	₱459,486	₱240,044	₱42,374	₱741,904
Equity in net earnings of associate	58,965	–	–	58,965
Other income	3,422	3,061	111	6,594
	521,873	243,105	42,485	807,463
Cost of sales and services (before depreciation and amortization)	304,185	85,734	27,065	416,984
Operating expenses (before depreciation and amortization)	123,762	15,693	4,681	144,136
	427,947	101,427	31,746	561,120
EBITDA	93,926	141,678	10,739	246,343
Other expenses				
Depreciation and amortization	871	72,946	6,872	80,689
Interest and other financing charges	93,191	33,966	373	127,530
Pretax income (loss)	(136)	34,766	3,494	38,124
Provision for (benefit from) income tax	(12,207)	3,389	–	(8,818)
Net income (loss)	₱12,071	₱31,377	₱3,494	₱46,942

December 31, 2025

	Sale of Real Estate	Leasing Operations	Hotel Operations	Total
Segment Assets				
Cash	₱188,498	₱138,968	₱25,940	₱353,406
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
	₱5,616,182	₱2,510,505	₱267,170	₱8,393,857
Segment Liabilities				
Payables and contract liabilities	₱674,212	₱183,119	₱50,792	₱908,123
Short-term and long-term debt	2,562,602	433,313	–	2,995,915
Others	133,282	137,084	–	270,366
	₱3,370,096	₱753,516	₱50,792	₱4,174,404

**Includes property and equipment, investment properties and right-of-use assets*

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):

	June 30, 2026 (Unaudited)	June 30, 2025 (Audited)
Net income (loss)	**(₱2,494)**	₱46,945
Divided by weighted average number of common shares	**7,500,000**	7,500,000
Basic/diluted earnings (loss) per share	**(₱0.33)**	₱6.26

There were no potentially dilutive ordinary shares as at June 30, 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 June 30, 2026 and December 31, 2025 range from 4.94% to 6.91% and 4.70% to 5.73%, respectively. The carrying value of long-term debt amounted to ₱2.0 billion and ₱2.4 billion as of June 30, 2026 and December 31, 2025, respectively. The fair values amounted to ₱1.8 billion and ₱2.2. billion as of June 30, 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 June 30, 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 June 30, 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 June 30, 2026 and December 31, 2025:

June 30, 2026 (Unaudited)

	Total	On Demand	Less Than One Year	More Than One Year
Financial Liabilities:				
Trade and other payables*	**₱481,490**	₱481,490	₱ –	₱ –
Nontrade payable	**27,237**	–	15,564	11,673
Bank loans	**1,149,000**	–	1,149,000	–
Long-term debt	**2,046,230**	–	652,655	1,393,575
Future interest on bank loans and long-term debt	**333,493**	–	248,321	85,172
Refundable deposits	**87,740**	–	–	87,740
Lease liabilities	**48,070**	–	23,051	25,019
Total undiscounted financial liabilities	**₱4,173,260**	₱481,490	₱2,088,591	₱1,603,179

**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	30,572	–	15,564	15,008
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	₱4,071,932	₱518,110	₱1,598,498	₱1,955,324

**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.

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

SCHEDULE A

DAMOSA LAND, INC. AND SUBSIDIARIES
FINANCIAL ASSETS
JUNE 30, 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				
Cash on hand				
Damosa Land, Inc. and Subsidiaries		₱899	₱899	₱–
Cash in bank				
Security Bank Corporation		89,675	89,675	19
BDO Unibank, Inc.		51,310	51,310	16
Metropolitan Bank and Trust Company		29,855	29,855	2
Bank of the Philippine Islands		28,042	28,042	3
Rizal Commercial Banking Corporation		12,005	12,005	23
Development Bank of the Philippines		4,280	4,280	5
China Banking Corporation		161	161	–
Asia United Bank		319	319	–
Philippine National Bank		622	622	1
Philippine Business Bank		60	60	–
Land Bank of the Philippines		773	773	–
Cash equivalents				–
Rizal Commercial Banking Corporation		1,183	1,183	1
		₱219,184	**₱219,184**	**₱70**

