

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. As of November 21, 2024
Date of Report (Report marked as Annex A)
2. SEC Identification Number CS201420992 3. BIR Tax Identification No. 008-893-096-000
4. DDMP REIT, Inc.
Exact name of issuer as specified in its charter
5. Manila, Philippines 6. (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. DD Meridian Park Bay area Corner Macapagal Avenue EDSA Extension Boulevard Barangay 76
Zone 10 San Rafael, Pasay City, Metro Manila, Philippines 1302
Address of principal office Postal Code
8. (02) 8856-7111
Issuer's telephone number, including area code
9. DD-Meridian Park Development Corp.
Former name or former address, if changed since last report

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	17,827,465,406

11. Indicate the item numbers reported herein: (Copy furnished)

Annex "A" - Preliminary Information Statement

9. Other Events

Kindly take notice that the Annual Stockholders' Meeting of **DDMP REIT, Inc.** (the "**Company**") for the year 2024 will be held on December 13, 2024, 3:30 PM through remote communication via Zoom. The link will be provided at least three (3) days prior to the meeting. Registration for the said meeting will be from 9:00 AM November 21, 2024 to 6:00 PM of December 9, 2024.

The agenda of the meeting is set forth below:

- 1) Call to Order;
- 2) Certification by the Corporate Secretary of the Presence of Quorum;
- 3) Reading and Approval of the Minutes of the Previous Stockholders' Meeting;
- 4) Company Updates and Report;
- 5) Approval of the 2023 Audited Financial Statements and the 2023 Annual Report;
- 6) Ratification of the Actions of the Board of Directors and Officers;
- 7) Election of Directors;
- 8) Appointment of External Auditors;
- 9) Other Matters; and
- 10) Adjournment

SIGNATURES

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

DDMP REIT, Inc.
Issuer

November 21, 2023
Date



Joselito L. Barrera, Jr.
Chief Information Officer

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS

INFORMATION STATEMENT PURSUANT TO SECTION 20
OF THE SECURITIES REGULATION CODE

1. Check the appropriate box:

- Preliminary Information Statement
 Definitive Information Statement

2. Name of Registrant as specified in its charter: **DDMP REIT, INC.**

3. Country of Incorporation: **PHILIPPINES**

4. SEC Identification Number: **CS201420992**

5. BIR Tax Identification Code: **008-893-096-000**

6. Address of the principal office: **DoubleDragon Headquarters, 10th Floor,
Tower 1, DoubleDragon Plaza, DD
Meridian Park, Corner Macapagal Avenue
and EDSA Extension, Bay Area, Pasay City,
Metro Manila**

7. Registrant's telephone number,
including area code: **(02) 88567111**

8. Date, time and place of the meeting of security
holders: **December 13, 2024 3:30PM; DoubleDragon
Headquarters Pasay City, Philippines; by
Remote Communication Via Zoom. The
Link will be provided at least three (3)
days prior to the meeting.**

9. Approximate date on which the Information
Statement is first to be sent or given to security
holders: **November 22, 2024**

10. In case of proxy solicitation:

i. Name of Person filing the **N/A**
statement/solicitor:

ii. Address and telephone No.: **N/A**

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

<u>Title of Each class</u>	<u>Number of Shares of Stock Outstanding or Amount of Debt Outstanding</u>
Common	17,827,465,406

Are any or all of registrant's securities listed in a Stock Exchange?

Yes [] No []

12. The 17,827,465,406 Common Shares are listed with the Philippine Stock Exchange ("PSE").



NOTICE OF ANNUAL STOCKHOLDERS' MEETING

Decemeber 13, 2024; 3:30 PM

DoubleDragon Headquarters, Pasay City

by Remote Communication Via Zoom.

To All Stockholders:

Kindly take notice that the Annual Stockholders' Meeting of **DDMP REIT, INC.** (the "**Company**") for the year 2024 will be held on December 13, 2024, 3:30 PM through remote communication via Zoom. The link will be provided at least three (3) days prior to the meeting. Registration for the said meeting will be from 9:00 AM November 21, 2024 to 6:00 PM of December 9, 2024.

The agenda of the meeting is set forth below:

- 1) Call to Order;
- 2) Certification by the Corporate Secretary of the Presence of Quorum;
- 3) Reading and Approval of the Minutes of the Previous Stockholders' Meeting;
- 4) Company Updates and Report;
- 5) Approval of the 2023 Audited Financial Statements and the 2023 Annual Report;
- 6) Ratification of the Actions of the Board of Directors and Officers;
- 7) Election of Directors;
- 8) Appointment of External Auditors;
- 9) Other Matters; and
- 10) Adjournment

The Board of Directors fixed the end of trading hours of the Philippine Stock Exchange ("PSE") on **November 19, 2024** as the record date (the "**Record Date**") for the determination of the common stockholders who are entitled to notice and to vote at the meeting and any adjournment thereof.

The Chairman or, in his absence, a president to be chosen by the stockholders will formally open and preside the 2024 Annual Stockholders' Meeting.

To participate in the annual meeting, the stockholders must register from 9:00 AM November 21, 2024 to 6:00 PM of December 9, 2024. The procedure for participation in the annual meeting via remote communication and voting in absentia are contained in Annex "A" to this Information Statement.

In the event that you cannot personally join the meeting, you are hereby requested to accomplish the attached proxy form, which need not be notarized, and email the same at corporatesecretary@ddmpreit.com.ph or return the same to the office of the Corporate Secretary at DoubleDragon Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza, DD Meridian Park, Corner Macapagal Avenue and EDSA Extension, Bay Area, Pasay City, Metro

Manila no later than 6:00 P.M. on December 9, 2024. Kindly refer to Annex "A" for the requirements for registration.

Thank you very much.

Pasay City, November 21, 2024.

BY THE ORDER OF THE BOARD OF DIRECTORS



Ferdinand J. Sia
President

NOTE:

It is important that all stockholders be represented at the meeting. Common Stockholders who are unable to attend in person are requested to immediately sign, date, and email the accompanying proxy form. In the event a stockholder decides to personally participate in the meeting, he/she may, if he/she wishes, revoke the proxy and vote his/her shares in person.

**ANNEX TO NOTICE OF ANNUAL STOCKHOLDERS' MEETING OF
DDDMP REIT, INC.**

DECEMBER 13, 2024

3:30 P.M.

DoubleDragon Headquarters

Pasay City

By Remote Communication via Zoom

AGENDA

1) Call to Order

The Chairman or, in his absence, a president to be chosen by the stockholders will formally open the 2024 Annual Stockholders' Meeting (the "**Meeting**"). The directors and officers of the Company will be introduced.

2) Certification by the Corporate Secretary of the Presence of Quorum

The Corporate Secretary will certify that the copies of the Notice and the Information Statement were duly sent to stockholders as of the Record Date.

3) Reading and Approval of the Minutes of the Previous Stockholders' Meeting

The stockholders may examine the minutes of the previous meeting. Said minutes will also be available on the Company's website on or before November 22, 2024. The resolution for adoption will be the approval of the minutes of the previous stockholders' meeting.

4) Company Updates and Report

The report of the Chairman of the Board of Directors highlighting the Company's achievements and milestones for the previous year will be presented to the stockholders.

5) Approval of the 2023 Audited Financial Statements and the 2023 Annual Report

The 2023 Audited Financial Statements (the "**AFS**") of the Company audited by KPMG R.G. Manabat & Co., the Company's independent external auditor, along with the 2023 Annual Report (the "**Report**") will be presented. The AFS and the Report will be incorporated in the Definitive Information Statement which will be distributed to the stockholders. Copies of the Definitive Information Statement will also be made available on the Company's website. The resolution for adoption will be the approval of the AFS and the Report for the fiscal year ended December 31, 2023.

6) Ratification of the Actions of the Board of Directors and Officers

The Company's performance for the year 2023 as detailed in the Report, is attributed to the key policies and well-planned directions set by the members of the Board of Directors, and the management team's effective execution of and compliance with said policies and directions in conformity with excellent corporate governance and ethical

best practices. The resolution for adoption will be the ratification of the actions of the Board of Directors and Officers from the previous shareholders meeting, December 13, 2023 up to this shareholders meeting.

7) Election of Directors

The nominees for directors has been duly evaluated and recommended by the Nomination Committee for election. Their competence, expertise, and qualifications will aid in sustaining the Company's solid performance. The profiles of the directors are available in the Company's website and are attached herewith for reference. The election of the directors will be held at the Meeting. The resolution for adoption will be the election of directors to serve for the term of one year from 2023 to 2024 and until their successors are duly elected and qualified.

8) Appointment of External Auditor

The Board of Directors concurred with the recommendation of the Audit Committee to re-appoint KPMG R.G. Manabat & Co. as the Company's external auditor for 2024. The resolution for adoption will be the approval of the appointment of KPMG R.G. Manabat & Co. as the Company's external auditor to examine the financial statements of the Company for the year ended December 31, 2024.

9) Other Matters

Matters relevant to and appropriate for the Annual Stockholders' Meeting may be taken up.

10) Adjournment

PROFILES OF THE BOARD OF DIRECTORS

Edgar J. Sia II, age 47, Filipino, is the Chairman and Chief Executive Officer of Injap Investments Inc. Mr. Sia II is also the Founder of Mang Inasal Philippines, Inc. and various other companies. He obtained his Doctorate Degree from the University of San Agustin Honoris Causa Major in Management in 2012.

Tony Tan Caktiong, age 71, Filipino, is the Chairman of Honeystar Holdings Corporation, and the current Chairman of Jollibee Foods Corporation, since 1978. Mr. Tan Caktiong is also a Director of First Gen Corporation since 2005 and a member of the Board of Trustees of Jollibee Group Foundation, Temasek Foundation, and St. Luke's Medical Center. He graduated from the University of Santo Tomas in 1975 with a degree in Chemical Engineering. On February 15, 2018, the University of Santo Tomas conferred the honorary Degree Doctor of Business Administration to Mr. Tan Caktiong.

Ferdinand J. Sia, age 45, Filipino, is the President and Chief Operating Officer of Injap Investments Inc. He also served as a Director of Mang Inasal Philippines, Inc. from 2006-2016. He graduated from the University of the Philippines Visayas with a degree in Bachelor of Arts in Political Science and took up law in Arellano University School of Law.

William Tan Untiong, age 70, Filipino, has been a Director of Jollibee Foods Corporation since 1993 and likewise serves as a director and treasurer of Honeystar Holdings Corporation. He is the Vice President for Real Estate of Jollibee Foods Corporation since 1989. He was appointed as Chief Real Estate Officer in 2015.

Jesus Emmanuel M. Yujuico, age 56, Filipino, is serving as a Director of the Company since 2015. He is also currently a Consultant and Adviser of Istana Development Corp., Istana Social Foundation and Vicarious, Inc. He has finished his Economics from Bowdoin College in 1990 and obtained Masters Degree from Dartmouth College, Tuck School.

Jaime Rafael M. Yujuico, age 44, Filipino, is serving as a Director of the Company since 2015. He is also currently the Chief Executive Officer of Point Blue. He finished his Bachelors Degree in Government – International Relations from Bowdoin in 2002.

Antonio L. Go, age 84, Filipino, is currently the Chairman of Equicom Savings Bank, Equicom Manila Holdings, Inc and Algo Leasing and Finance, Inc. He obtained his bachelors degree in business administration from Youngtown University in Ohio, USA and finished his graduate studies on International Management Program from International Management Institute in Geneva, Switzerland.

Rene D. Buenaventura age, 69, Filipino. Mr. Rene D. Buenaventura is the Chairman and Independent Director of the Property Manager. He also serves as the President of several institutions including Gramercy Holdings Corporation, Canyon Crest Holdings Corporation, and Hengrave Holdings, Inc. Mr. Buenaventura holds a Bachelor of Science degree in Accounting, a Bachelor of Arts degree in Behavioral Science, and a Master of Business Administration degree all from De La Salle University Philippines.

ADVISERS TO THE BOARD

The following persons are the Advisers to the Board:

1. John Michael Francis M. Yujuico
2. Benedicto V. Yujuico
3. Joseph Tanbuntiong
4. Ernesto Tanmantiong

PART I
INFORMATION REQUIRED IN THE INFORMATION STATEMENT
Company/Registrant: DDMP REIT, INC

A. GENERAL INFORMATION

Item 1. Date, Time, and Place of Meeting of the Stockholders

Date:	December 13, 2024
Time:	3:30 PM
Place	DoubleDragon Headquarters, Pasay City Through remote communication, via Zoom. The link will be provided at least three (3) days prior to the meeting.
Mailing Address:	DoubleDragon Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza, DD Meridian Park, Corner Macapagal Avenue and EDSA Extension, Bay Area, Pasay City, Metro Manila 1302

The Chairman or, in his absence, a president to be chosen by the stockholders will formally open and preside the 2024 Annual Stockholders' Meeting, at the time and place mentioned above.

Copies of this Information Statement will be sent on or around November 21, 2024 to all stockholders of record as of November 19, 2024. A copy of the Information Statement can be downloaded from the Company's website at <https://www.ddmpreit.com.ph>.

Stockholders who cannot join the Meeting may accomplish the attached Proxy Form and submit the same, through email at corporatesecretary@ddmpreit.com.ph, on or before 6:00PM of December 9, 2024. Voting procedures are contained in Annex A to this Information Statement. Cumulative voting is allowed. In that regard, kindly refer to Item 4 for an explanation on cumulative voting.

Item 2. Dissenters' Right of Appraisal

There is no corporate matter or action to be taken during the Meeting which will entitle a stockholder to a Right of Appraisal as provided under Section 80, Title X of the Revised Corporation Code of the Philippines ("Revised Corporation Code").

For the information of the stockholders, any stockholder of the Company shall have the right to dissent and demand payment of the fair value of his shares only in the following instances, as provided for by the Revised Corporation Code:

- 1) In case any amendment to the articles of incorporation has the effect of changing or restricting the rights of any stockholder or class of shares, or of authorizing preferences in any respect superior to those outstanding shares of any class, or of extending or shortening the term of the corporate existence;

- 2) In case of sale, lease, exchange, transfer, mortgage, pledge, or other disposition of all or substantially all of the corporate property and assets;
- 3) In case of merger or consolidation; and
- 4) In case of investment of corporate fund for any purpose other than the primary purpose of the Company.

The dissenting stockholder who votes against a proposed corporate action may exercise the right of appraisal by making a written demand on the Company for the payment of the fair value of shares held within thirty (30) days from the date on which the vote was taken: provided, that failure to make the demand within such period shall be deemed a waiver of the appraisal right. If the proposed corporate action is implemented, the Company shall pay the stockholder, upon surrender of the certificate or certificates of stock representing the stockholder's shares, the fair value thereof as of the day before the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action.

If, within sixty (60) days from the approval of the corporate action by the stockholders, the withdrawing stockholder and the Company cannot agree on the fair value of the shares, it shall be determined and appraised by three (3) disinterested persons, one of whom shall be named by the stockholder, another by the corporation, and the third by the two (2) thus chosen. The findings of the majority of the appraisers shall be final, and the award shall be paid by the Company within thirty (30) days after such award is made: provided, that no payment shall be made to any dissenting stockholder unless the Company has unrestricted retained earnings in its books to cover such payment: provided, further, that upon payment by the Company of the agreed or awarded price, the stockholder shall forthwith transfer the shares to the Company.

Item 3. Interest of Certain Persons in or Opposition to Matters to be Acted Upon

None of the directors or officers of the Company, or any nominee to the Board of Directors, or any associate of the foregoing persons have substantial interest, direct or indirect, by security holdings or otherwise, in any matter to be acted upon during the Meeting. Likewise, there are no persons who have substantial interest, directly or indirectly, in any matter to be acted upon, other than elections to office.

No incumbent director has informed the Company in writing of an intention to oppose any action to be taken in the Meeting.

B. CONTROL AND COMPENSATION INFORMATION

Item 4. Voting Securities and Principal Holders Thereof

<i>As of September 30, 2023</i>			
<i>Issued Shares</i>	Shares Allowed To Foreigners (40% equity)	Shares Owned By Foreigners (1.36%)	Shares Owned By Filipinos (98.64%)
17,827,465,406	7,130,986,162	241,920,767	17,585,544,639

As of September 30, 2024, there were 17,827,456,406 outstanding common shares of stock of the Company which are entitled to vote. Each common share of stock of the Company is entitled to one (1) vote.

Only holders of the Company's common stock as of the close of business on Record Date on November 19, 2024 are entitled to notice and to vote at the Meeting to be held on December 13, 2024.

RECORD DATE

All common stockholders of record as of November 19, 2024 are entitled to notice of and to vote at the Meeting.

MANNER OF VOTING AND ELECTION OF DIRECTORS (Cumulative Voting)

Each common share of the Company owned by a stockholder as of the Record Date is entitled to one (1) vote (each, a "Voting Share") except in the election of directors where one share is entitled to as many votes as there are directors to be elected. The election of directors shall be by ballot and each stockholder entitled to vote may cast the vote to which the number of shares he owns entitles him, for as many persons as there are to be elected as directors, or he may cumulate or give to one candidate as many votes as the number of directors to be elected multiplied by the number of his shares shall equal, or he may distribute them on the same principle among as many candidates as he may see fit, provided that the whole number of the votes cast by him shall not exceed the number of shares owned by him multiplied by the whole number of directors to be elected. Thus, since there are nine (9) directors to be elected, each Voting Share is entitled to nine (9) votes.

The shareholder holding a Voting Share may vote in absentia or by proxy. If he chooses to vote through proxy, the Company's By-Laws requires the submission of a Proxy Form to the Corporate Secretary no later than 6:00 P.M. of December 9, 2024 through email at corporatesecretary@ddmpreit.com.ph

Validation of proxies, chaired by the Corporate Secretary or by the Assistant Corporate Secretary, and attended by the Company's stock and transfer agent and the external auditors, shall be convened on December 11, 2024 at the DoubleDragon Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza, DD Meridian Park, Corner Macapagal Avenue and EDSA Extension, Bay Area, Pasay City, Metro Manila. Any questions and issues relating to the validity and sufficiency, both as to form and substance, of proxies shall only be resolved by the Corporate Secretary or Assistant Corporate Secretary at that forum. The Corporate Secretary or Assistant Corporate Secretary's decision shall be final and binding on the stockholders, and those not settled at such forum shall be deemed waived and may no longer be raised during the Meeting.

Refer to Annex "A" of this Information Statement for a detailed procedures and requirements for participation and voting in the Meeting.

SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT

As of September 30, 2024, the following are the owners of the Company's common stock in excess of 5% of the total outstanding shares:

<i>Title of Class</i>	<i>Name, Address of Record Owner and Relationship with the Issuer</i>	<i>Name of Beneficial Owner and Relationship with the Issuer</i>	<i>Citizenship</i>	<i>No. of Shares</i>	<i>Percentage</i>
Common Share	DoubleDragon Corporation 10 th Floor Tower 1, DoubleDragon Plaza, Macapagal corner EDSA Ext. Avenues Pasay City Stockholder	DoubleDragon Corporation Stockholder	Filipino	7,903,519,158	44.33%
Common Shares	Benedicto V. Yujuico North Greenhills San Juan Metro Manila Stockholder	Benedicto V. Yujuico Stockholder	Filipino	1,720,739,589	9.65%
Common Shares	Teresita M. Yujuico North Greenhills San Juan Metro Manila Stockholder	Teresita M. Yujuico Stockholder	Filipino	1,666,469,340	9.35%

The natural person who will be the duly authorized representative to vote the common shares of DoubleDragon Corporation will be decided and voted upon by its Board of Directors in a separate meeting held for that purpose.