SCHEDULE B

DAMOSA LAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS, EMPLOYEES, RELATED PARTIES, AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES)
JUNE 30, 2026

Name and Designation of Debtor	December 31, 2025	Additions	Amounts collected	Amounts written off	Current	Noncurrent	June 30, 2026
– 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

DAMOSA LAND, INC. AND SUBSIDIARIES
AMOUNTS RECEIVABLE FROM
RELATED PARTIES WHICH ARE ELIMINATED
DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS
JUNE 30, 2026

Related Party	Nature of Affiliation	Nature of Transaction	Terms and Conditions	2026
– Not applicable –				
The Group does not have receivables from related parties which are eliminated during the consolidation of financial statements.				

SCHEDULE D

DAMOSA LAND, INC. AND SUBSIDIARIES
LONG-TERM DEBT
JUNE 30, 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
Bank loan - Philippine Peso			
Local Bank 1	₱119,280	₱79,280	₱40,000
Local Bank 1	111,825	74,325	37,500
Local Bank 1	67,500	45,000	22,500
Local Bank 2	108,000	43,200	64,800
Local Bank 2	324,000	129,600	194,400
Local Bank 2	6,250	6,250	–
Local Bank 2	4,375	4,375	–
Local Bank 2	3,750	3,750	–
Local Bank 2	4,375	4,375	–
Local Bank 2	52,500	30,000	22,500
Local Bank 2	29,167	16,667	12,500
Local Bank 2	58,333	33,333	25,000
Local Bank 2	29,167	16,667	12,500
Local Bank 2	35,000	20,000	15,000
Local Bank 2	145,833	83,333	62,500
Local Bank 3	243,438	51,250	192,188
Local Bank 3	53,437	11,250	42,187
Local Bank 3	50,000	–	50,000
Local Bank 4	300,000	–	300,000
Local Bank 4	200,000	–	200,000
Local Bank 4	100,000	–	100,000
	₱2,046,230	**₱652,655**	**₱1,393,575**

SCHEDULE E

DAMOSA LAND, INC. AND SUBSIDIARIES
INDEBTEDNESS TO RELATED PARTIES
JUNE 30, 2026

Name of Related Party	Balance at Beginning of Period	Balance at End of Period
	– Not Applicable –	

The Group does not have long-term loans from related companies in its consolidated statements of financial position.

SCHEDULE F

DAMOSA LAND, INC. AND SUBSISIDIARIES
GUARANTEES OF SECURITIES OF OTHER ISSUERS
JUNE 30, 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 –

The Group does not have any guarantees of securities of other issuing entities by the Company for which the statement is filed.

SCHEDULE G

DAMOSA LAND, INC. AND SUBSIDIARIES
CAPITAL STOCK
JUNE 30, 2026

Titte 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
JUNE 30, 2026 AND 2025, AND DECEMBER 31, 2025

	June 30, 2026	December 31 2025	June 30, 2025
Liquidity and Solvency			
Current ratio	**1.20**	1.39	
Current assets / Current liabilities			
Acid-test ratio	**0.28**	0.28	
Cash + Accounts Receivable / Current liabilities			
Solvency ratio	**1.12**	0.99	
Total liabilities / Total equity			
Debt-to-equity ratio	**0.77**	0.71	
Total debt / Total equity			
Asset-to-equity ratio	**2.12**	1.99	
Total assets / Total equity			
Interest rate coverage ratio	**0.98**	2.34	
Earnings before interest and taxes / Interest expense			
Profitability			
Return on equity	**(0.0006)**	0.0633	0.0120
Net income / Ave. total equity			
Return on assets	**(0.0003)**	0.0318	0.0060
Net income / Ave. total assets			
Profit margin	**(0.004)**	0.140	0.063
Net income / Net revenues			

OTHER INFORMATION
JUNE 30, 2026

Developments as of June 30, 2026

A.	**New project or investments in another line of business or corporation**	None	
B.	**Composition of Board of Directors (As of May 13, 2026)**	Maria Linda F. Lagdameo	Chairman
		Ricardo Luis Mateo F. Lagdameo	President
		Ricardo R. Floirendo	Director
		Vicente R. Floirendo	Director
		Maria Cristina F. Brias	Corporate Secretary
		Maria Theresa R. Floirendo	Treasurer
		Renato T. De Guzman	Independent Director
		Roberto Jose R. Locsin	Independent 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 2Q 2026 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**	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, Kahi Estates, and TRYP. 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 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**	Please see Notes to Unaudited Interim Condensed Consolidated Financial Statements

	more line items of the 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 HALF (1H) of 2026 operations vs. 1H 2025

RESULT OF OPERATIONS

Damosa Land Inc. and Subsidiaries (the "Group") recorded a 6.0% decrease in revenues for the first half, driven by lower real estate sales volume, partially offset by stronger leasing and hotel performance. Minimal change in costs and expenses, resulting in an operating loss of ₱76.3 million.

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 147.0% to ₱15.8 million, primarily due to penalties and parking fees.

As a result, the Group posted a net loss of ₱2.5 million. Net income is expected to increase during the second half of the year corollary to expected increase in revenue as a result of percentage of completion of the residential projects.

DAMOSA LAND 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**	
	June 30, 2026	June 30, 2025	Change	Change (%)	2026	2025
REVENUES	694,794	741,904	(47,110)	-6.0%	100.0%	100.0%
COST AND EXPENSES	771,058	769,339	1,719	0.0%	111.0%	104.0%
OPERATING PROFIT (LOSS)	(76,264)	(27,435)	(48,829)	178.0%	-11.0%	-4.0%
OTHER INCOME - NET						
Interest Income	86	177	(91)	-51.0%	0.0%	0.0%
Equity in net earnings of associate	57,983	58,965	(982)	-2.0%	8.0%	8.0%
Miscellaneous income (expense)	15,847	6,417	9,430	147.0%	2.0%	1.0%
	73,916	65,559	8,357	13.0%	10.0%	9.0%
INCOME BEFORE TAX	(2,348)	38,124	(40,472)	-106.0%	0.0%	5.0%
PROVISION FOR INCOME TAX	146	(8,818)	8,964	-102.0%	0.0%	-1.0%
NET INCOME	**(2,494)**	**46,942**	**(49,436)**	**-105.0%**	**0.0%**	**6.0%**

Business Segments

Sale of Real Estate

Revenue from real estate sales declined to ₱356.6 million, a 22.4% decrease from ₱459.5 million in the same period last year. The decline was driven by lower sales volume across the Group's residential and mixed-use projects, including 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, though contributions from this launch were not yet sufficient to offset softer sales in existing projects during the period.

Earnings before interest, taxes, depreciation and amortization (EBITDA) for the segment declined to ₱28.2 million from ₱93.9 million in 2025, with margins narrowing to 7.9% from 20.4%, reflecting the lower sales volume against a relatively fixed direct cost base.

Leasing Operations
Leasing operations continued to deliver strong results, generating ₱285.5 million in revenues, a 19.0% increase from ₱240.0 million in the prior period. The growth was primarily driven by strong demand for office spaces, 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 to ₱174.6 million from ₱141.7 million, improving the EBITDA margin to 61.1% from 59.0%, 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 Davao and Microtel General Santos posted stronger revenue growth during the period, driven by higher occupancy, improved average daily rates, more effective revenue management, and increased contributions from corporate accounts and local market activity as compared to prior year. Combined, both properties recorded a 24.3% revenue increase from ₱42.4 million in 2025 to ₱52.7 million, reflecting solid operational performance and improved market conditions across both locations.

EBITDA rose to ₱12.3 million from ₱10.7 million, though the EBITDA margin eased slightly to 23.3% from 25.3%, as the rise in revenue was accompanied by proportionally higher operating costs.

Equity in Net Earnings of Associate

The Group's equity in net earnings of associate - mainly from Accendo Commercial Corporation ("Accendo") – decreased by ₱1.0 million or 1.7%, from ₱59.0 million in 2025 to ₱58.0 million in 2026.