There are no other persons holding more than 5% of a class under a voting trust or any similar agreements as of balance sheet date.

SECURITY OWNERSHIP OF MANAGEMENT
(As of September 30, 2024)

Title of Class	Name of the Beneficial Owner	Amount and the Nature of the Beneficial Ownership		Citizenship	Percent of Class
		Direct	Indirect		
Common	Edgar J. Sia II	1	1,529,251,921	Filipino	8.58%
Common	Tony Tan Caktiong	1	0	Filipino	0.00%
Common	Ferdinand J. Sia	1	834,137,411	Filipino	4.68%
Common	Rizza Marie Joy S. Javelona	0	184,886,557	Filipino	1.04%
Common	William Tan Untiong	1	888,000	Filipino	0.00%
Common	Jesus Emmanuel M. Yujuico	1	0	Filipino	0.00%
Common	Jaime Rafael M. Yujuico	1	0	Filipino	0.00%
Common	Antonio L. Go	1	0	Filipino	0.00%
Common	Independent Director	1	n/a	Filipino	n/a
Common	Rene D. Buenaventura	1	0	Filipino	0.00%
Common	Yolyvic L. Onato	0	74,000	Filipino	0.00%
Common	Joselito L. Barrera, Jr	0	460,000	Filipino	0.00%

The aggregate number of common shares for all directors and officers is 1,422,008.

As of September 30, 2024, the Top 20 Shareholders of the Company are as follows:

	Name	Nationality	No of shares	Percentage
1	DOUBLEDRAGON CORPORATION	Filipino	7,903,519,158	44.33%
2	PCD NOMINEE Filipino	Filipino	6,284,156,549	35.25%
3	BENEDICTO V. YUJUICO	Filipino	1,720,739,589	9.65%
4	TERESITA M. YUJUICO	Filipino	1,666,469,340	9.35%
5	PCD Non Filipino	Non Filipino	241,920,767	1.36%
6	JOSE IVAN T. JUSTINIANO OR MA. JEMA V. JUSTINIANO	Filipino	6,000,000	0.03%
7	MANUEL I. GUTIERREZ OR	Filipino	1,071,000	0.01%

	OR MARTINA MARIA ELIZABETH Y. GUTIERREZ			
8	MARTINA MARIA ELIZABETH Y. GUTIERREZ.	Filipino	833,000	0.00%
9	MA. NATIVIDAD DE LEON RUFINO	Filipino	668,000	0.00%
10	G.D. TAN & Co., INC.	Filipino	420,000	0.00%
11	LEOPOLDO FRANCISCO SULPICO JR.	Filipino	300,000	0.00%
12	MYRA P. VILLANUEVA	Filipino	220,000	0.00%
13	EMERIZA G. BORJA	Filipino	200,000	0.00%
14	MARK LOUIE AOA	Filipino	200,000	0.00%
15	MYRNA P. VILLANUEVA	Filipino	150,000	0.00%
16	ROWENA T. GAN	Filipino	100,000	0.00%
17	YEE MEN SIAO OR CHARLENE SARTE YEE OR DIXIE JILL SARTE YEE	Filipino	100,000	0.00%
18	LILIBETH S. APAO OR SOCRATES APAO	Filipino	100,000	0.00%
19	ROGER LEE CASTRO	Filipino	50,000	0.00%
20	MARY EVE T. PAMINTUAN	Filipino	50,000	0.00%
21	CATHERINE P. SALAS	Filipino	50,000	0.00%

There are around 40,582 holders of at least one board lot of 50 shares.

CHANGES IN CONTROL

The Company is not aware of any change in control or arrangement that may result in a change in control of the Company since beginning of its last fiscal year.

There are no existing or planned stock warrant offerings. There are no arrangements that may result in a change in control of the Company.

Hence, no change in control has occurred since the beginning of its last fiscal year.

Item 5. Directors and Executive Officers

The incumbent Directors and Executive Officers of the Company are as follows:

<u>Office</u>	<u>Name</u>	<u>Age</u>	<u>Citizenship</u>
Chairman	Edgar J. Sia II	47	Filipino
Co-Chairman	Tony Tan Caktiong	71	Filipino
Director and President	Ferdinand J. Sia	45	Filipino
Treasurer and CFO	Rizza Marie Joy S. Javelona	34	Filipino
Director and Corp. Secretary	William Tan Untiong	70	Filipino
Director	Jesus Emmanuel M. Yuijuico	56	Filipino

Director	Jaime Rafael M. Yujico	44	Filipino
Independent Director	Antonio L. Go	84	Filipino
Independent Director	To be determined	-	Filipino
Independent Director	Rene D. Buenaventura	69	Filipino

BOARD OF DIRECTORS

The Directors of the Company are elected at the meeting to hold office until the succeeding annual stockholder's meeting and until their respective successors have been appointed or elected and qualified.

The following are the business experience/s of the Company's Directors for the last five (5) years (*or more*):

Edgar J. Sia II, age 47, Filipino, is the Chairman and Chief Executive Officer of Injap Investments Inc., MerryMart Consumer Corp. and MerryMart Grocery Centers Inc. Mr. Sia II is also the Founder of Mang Inasal Philippines, Inc. and various other companies. He obtained his Doctorate Degree from the University of San Agustin Honoris Causa Major in Management in 2012.

Tony Tan Caktiong, age 71, Filipino, is the Chairman of Honeystar Holdings Corporation, and the current Chairman of Jollibee Foods Corporation, since 1978. Mr. Tan Caktiong is also a Director of First Gen Corporation since 2005 and a member of the Board of Trustees of Jollibee Group Foundation, Temasek Foundation, and St. Luke's Medical Center. He graduated from the University of Santo Tomas in 1975 with a degree in Chemical Engineering. On February 15, 2018, the University of Santo Tomas conferred the honorary Degree Doctor of Business Administration to Mr. Tan Caktiong.

Other directorships and trusteeships are:

Director	Fresh N' Famous Foods, Inc.
Director	Mang Inasal Phils. Inc.
Director	BKTitans, Inc.
Director	PFN Holdings Corporation
Director	Perf Restaurants, Inc.
Director	Perf Trinoma, Inc.
Director	Perf MOA Pasay, Inc.
Director	RRB Holdings, Inc.
Director	Red Ribbon Bakeshop, Inc.
Director	Chanceux, Inc.
Director	Bee Good! Inc.
Director	SJBF LLC
Director	Honeybee Foods (Canada) Corporation
Director	Honeybee Foods Corp.
Director	Red Ribbon Bakeshop Inc. (USA)
Director	Chowking Food Corporation (USA)
Director	Yong He Holdings Co. Ltd.
Director	Centenary Ventures Limited
Director	Southsea Binaries Limited
Director	Belmont Enterprises Ventures Ltd.

Director	Jollibee International (BVI) Ltd.
Director	WJ Investments Limited ²
Director	Jollibee Worldwide Pte. Ltd.
Director	JSF Investments Pte. Ltd.
Director	Golden Cup Pte. Ltd.
Director	Golden Plate Pte. Ltd.
Director	Golden Beeworks Pte. Ltd.
Director	Happy Bee Foods Processing Pte. Ltd.

Ferdinand J. Sia, age 45, Filipino, is the President and Chief Operating Officer of Injap Investments Inc. and MerryMart Consumer Corp. He also served as a Director of Mang Inasal Philippines, Inc. from 2006-2016. He graduated from the University of the Philippines Visayas with a degree in Bachelor of Arts in Political Science and took up law in Arellano University School of Law.

William Tan Untiong, age 70, Filipino, has been a Director of Jollibee Foods Corporation since 1993 and likewise serves as a director and treasurer of HoneyStar Holdings Corporation. He is the Vice President for Real Estate of Jollibee Foods Corporation since 1989. He was appointed as Chief Real Estate Officer in 2015.

Other directorships and trusteeships are:

Director	Fresh N' Famous Foods Inc.
Director	Mang Inasal Phils. Inc.
Director	BKTitans Inc.
Director	Chanceux, Inc.
Director	RRB Holdings, Inc.
Director	Red Ribbon Bakeshop, Inc.
Director	Grandworth Resources Corporation
Director	Zenith Foods Corporation
Director	Belmont Enterprises Ventures Ltd. (BVI)
Director	Yong He Holdings Co. Ltd.
Director	Centenary Ventures Limited
Director	Honeybee Foods (Canada) Corporation
Director	Honeybee Foods Corporation
Director	Red Ribbon Bakeshop Inc. (USA)
Director	Chowking Food Corporation (USA)
Director	WJ Investments Limited ⁹
Director	Golden Plate Pte. Ltd.
Director	Golden Cup Pte. Ltd.
Director	Entrek (B) SDN BHD
Director	Jollibee (China) Food & Beverage Management Co. Ltd.
Director	Hangzhou Yong He Food and Beverage Co. Ltd.
Director	Tianjin Yong He King Food & Beverage Co. Ltd.
Director	Beijing Yong He King Food and Beverage Co. Ltd.
Director	Shenzhen Yong He King Food and Beverage Co. Ltd.
Director	Wuhan Yong He King Food and Beverage Co. Ltd.
Director	Beijing Golden Coffee Cup Food & Beverage Management Co. Ltd.
Director	Adgraphix, Inc.
Director	JC Properties & Ventures Corporation ¹⁰
Director	Centregold Corporation

Director	Winall Holding Corporation
Director	Iconnect Multimedia Network, Inc.
Director	Mainspring Resources Corporation
Director	Queenbee Resources Corporation
Director	Hyper Dynamic Corporation
Director	Kingsworth Corporation
Director	Honeysea Corporation
Trustee	Jollibee Group Foundation, Inc.