Expenses

Total costs and expenses (excluding interest) for the six months ended June 30, 2026 amounted to ₱640.6 million, a decrease of ₱1.2 million or 0.2% from ₱641.8 million in the same period of 2025. Costs remained broadly flat even as consolidated revenue declined 6.3% during the period, narrowing the Group's overall operating margin.

For the real estate sales segment, costs and operating expenses (excluding depreciation and interest) decreased by ₱34.9 million (8.2%) broadly in line with lower sales volume, even as development activities continued on ongoing residential projects such as Bridgeport, Agriya, Kahi Estates, and Tryp by Wyndham. Gross profit margin held broadly stable at 34.2%, versus 33.8% in the prior year, despite inflationary pressures on construction materials and labor.

In leasing operations, costs and expenses (excluding depreciation and interest) increased by 18.1% 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 61.1% EBITDA margin.

For hotel operations, costs and operating expenses (excluding depreciation and interest) increased by 28.6%, corollary to the increase in revenue of 24.3%. EBITDA margin was 23.3%.

Overall, cost discipline in the leasing and hotel segments helped offset the decline in real estate segment margins, though consolidated EBITDA remains sensitive to the pace of real estate sales recognition in the second half of the year.

Capital Expenditures
Total capital expenditures for the six months ended June 30, 2026 amounted to ₱304.8 million, comprising ₱278.3 million in real estate construction and development costs, ₱15.2 million in property and equipment additions, and ₱11.3 million in investment property additions.

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 ₱3.66 billion from ₱3.12 billion at year-end 2025.

Cash and cash equivalents decreased to ₱219.2 million from ₱353.4 million, mainly due to construction expenditures and debt-related payments.

Trade and other receivables increased to ₱616.1 million from ₱268.8 million, reflecting receivable from percentage of completion.

Contract assets (current portion) increased to ₱1,088.9 million from ₱829.1 million.

Real estate held for sale increased to ₱1,169.6 million, reflecting inventory build across ongoing residential projects.

Prepayments and other current assets decreased to ₱565.6 million from ₱588.1 million, driven by advances to contractors and prepaid taxes.

Noncurrent Assets decreased by ₱101.9 million (2%), from ₱5.3 billion to ₱5.2 billion.

Investment in associate decreased to ₱884.9 million from ₱938.6 million as of December 2025 driven by:

Accumulated equity in net earnings, which rose to ₱905.8 million from ₱849.8 million (+₱56.0M), reflecting ₱58.0M in equity in net earnings of associate, ₱16.7M from realized profit on a downstream transaction, less ₱18.7M in dividends declared.

Accumulated equity in other comprehensive income, which swung to a (₱67.3) million loss from a ₱42.4 million income balance, due to a ₱109.7 million equity in other comprehensive loss of associate - the main driver of the overall decline.

Liabilities

Total liabilities increased to ₱4.7 billion from ₱4.2 billion as of December 2025.

Current liabilities increased by ₱790.3 million (35.2%) from ₱2.25 billion driven by:

Bank loans, which rose to ₱1,149.0 million from ₱645.0 million, reflecting drawdowns to fund working capital and project development

Contract liabilities increased to ₱583.1 million from ₱217.6 million.
Partly offset by **current portion of long-term debt**, which decreased to ₱652.7 million from ₱689.7 million, consistent with scheduled repayments, and **trade and other payables**, which declined to ₱632.2 million from ₱674.5 million

Noncurrent liabilities totaled ₱1.64 billion, down ₱291.1 million (15.1%), largely due to the reduction in long-term debt (net of current portion) to ₱1,393.6 million from ₱1,661.2 million, reflecting regular principal repayments.

Equity

Total equity decreased by ₱62.2 million (1.5%) from ₱4.22 billion as of December 2025 to ₱4.16 billion.

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

The decrease in **retained earnings** to ₱1.6 billion or by ₱2.5 million reflects the net loss during the 1st half of 2026.

Other Comprehensive income (loss) decreased by ₱109.7 million due to Equity in other comprehensive income (loss) of associate.

The equity-to-assets ratio stood at 47.1%, down from 50.3% as of December 2025, reflecting the increase in bank loan drawdowns during the period.