Jesus Emmanuel M. Yujuico, age 56, Filipino, is serving as a Director of the Company since 2015. He is also currently a Consultant and Adviser of Istana Development Corp., Istana Social Foundation and Vicarious, Inc. He has finished his Economics from Bowdoin College in 1990 and obtained Masters Degree from Dartmouth College, Tuck School.

Jaime Rafael M. Yujuico, age 44, Filipino, is serving as a Director of the Company since 2015. He is also currently the Chief Executive Officer of Point Blue. He finished his Bachelors Degree in Government - International Relations from Bowdoin in 2002.

Antonio L. Go, age 84, Filipino, is currently the Chairman of Equicom Savings Bank, Equicom Manila Holdings, Inc and Algo Leasing and Finance, Inc. He obtained his bachelors degree in business administration from Youngtown University in Ohio, USA and finished his graduate studies on International Management Program from International Management Institute in Geneva, Switzerland.

Other affiliations are as follows:

Member, Board of Directors	Equitable Development Corporation
Member, Board of Directors	Equitable Computer Services
Member, Board of Directors	Equity Development Corporation
Member, Board of Directors	K&L Holdings, Inc.
Member, Board of Directors	Klara Holdings, Inc.
Member, Board of Directors	Medilink Network, Inc.
Member, Board of Directors	Motan Corp.
Member, Board of Directors	Equicom Information Technology Inc.
Member, Board of Directors	Maxicare Health Corporation
Member, Board of Directors	Pin-An Holdings Corp.
Member, Board of Directors	Equicom Inc.
Member, Board of Directors	SteelAsia Manufacturing Corp.
Independent Director	Oriental Petroleum and Minerals Corp.*
Independent Director	Cebu Air, Inc.*
Independent Director	United Industrial Corp. Limited
Independent Director	Robinsons Retail Holdings, Inc.*
Independent Director	JG Summit Holdings, Inc.*
Non-Executive Director	Dito Telecommunity Corporation
Trustee	Equitable Foundation Inc.

Trustee
Trustee

Go Kim Pah Foundation, Inc.
Gokongwei Brothers Foundation, Inc.

Rene D. Buenaventura age 69, Filipino. Mr. Rene D. Buenaventura is the Chairman and Independent Director of the Property Manager. He also serves as the President of several institutions including Gramercy Holdings Corporation, Canyon Crest Holdings Corporation, and Hengrave Holdings, Inc. Mr. Buenaventura also acts as a Director of a list of other companies including Equitable Foundation Inc., Equicom Inc., Equicom Information Technology Inc., Cliveden Management Corp., Maxicare Health Corporation, Pin-An Holdings Corp., SteelAsia Manufacturing Corp., SteelAsia Development & Management Corporation, Candelaria Steel, and Consumer CreditStore Philippines Inc. In addition, he holds the post of Vice Chairman and Stockholder of Equicom Manila Holdings, Inc., Equicom Savings Bank, and ALGO Leasing and Finance, Inc. Mr. Buenaventura also serves as an Independent Director of UBS Investments Inc., AIG Insurance Philippines, Inc., Lorenzo Shipping Corporation, and GT Capital Holdings Inc. Given his notable corporate leadership portfolio, he also now serves as a Trustee of Go Kim Pah Foundation, Inc. In terms of educational attainment, Mr. Buenaventura holds a Bachelor of Science degree in Accounting, a Bachelor of Arts degree in Behavioral Science, and a Master of Business Administration degree all from De La Salle University Philippines.

ADVISERS TO THE BOARD

The following persons are the Advisers to the Board:

1. John Michael Francis M. Yujuico
2. Benedicto V. Yujuico
3. Joseph Tanbuntiong
4. Ernesto Tanmantiong

*Independent Director - the Company has complied with the Guidelines set forth by Securities Regulation Code (SRC) Rule 38 regarding the Nomination and Election of Independent Director. The Company's By-Laws, as amended on November 16, 2020 incorporate the procedures for the nomination and election of independent director/s in accordance with the requirements of the said rule.

(The Company amended its By-Laws on November 16, 2020 to incorporate the provisions of the SRC Rule 38.)

PERIOD OF DIRECTORSHIP

<u>Name</u>	<u>Period Served</u>
<i>Edgar J. Sia II</i>	2014 to present
<i>Tony Tan Caktiong</i>	2014 to present
<i>Ferdinand J. Sia</i>	2014 to present
<i>William Tan Untiong</i>	2014 to present
<i>Jesus Emmanuel M. Yujuico</i>	2015 to present
<i>Jaime Rafael M. Yujuico</i>	2015 to present
<i>Antonio L. Go</i>	2020 to present
<i>Rene D. Buenaventura</i> <i>[Independent Director]</i>	2020 to present

The Directors of the Company are elected at the Meeting to hold office until the next succeeding annual stockholders' meeting and until their respective successors have been appointed or elected and qualified. The same set of directors are nominated and are subject to election in the coming annual stockholders' meeting. The Directors possess all the qualifications and none of the disqualifications provided for in the SRC and its Implementing Rules and Regulations.

Nomination of Independent Directors shall be conducted by the Nomination Committee prior to the Meeting. The Nomination Committee shall prepare a Final List of Candidates from those who have passed the Guidelines, Screening Policies and Parameters for nomination of independent directors and which list shall contain all the information about these nominees. Only nominees whose names appear on the Final List of Candidates shall be eligible for election as Independent Director. No other nomination shall be entertained or allowed on the floor during the actual Meeting. In case of resignation, disqualification or cessation of independent directorship and only after notice has been made to the Nomination Committee within five (5) days from such resignation, disqualification or cessation, the vacancy shall be filled by the vote of at least a majority of the remaining directors, if still constituting a quorum, upon the nomination of the Nomination Committee otherwise, said vacancies shall be filled by stockholders in a regular or special meeting called for that purpose. An Independent Director so elected to fill a vacancy shall serve only for the unexpired term of his or her predecessor in office.

The members of the Company's Nomination Committee are the following:

Chairman	:	Ferdinand J. Sia
Members	:	William Tan Untiong

Since the last annual shareholders meeting, other than Edgardo G. Lacson who has resigned his post as a member of the Board of Directors, no other Director has resigned or has declined to stand re-election to the Board of Directors, and no director has had any disagreement with the Company on any matter relating to the Company's operations, policies, or practices. The

Company has complied with the guidelines set forth by SRC Rule 38, as amended, regarding the Nomination and Election of Independent Director. The same provision has been incorporated in the Amended By-Laws of the Company last November 16, 2020.

ATTENDANCE IN MEETINGS

The attendance of the directors at the meetings of the Board of Directors and of Stockholders held during their term is as follows:

Director	No. of Board and Stockholders meetings held	No. of Board and Stockholders meetings attended	Percentage
Edgar J. Sia II	4	4	100%
Tony Tan Caktiong	4	3	75%
Ferdinand J. Sia	4	4	100%
William Tan Untiong	4	3	75%
Jesus Emmanuel M. Yujuico	4	3	75 %
Jaime Rafael Yujuico	4	3	75%
Edgardo G. Lacson*	3	3	100%
Rene D. Buenaventura	4	4	100%
Antonio L. Go	4	4	100%

*resigned effective September 27, 2024

APPRAISAL AND PERFORMANCE REPORTS

The Board of Directors, Management and employees of the Company commit themselves to the principles and best practices of corporate governance as contained in its Manual on Corporate Governance, in compliance with SEC Memorandum Circular No. 19, series of 2016 (Code of Corporate Governance for Publicly-Listed Companies) and further acknowledge that the same may guide the attainment of the Company's values, mission and vision.

The Board of Directors, officers, employees and stockholders of the Company believe that corporate governance is a necessary component of sound strategic business management and will undertake every effort necessary to create awareness within the organization as soon as possible.

To ensure adherence to corporate principles and best practices of good corporate governance, the Compliance Officer monitors compliance with the provisions and requirements of the Manual on Corporate Governance.

In compliance with SEC Memorandum Circular No. 15, series of 2017, the Company submitted its Integrated Annual Corporate Governance Report (I-ACGR) for the year ended December 31, 2022 on May 30, 2023. The Company shall submit its I-ACGR for the year ended December 31, 2023 within the period required. Any deviation from the recommendations provided by the Manual on Corporate Governance are identified in the I-ACGR.

To ensure board effectiveness and optimal performance, the Board shall conduct annual performance evaluations of the Board of Directors, its individual members and board

committees. Through the self-assessment and evaluation process, directors identify areas for improvement, such as:

1. Board Composition and Diversity;
2. Frequency of Meetings;
3. The adequacy of of materials and information provided Directors;
4. Directors' access to Management;

The criteria for Board self-assessment are:

1. Collective Board Rating
 1. Composition
 2. Attendance and Participation
2. Individual Self-Assessment
 1. Individual Performance
 2. Attendance of Board and Committee Meetings
3. Board Committees Rating
 1. Executive Committee
 2. Corporate Governance Committee
 3. Audit Committee
 4. Compensation Committee
 5. Nomination Committee

SIGNIFICANT EMPLOYEES

The Company has no significant employee who is not an Executive Officer but is expected by the Company to make significant contributions to the business.

FAMILY RELATIONSHIPS

Mr. Edgar J. Sia II, Mr. Ferdinand J. Sia and Ms. Rizza Marie Joy S. Javelona are siblings. Mr. Tony Tan Caktiong, Mr. William Tan Untiong, Mr. Joseph Tanbuntiong and Mr. Ernesto Tanmantiong are also siblings. Likewise, Mr. Jesus Emmanuel M. Yujuico, and Jaime Rafael M. Yujuico are siblings to parents Benedicto V. Yujuico and Teresita M. Yujuico. There are no other family relationships known to the Company other than the ones disclosed herein.

INVOLVEMENT IN LEGAL PROCEEDINGS OUT OF THE ORDINARY COURSE OF BUSINESS

Neither the Company nor any of its subsidiaries are involved in, or the subject of, any legal proceedings which, if determined adversely to the Company or the relevant subsidiary's interests, would have a material effect on the business or financial position of the Company or any of its subsidiaries.

The Company is not involved in any bankruptcy, receivership or similar proceedings. Neither is it aware of any bankruptcy, receivership or similar proceedings involving any of its Subsidiaries.

As of September 30, 2024, there is no existing serious question relating to the ability or integrity of any of the Company's Directors and Corporate Officers to serve as such for the past five years.

As of December 31, 2023, there is no existing serious question relating to the ability or integrity of any of the Company's Directors and Corporate Officers to serve as such for the past five years, and none of them has been:

- a) Subject to any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;
- b) Subject to any conviction by final judgment, including the nature of the offense, in a criminal proceeding, domestic or foreign, or being subject to a pending criminal proceeding, domestic or foreign, excluding traffic violations and other minor offenses;
- c) Being subject to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and
- d) Being found by a domestic or foreign court of competent jurisdiction (in a civil action), the Commission or comparable foreign body, or a domestic or foreign Exchange or other organized trading market or self regulatory organization, to have violated a securities or commodities law or regulation, and the judgment has not been reversed, suspended, or vacated.

CERTAIN RELATIONSHIPS AND RELATED PARTY TRANSACTIONS

Contracts may be entered into by the Company with any of its directors, executive officers or stockholders or with companies associated with the majority stockholders of the Company (the "Related Parties"), provided the terms thereof are at least favorable to the Company as would be obtainable in arm's-length dealings with unrelated third persons. This policy is to prevent conflicts of interest between the Company and Related Parties, which may result in action taken by the Company that does not fully reflect the interests of all stockholders of the Company.

The Company, in the normal course of business, enters into transactions with related companies primarily consisting of lease of office and commercial spaces, advances for real estate transactions, management agreement and other business-related purposes. Rental for leased properties are within market rates while there are no interest on advances. Related parties are able to settle their obligations in connection with transactions with the Company and the Company does not foresee risks or contingencies arising from these transactions. Additional information on related party transactions is provided in the Notes to the Audited Financial Statements of the Company attached hereto and incorporated herein by reference.

The summary of the Company's transactions with its related parties for the year ended December 31, 2023, 2022 and 2021 and the related outstanding balances as of December 31, 2023, 2022 and 2021 are as follows:

Category	Year	Ref	Amount of Transaction	Outstanding Balance			Receivables	Terms and Conditions
				Due from Related Parties	Due to Related Parties	Accounts Payable		
Ultimate Parent Company								
Rent	2023	a	P95,598,954	P -	P -	P -	P -	Demandable; non-interest bearing; unsecured; payable in cash
	2022	a	91,159,160	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	a	86,818,600	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
Entity under Common Control								
Common usage and service	2023	c	492,067	-	-	6,500,900	-	Demandable; non-interest bearing; unsecured; payable in cash
	2022	c	6,231,654	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
	2021	c	3,462,116	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
Reimbursements	2023	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2022	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	d	6,651,962	-	-	-	28,320,556	Demandable; non-interest bearing; unsecured; payable in cash; no impairment

Forward

Category	Year	Ref	Amount of Transaction	Outstanding Balance			Receivables	Terms and Conditions
				Due from Related Parties	Due to Related Parties	Accounts Payable		
Rent	2023	e	P29,009,287	P -	P -	P -	P1,169,504,094	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	e	29,009,287	-	-	-	1,139,125,173	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2021	e	1,110,115,886	-	-	-	1,110,115,886	Demandable; non-interest bearing; unsecured; no impairment
Reimbursements	2023	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	d	-	-	-	-	5,122,816	Demandable; non-interest bearing; unsecured; payable in cash
	2021	d	2,139,329	5,122,816	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
Management fees	2023	f	18,809,032	-	-	24,669,532	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	f	21,452,636	-	-	31,993,763	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2021	f	16,085,845	-	-	7,113,234	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
Other Related Parties								
Rent	2023	e	65,766,929	-	-	-	68,560,756	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	e	50,662,453	-	-	-	69,107,485	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	e	29,585,696	-	-	-	6,452,923	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2023			P -	P -	P31,170,432	P1,238,064,850	
	2022			P -	P -	P31,993,763	P1,213,355,474	
	2021			P5,122,816	P -	P7,113,234	P1,144,889,365	

a. *Lease of Corporate Office*

The Company entered into a lease agreement with DD for the lease of 10th and 11th floors of Tower 1 DoubleDragon Plaza, which serve as the headquarters of the Company. This lease provides for fixed monthly rent, subject to 5% escalation rate starting year two. The term of the lease is five years subject to renewal (Note 16).

b. *Reimbursements*

The amount pertains to reimbursement of operating expenses initially paid by the Company. This consists of expenses incurred on print and multimedia and transportation expenses. These are generally trade-related, noninterest-bearing and settled within one year.

c. *Common Usage and Service*

These are payments to DDPMC received from tenants for the payment of their common usage area charges that are credited to the Company's accounts.

d. *Reimbursements*

The Company charges reimbursable costs, such as the monthly electricity and water charges and supply and installation of other utility equipment, to DDPMC (Note 6).

e. *Rent Agreements*

The Company entered into contracts with various entities under Jollibee Foods Corporation (JFC), MerryMart Grocery Centers, Inc. (MM) and other related parties, for lease of its Mall spaces. These leases generally provide for either fixed monthly rent, subject to escalation rates, or a certain percentage of gross sales. The terms of the leases are for periods ranging from 5 to 15 years. The fixed monthly rent shall escalate by an average rate of 5% each year. Tenants are also billed with other charges such as fixed share in advertisement and promotions and interest and penalties on default payments (Note 5).

On November 19, 2020, the Company entered into 99-year lease agreements, beginning January 1, 2021, with DDTI for the lease of DD Tower Property. Lease rate for DD Tower is P2,500,000 quarterly, subject to escalation, for 99 years for its land and P5,750,000 quarterly, subject to escalation, for 99 years for its building (Note 16).

f. *Management Fees*

On November 19, 2020, the Company entered into a fund management agreement with DRFMI starting 2021. The agreement is valid for five (5) years and shall automatically be renewed for successive 5-year term thereafter, until and unless earlier terminated. As fund manager, DRFMI is entitled to receive a fixed management fee of P3,600,000 annually plus other fees.

On the same date, the Company entered into a property management agreement with DRPMI. The agreement is valid for five (5) years and shall automatically be renewed for successive 5-year term thereafter, until and unless earlier terminated. As property manager, DRPMI is entitled to receive a fee equivalent to 6% of the quarterly CUSA fees received from the tenants of the Properties but shall not exceed 1% of the net asset value of the properties managed.

The total amount of management fees charged to the Company, recorded in “Property maintenance” under “General and administrative expenses” account amounted to P3,600,000 for DRFMI in 2023 and 2022 and P15,209,032 and P17,852,636 for DRPMI in 2023 and 2022, respectively.

g. Key Management Compensation

There is no information with respect to compensation and benefits of key management officers and personnel to be disclosed in accordance with PAS 24, *Related Party Disclosures*, since the administrative and finance functions of the Company were administered by DD at no cost to the Company.

There have been no guarantees/collaterals provided or received for any related party receivables or payables. For the years ended December 31, 2023 and 2022, the Company has not recorded any impairment of receivables relating to amounts owed by related parties.

Except when indicated above, all outstanding related party balances are to be settled in cash.

The transactions with related parties for the year ended December 31, 2023 are discussed in Note 15 of the Company’s 2023 Audited Consolidated Financial Statements attached as Annex “D” to this Information Statement. Please also refer to Schedule B (page D.3-58), Schedule C (page D.3-59) and Schedule F (D.3-62) of the Supplementary Schedules of Annex D.3

None of the Company’s directors have entered into self-dealing and related party transactions with or involving the Company.

Item 6. Compensation of Directors and Executive Officers

For the years 2021, 2022 and 2023, the Company did not recognize expenses for key management compensation. The officers of the Company do not receive any compensation from the Company. The compensation of these officers is paid by DD.

Name & Position	Year	Salary, Bonus and Other Benefits
Edgar J. Sia II Ferdinand J. Sia Rizza Marie S. Javelona Investor Relations Officer and Compliance Officer <i>Aggregate compensation paid to all officers and directors as a group unnamed</i>	FY 2023	₱3,752,884
	FY 2022	₱3,533,346
	FY 2021	₱3,011,391

Compensation of Directors

Directors and advisors to the Board will receive a standard per diem for attendance in Board meetings effective January 1, 2021. For the years ended December 31, 2023, 2022 and 2021, the Directors received compensation amounting to ₱1.14 million, ₱1.50 million and ₱1.84 million, respectively.

For the year ended December 31, 2020, there is no information with respect to director's fees since the administrative and finance functions of the Company were administered by DD at no cost to the Company. The Directors did not receive other allowances or per diems for the past and ensuing year. There are no other existing arrangements/agreements under which directors are to be compensated in 2020.

Item 7. Independent Public Accountant

The accounting firm of R.G. Manabat & Co. ("KPMG") was appointed as the Company's auditor to audit the Company's year end financial statements. Since their appointment, the Company has no disagreement with them on any matters relating to accounting principles and practices, financial statement disclosures or auditing scope or procedures. The same auditing firm has been endorsed for re-appointment by the Audit Committee to the Executive Committee.

The following are the External Audit Fees paid to KPMG for its services, particularly for the audit of the financial statements for the years 2021, 2022 and 2023 to the Company.

	<u>2021</u>	<u>2022</u>	<u>2023</u>
Audit and Audit-Related Fees	1,265,000	(₱) 1,100,000	1,100,000
All Other Fees	2,900,000	300,000	126,164
Tax Fees	-	-	-
Total	<u>4,165,000</u>	<u>1,400,000</u>	<u>1,226,164</u>

All Other Fees

These are fees by the auditors arising from agreed-upon procedure engagements.

Tax Fees

The Company does not engage KPMG for professional services covering tax accounting or any other form of tax services.

The members of the Company's Audit Committee are the following:

Chairman	:	Rene D. Buenaventura
Members	:	Ferdinand J. Sia Jesus Emmanuel M. Yujuico

The partner-in-charge for the ensuing year is Mr. Oliver Bucao of KPMG R.G. Manabat & Co. SRC Rule 68, Part 3(b)(iv)(ix) provides that "the independent auditors or in the case of an audit

firm, the signing partner, of the aforementioned regulated entities shall be rotated after every five (5) years of engagement. A two-year cooling-off period shall be observed in the engagement of the same signing partner or individual auditor". The Company is compliant with this rule.

The resolution for adoption will be the approval of the appointment of KPMG as the Company's independent external auditor.

Except for the preparation of the financial statements required for the Company's annual filing with the SEC and the submission of the required financial statements in relation to the registration of its securities, the aforementioned independent public accountants provide no other type of services.

In relation to the audit of the Company's annual financial statements, the Company's Audit Committee shall, among other activities, (i) evaluate significant issues reported by the external auditors in relation to the adequacy, efficiency and effectiveness of our policies, controls, processes and activities; (ii) ensure that other non-audit work provided by the external auditors, if any, are not in conflict with their functions as external auditors; and (iii) ensure our compliance with acceptable auditing and accounting standards and regulations.

Representatives from the KPMG are expected to present at the meeting and be expected to be available to respond to appropriate queries and make statements

Item 8. Employee Compensation Plans

There is no action to be taken at the annual stockholders' meeting with respect to any plan pursuant to which cash or non-cash compensation may be paid or distributed which will require stockholders' approval.

Item 9. Authorization or Issuance of Securities Other Than for Exchange

No action will be taken at the annual stockholders' meeting with respect to authorization or issuance of securities other than for exchange.

There is no sale of unregistered or exempt securities nor issuance of securities constituting an exempt transaction that took place since the last fiscal year.

Item 10. Modification or Exchange of Securities

No action will be presented for the stockholders' approval at the Meeting which involves the modification of any class of the Company's securities or the issuance of one class of securities in exchange for outstanding securities of another class.

Item 11. Financial and Other Information

Market Information

The Company's Common Shares are traded and listed with the Philippine Stock Exchange starting March 24, 2021.

2022

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.82	1.52	1.58
Second Quarter	1.75	1.41	1.46
Third Quarter	1.58	1.22	1.24
Fourth Quarter	1.32	1.17	1.29

2023

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.47	1.27	1.37
Second Quarter	1.38	1.26	1.27
Third Quarter	1.35	1.24	1.30
Fourth Quarter	1.32	1.15	1.21

2024

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.26	1.17	1.20
Second Quarter	1.20	1.14	1.16
Third Quarter	1.16	0.98	1.03

The price information as of the close of the latest practicable trading date October 29, 2024 is ₱1.06 per share with a total market capitalization of ₱18,897,113,330.36.

The Company's audited consolidated financial statements for the year ended December 31, 2023 and the audited separate financial statements are attached herein as **Annex D** and are incorporated by reference.

The resolution for adoption will be the approval of the audited consolidated financial statements for the year ended December 31, 2023.

Item 12. Mergers, Consolidations, Acquisitions, and Similar Matters

No action will be presented for the stockholders' approval at the Meeting which involves:

- 1) The merger or consolidation of the Company into or with any other person, or of any other person into or with the Company.
- 2) Acquisition by the Company or of its shareholders of the securities of another person.
- 3) Acquisition by the Company of any other going business or of the assets thereof.
- 4) Sale or transfer of all or substantially all of the Company's assets.
- 5) Liquidation or the dissolution of the Company.

Item 13. Acquisition or Disposition of Property

In the normal course of business, the Company and its subsidiaries leases out real estate properties for future business sites.

No action will be presented for the stockholders' approval at the Meeting which involves acquisition or disposition of the property of the Company.

Item 14. Restatement of Account

No action will be presented for the stockholders' approval at the Meeting which involves the restatement of any of the Company's assets, capital, or surplus account.

Item 15. Action with Respect to Reports

Action is to be taken on the reading and approval of the following:

1) Reading and Approval of the Previous Minutes.

The minutes of the previous stockholders' meeting will be posted on the website of the Company, and is attached herein as Annex "C" and will be available for the inspection of the stockholders.

The resolution for adoption will be the approval of the minutes of the previous year's meeting.

"RESOLVED, that the minutes of the Annual Stockholders' Meeting held on December 13, 2023 was unanimously adopted and approved."

2) Management Reports

The Company's Management Report will be submitted for approval by the stockholders. A copy of the Management Report is attached to this Information Statement as **Annex D**.

The resolution for adoption will be the approval of the Management Report for the year ended December 31, 2023.

“RESOLVED, that the stockholders of DDMP REIT, INC. hereby approve the Annual Report for the year 2023 and the Audited Financial Statements for the year ended December 31, 2023.”

3) **General Ratification of the Acts of the Board of Directors and the Officers**

The acts of the Board of Directors and Officers of the Company are covered by resolutions of the Board of Directors duly-adopted in the normal course of trade or business. Said acts include, but are not limited to, the following:

1. Application for Permits, Licenses, Clearances, Accreditations, and Registrations for Properties;
2. Opening, Updating and Maintenance of Bank Accounts and other Bank Transactions;
3. Appointment of Chairmen and Members of the Board Committees;
4. Approval of authority to enter into any contract necessary for the operation of the Company and the designation of signatories; and
5. Declaration of Quarterly Dividends.
6. Entry into multi-year lease contract with tenants

The resolution for adoption will be the approval and ratification of the acts of the Board of Directors and the Officers of the Company.

“RESOLVED, that the stockholders of DDMP REIT, INC. confirm, ratify, and approve all acts done or caused to be done by the Board of Directors and Officers of the Corporation for the period from its last shareholders’ meeting on December 13, 2023 up to this date.”

4) **Appointment of External Auditor**

As nominated by the Audit Committee, The appointment of KPMG R.G. Manabat and Co. as the external auditor of the Company to examine the financial statements of the Company for the year ended December 31, 2024 will be presented for approval.

The resolution for adoption will be the approval of the appointment of KPMG as the Company’s independent external auditor.

“RESOLVED, that the stockholders of DDMP REIT, INC. approve the appointment of the firm of KPMG R.G. Manabat & Co. as independent external auditors of the Corporation, to examine the books of the Corporation for the year ended December 31, 2024.”

Dividend Policy

The Company’s current dividend policy provides that at least 90% of the preceding fiscal year’s net income after tax will be declared as dividends, subject to (i) the availability of Unrestricted Retained Earnings, (ii) implementation of business plans, (iii) contractual obligations, and (iv) working capital requirements. There can be no guarantee that the Company will pay any dividends in the future. The

declaration and payment of dividends is subject to compliance annually or as often as the Board of Directors may deem appropriate, in cash or in kind and/or in additional shares from its surplus profits. The ability of the Company to pay dividends will depend on its retained earnings level and financial condition. There is no assurance that the Company will pay dividends in the future.

The following dividends were declared/paid since the last shareholders' meeting up to present:

Date of Dividend Declaration	Record Date	Dividends per share	Date of Payment
November 15, 2022	December 13, 2022	P0.0272730	January 9, 2023
April 17, 2023	May 5, 2023	P0.0226599	May 31, 2023
May 15, 2023	June 19, 2023	P0.0253889	July 13, 2023
September 29, 2023	November 6, 2023	P0.0254766	November 29, 2023
December 13, 2023	January 22, 2024	P0.0256820	February 14, 2024
April 15, 2024	May 7, 2024	P0.0231370	May 31, 2024
May 15, 2024	June 19, 2024	P0.0234760	July 15, 2024
September 27, 2024	October 31, 2024	P0.0235610	November 26, 2024

Item 16. Matters not Required to be Submitted

There is no action to be taken at the annual stockholders' meeting with respect to any matter which is not required to be submitted to a vote of the stockholders.

Item 17. Amendment of Charter, By-laws or Other Documents

There is no action to be taken at the annual stockholders' meeting with respect to any amendment of the Company's Amended Articles of Incorporation or By-Laws.

Item 18. Other Proposed Action

(a) Approval of the minutes of the Previous Stockholder's Meeting

(b) Approval of the 2023 Audited Financial Statements and 2023 Annual Report

This proposal is for the purpose of informing the stockholders of the key results of the Company's operations in 2023, in accordance with Section 74 of the Revised Corporation Code. The Company's audited financial statements as of December 31, 2023 is integrated and made part of the Company's 2024 Information Statement.

(c) Ratification of Acts, Resolutions and Proceedings of the Board of Directors, Corporate Officers and Management from the date the last shareholders meeting.

The purpose of the proposal is to allow the stockholders to ratify the acts of the Board of Directors and Officers of the Company as a matter of procedure or policy. The resolutions approved by the Board in its regular and special meetings refer only to acts done by the Board, Corporate Officers and Management in the ordinary course of business.

(d) Election of the members of the Board of Directors, including the independent directors, for the ensuing year.

(e) Appointment of KPMG R.G. Manabat & Co. as Independent External Auditor.

The proposal is intended to appoint an auditing firm which can provide assurance to the directors and stockholders of the integrity of the Company's financial statements and adequacy of its internal controls.

Item 19. Voting Procedures

Stockholders as of the November 19, 2024 Record Date may participate and vote in absentia. Registration of the stockholders and proxies attending the Meeting will be from 9:00 am November 21, 2024 to 6:00PM December 9, 2023. See **Annex A** of this Information Statement for the Procedures and Requirements for Voting and Participation in the 2024 Annual Stockholder's Meeting.

(a) *Vote required for approval.*

The approval of the minutes of the 2023 annual stockholders' meeting and the audited financial statements and annual report for the year ended 2023, the ratification of the actions of the Board of Directors and Officers, and the appointment of external auditors, shall be decided by the majority vote of the stockholders present in person or by proxy and entitled to vote thereat, a quorum being present. A stockholder voting electronically *in absentia* shall be deemed present for purposes of quorum.

In the election of directors, cumulative voting will be adopted. Cumulative voting is explained under Item 4 of this Information Statement. The candidates garnering the nine (9) highest number of votes shall be declared elected as directors of the Company to serve as such for the year 2024-2025.

(b) *Method by which votes will be counted.*

Stockholders shall be entitled to vote either in absentia or by proxy. The procedure for voting, validating and tabulating the Proxies and ballots are set forth under Item 4 of this Information Statement.

A stockholder may by vote by proxy by appointing the Company's President as proxy or electronically in absentia by registering and following the procedures annexed to this Information Statement. After validation, the stockholder will receive an email with instructions to access the ballot. The ballots submitted shall then be counted by the Corporate Secretary, with the assistance of representatives of the Company's stock transfer agent, PNB Trust and Stock Transfer Operations Department, which is an independent party. The results of the voting will be validated by our external auditors, KPMG R.G. Manabat and Co. shall be announced during the meeting.

Approval of the resolutions or matters requiring the stockholder action as set forth in the Agenda and this Information Statement would require the affirmative vote of the stockholders owning at least a majority of the outstanding capital stock.

In the election of directors, cumulative voting may be adopted. Cumulative voting is explained under Item 4 of this Information Statement.

Stockholders shall be entitled to vote either in absentia or by proxy. The procedure for voting, validating and tabulating the Proxies and ballots are set forth under Item 4 of this Information Statement.

UPON THE WRITTEN REQUEST OF A STOCKHOLDER, THE COMPANY UNDERTAKES TO FURNISH SAID STOCKHOLDER A COPY OF SEC FORM 17-A (ANNUAL REPORT) FREE OF CHARGE, EXCEPT FOR EXHIBITS ATTACHED THERETO WHICH SHALL BE CHARGED AT COST. ANY WRITTEN REQUEST FOR A COPY OF SEC FORM 17-A SHALL BE ADDRESSED AS FOLLOWS:

DDMP REIT, INC.

DoubleDragon Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza,
DD Meridian Park, Corner Macapagal Avenue and EDSA Extension,
Bay Area, Pasay City, Metro Manila 1302

Attention: Atty. Joselito L. Barrera, Jr.

PART II

PLEASE FILL-UP AND SIGN THIS PROXY FORM AND EMAIL IT AT corporatesecretary@ddmpreit.com.ph

PROXY FORM

STOCKHOLDER'S NAME: _____ NO. OF SHARES: _____

The undersigned stockholder of DDMP REIT, INC. (the "Company") hereby appoints Mr. Ferdinand J. Sia, or in his absence, the Chairman of the Meeting, as attorney and proxy, with full powers of substitution, to represent and vote all shares registered in the name of the undersigned stockholder at the Annual Stockholders' Meeting of the Company to be held by remote communication via Zoom on December 13, 2024 at 3:30PM, and at any of the adjournments thereof for the purpose of acting on the following matters:

<p>(a) Approval of the minutes of the previous meeting:</p> <p style="text-align: center;"><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ABSTAIN</p>	
<p>(b) Approval of the 2023 Audited Financial Statements and the 2023 Annual Report</p> <p style="text-align: center;"><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ABSTAIN</p>	<p>(c) Ratification of the actions of the Board of Directors and Officers</p> <p style="text-align: center;"><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ABSTAIN</p>
<p>(d) Election of Directors</p> <p style="text-align: center;"><input type="checkbox"/> VOTE FOR ALL NOMINEES LISTED BELOW</p> <p style="text-align: center;"> Edgar J. Sia II Tony Tan Caktiong Ferdinand J. Sia William Tan Untiong Jesus Emmanuel M. Yujuico Jaime Rafael M. Yujuico Antonio L. Go - Independent Director Rene D. Buenaventura - Independent Director </p> <p style="text-align: center;"> <input type="checkbox"/> WITHHOLD AUTHORITY FOR ALL NOMINEES LISTED ABOVE <input type="checkbox"/> WITHHOLD AUTHORITY TO VOTE FOR THE NOMINEES LISTED BELOW </p> <p style="text-align: center;"> _____ _____ _____ _____ </p>	
<p>(e) Appointment of KPMG R.G. Manabat & Co. as independent external auditors</p> <p style="text-align: center;"><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ABSTAIN</p>	
<p style="text-align: center;">At their discretion, the proxy named above is authorized to vote upon such matters as may properly come before the Meeting.</p>	
<p style="text-align: center;">_____ (SIGNATURE OVER PRINTED NAME OF STOCKHOLDER/ AUTHORIZED REPRESENTATIVE AND DATE)</p>	

THIS PROXY FORM SHOULD BE SENT BY EMAIL TO corporatesecretary@ddmpreit.com.ph ON OR BEFORE 6:00 PM OF December 9, 2024.

THIS PROXY, WHEN PROPERLY EXECUTED, WILL BE VOTED IN THE MANNER AS DIRECTED HEREIN BY THE STOCKHOLDER(S). IF NO DIRECTION IS MADE, THIS PROXY WILL BE VOTED "FOR" THE ELECTION OF ALL NOMINEES AND FOR THE APPROVAL OF THE MATTERS STATED ABOVE AND FOR SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE MEETING, INCLUDING MATTERS WHICH THE SOLICITOR(S) DID NOT COME TO KNOW WITHIN A REASONABLE TIME PRIOR TO THE PRESENTMENT OF THIS SOLICITATION IN THE MEETING, IN THE MANNER DESCRIBED IN THE INFORMATION STATEMENT AND/OR AS RECOMMENDED BY MANAGEMENT OR THE BOARD OF DIRECTORS.

A PROXY SUBMITTED BY A CORPORATION SHOULD BE ACCOMPANIED BY A CORPORATE SECRETARY'S CERTIFICATE QUOTING THE BOARD RESOLUTION DESIGNATING A CORPORATE OFFICER TO EXECUTE THE PROXY. PROXIES EXECUTED BY BROKERS MUST BE ACCOMPANIED BY A CERTIFICATION UNDER OATH STATING THAT THE BROKER HAS OBTAINED THE WRITTEN CONSENT OF THE ACCOUNT HOLDER.

A STOCKHOLDER GIVING A PROXY HAS THE POWER TO REVOKE IT AT ANY TIME BEFORE THE RIGHT GRANTED IS EXERCISED. A PROXY IS ALSO CONSIDERED REVOKED IF THE STOCKHOLDER ATTENDS THE MEETING IN PERSON AND EXPRESSES HIS INTENTION TO VOTE IN PERSON. THE PROXY SHALL BE VALID FOR FIVE (5) YEARS FROM THE DATE HEREOF UNLESS OTHERWISE INDICATED IN THE BOX HEREIN PROVIDED.

NO DIRECTOR OR EXECUTIVE OFFICER, NOMINEE FOR ELECTION AS DIRECTOR, OR ASSOCIATE OF SUCH DIRECTOR, EXECUTIVE OFFICER OR NOMINEE, OF THE COMPANY AT ANY TIME SINCE THE BEGINNING OF THE LAST FISCAL YEAR, HAS ANY SUBSTANTIAL INTEREST, DIRECT OR INDIRECT, BY SECURITY HOLDINGS OR OTHERWISE IN ANY OF THE MATTERS TO BE ACTED UPON IN THE MEETING, OTHER THAN ELECTION TO OFFICE.

WE ARE NOT SOLICITING THIS PROXY. NO SHAREHOLDER IS REQUIRED TO SUBMIT THIS PROXY.

**PART III
SIGNATURE PAGE**

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in the City of Pasay on November 21, 2024.

Registrant
DDMP REIT, INC.

By:

A handwritten signature in black ink, appearing to read 'F. J. Sia', written over a horizontal line.

Ferdinand J. Sia
President

Annex A

PROCEDURES AND REQUIREMENTS FOR PARTICIPATION AND VOTING IN THE 2024 ANNUAL STOCKHOLDERS' MEETING



PROCEDURES AND REQUIREMENTS FOR PARTICIPATION AND VOTING IN THE 2024 ANNUAL STOCKHOLDERS' MEETING

DDMP REIT, INC. (the "Corporation") will conduct the 2024 Annual Shareholders' Meeting ("ASM") scheduled on December 13, 2024, 3:30 PM by remote communication and will conduct voting in absentia or by proxy.

Only stockholders of record as of November 19, 2024 are entitled to participate and vote in the 2024 ASM.

The Corporation has adopted the following procedures and requirements to enable its stockholders to register, participate and vote in the 2024 ASM.

I. ONLINE REGISTRATION STEPS AND REQUIREMENTS

- A. Stockholders may register from 9:00 AM November 21, 2024 to 6:00 PM of December 9, 2024 to signify his/her/its intention to participate in the 2024 ASM by remote communication. The registration steps and requirements are available in the Company's website <https://www.ddmpreit.com.com.ph/ASM2024>.
- B. To register, stockholder shall submit the following requirements to the Office of the Corporate Secretary via email at corporatesecretary@ddmpreit.com.ph

B.1 For Individual Stockholders -

- (i) Scanned copy of stock certificate issued in the name of the individual stockholder or
- (ii) Valid email address and active contact number; and
- (iii) Scanned copy of valid government-issued identification card.

B.2 For Stockholders with Joint Accounts -

- (i) Authorization letter signed by all stockholders indicating the name of the person authorized to cast the votes;
- (ii) Scanned copy of the stock certificate issued in the name of the joint stockholders;

- (iii) Valid email address and active contact number of the authorized stockholder; and
- (iv) Scanned copy of valid government-issued identification card of the authorized stockholder.

B.3 For stockholders under PCD Participant/Brokers Account or holding 'Scripless Share' -

- (i) Stockholders should coordinate with their broker and request for the full account name and reference number or account number they provided the Company;
- (ii) Broker's Certification on the stockholder's number of shareholdings;
- (iii) Valid email address and active contact number of the stockholder; and
- (iv) Scanned copy of valid government-issued identification card of stockholder.

B.4 For Corporate Stockholders -

- (i) Secretary's Certificate attesting to the authority of the representative to vote the shares on behalf of the corporate stockholders.
- (ii) Scanned copy of stock certificate issued in the name of the corporate stockholder;
- (iii) Valid email address and active contact number of authorized representative; and
- (iv) Valid government-issued identification card of authorized representative.

II. ELECTRONIC VOTING IN ABSENTIA

- A. Duly registered stockholders have the option to vote for the matters contained in the agenda for the 2024 ASM through electronic voting in absentia. The deadline for registration is 6:00 PM of December 9, 2024. Beyond this date, stockholders may no longer avail of the option to vote in absentia.
- B. After verification, the Company shall send a ballot to the registered stockholder through his/her/its email address which shall contain all the agenda items for approval as indicated in the Notice of Meeting and the registered stockholder may vote as follows:

- (1) For items other than Election of Directors, the registered stockholder has the option to vote: In Favor of, Against or Abstain. The vote is considered cast for all the registered stockholder's share.
 - (2) For the election of Directors, the registered stockholder may vote for all nominees, not for any of the nominees, or vote for some nominees only, in such number of shares as preferred by the stockholder, provided that the total number of votes cast shall not exceed the number of shares owned, multiplied by the number of directors to be elected. The total number of votes the stockholder is allowed to cast shall be based on the number of shares he/she or it owns.
 - (3) Once voting on the agenda items is finished, the stockholder can proceed to submit the accomplished ballot via email to corporatesecretary@ddmpreit.com.ph.
 - (4) After the ballot has been submitted, the stockholder may no longer change his/her vote. The stockholder will receive a confirmation email that his/her vote has been recorded.
- C. The Office of the Corporate Secretary shall tabulate all valid and confirmed votes cast through electronic voting; together with the votes through proxies, subject to validation by representatives of the Company's external auditors.
- D. Registered stockholders shall have until 6:00 PM of December 9, 2024 to cast their votes in absentia.
- E. Stockholders will not be allowed to cast votes during the proceedings of the 2024 ASM.

III. VOTING BY PROXY

- A. For individual stockholders holding certificated shares of the Company - Download the proxy form that is available at <https://www.ddmpreit.com.com.ph/ASM2024>.
- B. For stockholders holding 'scripless' shares or shares held under PCD Participant/Broker - Download the proxy form that is available at <https://www.ddmpreit.com.com.ph/ASM2024>. Stockholders are advised to coordinate with their brokers first for the execution of this type of proxy.
- C. For corporate stockholders - Download the proxy form that is available at <https://www.ddmpreit.com.com.ph/ASM2024>. A copy of the duly signed and notarized Secretary's Certificate must be submitted together with the proxy form.
- D. GENERAL INSTRUCTION ON VOTING BY PROXY:**
- (1) Download and fill up the appropriate proxy form. Follow the instructions on how to cumulate or allocate votes in the election of directors.
 - (2) Send the scanned copy of the duly executed proxy form via email to corporatesecretary@ddmpreit.com.ph or submit the original proxy form to the

Office of the Corporate Secretary c/o Atty. Joselito L. Barrera, Jr. at DoubleDragon Headquarters 10th Floor Tower 1 DoubleDragon Plaza, Macapagal corner EDSA Ext Avenues Pasay City 1302.

- (3) Deadline for the submission of proxies is at 6:00 PM of December 9, 2024.
- (4) Validation of proxies will be on December 11, 2024.
- (5) If a stockholder avails the option to cast his/her vote in absentia and also issues proxy votes with differing instructions, the duly accomplished ballots sent through email shall replace the proxy votes issued by the stockholder.

IV. PARTICIPATION BY REMOTE COMMUNICATION

- A. Only duly registered stockholders will be included in determining the existence of a quorum.
- B. Duly registered stockholder may send their question and/or comments prior to the ASM through email at asm2024@ddmpreit.com.ph. The deadline for submitting questions shall be at 6:00 PM of December 10, 2024.
- C. The proceedings during the 2024 ASM will be recorded.

For any clarifications, please contact the Office of the Corporate Secretary via email at corporatesecretary@ddmpreit.com.ph.

Annex B

Minutes of the 2023 Annual Shareholders' Meeting

**MINUTES OF THE VIRTUAL ANNUAL MEETING
OF THE STOCKHOLDERS OF**

**DDMP REIT, INC.
("Corporation")**

On 13 December 2023; 10:30 AM

STOCKHOLDERS PRESENT:	No. of Outstanding and Voting Shares 11,305,036,087	Percentage 63.41%
------------------------------	---	-----------------------------

DIRECTORS PRESENT:

EDGAR J. SIA II
TONY TAN CAKTIONG
FERDINAND J. SIA
JESUS EMMANUEL YUJUICO
JAIME RAFAEL YUJUICO
ANTONIO L. GO
EDGARDO G. LACSON
RENE D. BUENAVENTURA

I. CALL TO ORDER

The Chairman, Mr. Edgar J. Sia II, called the meeting to order and presided over the same.

Marriana H. Yulo-Luccini, Chief Investment Officer, was designated the host of the virtual meeting.

The Chairman announced the precautionary measures in the event of an internet connectivity issue be encountered by him and/or other Directors in charge of this virtual meeting. As such, Atty. Joselito L. Barrera, Jr. was designated the secretary of the meeting and recorded the proceedings.

II. CERTIFICATION ON NOTICE AND DETERMINATION OF QUORUM

The Corporate Secretary reported that the notice of the meeting, together with copies of the Information Statement and the Audited and Interim Financial Statements of the Company, were posted on the Company's website and disclosed through PSE EDGE. The notice of meeting was published in the business sections of the Manila Bulletin and The Manila Times, on 20-21 November 2023 both online and in print, in accordance with the

requirements of SEC Memorandum Circular on the attendance and participation of directors and stockholders in a meeting through remote or electronic means of communications.

The Corporate Secretary, with the assistance of the PNB Trust Banking Group, the Stock and Transfer Agent of the Company, certified that there being present at the virtual meeting, in person or by proxy, stockholders representing Eleven Billion Three Hundred Five Million Thirty Six Thousand Eighty Seven shares (11,305,036,087) or 63.41% shares, which constitute more than majority of the total issued and outstanding common shares, a quorum was present for the transaction of business.

III. APPROVAL OF THE MINUTES OF THE PREVIOUS STOCKHOLDERS' MEETING

The Corporate Secretary certified that an electronic copy of the minutes of the previous Stockholders meeting was made available on the Company's website.

The minutes of the Annual Stockholders' Meeting held on December 13, 2022 were approved by at least a majority of the stockholders or total voting shares in a meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,305,036,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"RESOLVED, that the minutes of the Annual Stockholders' Meeting held on December 13, 2022 was unanimously adopted and approved."

IV. COMPANY UPDATES AND REPORT

The Chairman called the Corporations' Chief Investment Officer to present the pre-recorded report on the highlights and achievements of DDMP REIT, Inc. for the year 2021-2022. Upon motion duly made and seconded, the Company's updates and report was duly noted.

V. APPROVAL OF THE 2022 AUDITED FINANCIAL STATEMENTS AND 2022 ANNUAL REPORT

The Chairman sought the approval of the stockholders of the Audited Financial Statements for the year ended December 31, 2022 and the 2022 Annual Report. The 2022 Audited Financial Statements and the 2022 Annual Report were annexed to and made

part of the Definitive Information Statement, which was posted in the Company's website and disclosed through PSE EDGE.

The 2022 Audited Financial Statements and 2022 Annual Report were approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,305,036,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"RESOLVED, that the stockholders of DDMP REIT, INC. hereby approve the Annual Report for the year 2022 and the Audited Financial Statements for the year ended December 31, 2022."

VI. RATIFICATION OF THE ACTIONS OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman then sought the ratification by the stockholders of all the actions taken by the Board of Directors and Management of the Corporation for the period from its last shareholders' meeting on December 13, 2022 up to this date.

A Summary of the actions to be ratified was included in the Definitive Information Statement.

The Actions of the Board of Directors and Management were approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,305,036,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"RESOLVED, that the stockholders of DDMP REIT, Inc. confirm, ratify, and approve all acts done or caused to be done by the Board of Directors and Officers of the Corporation for the period from its last shareholders' meeting on December 13, 2022 up to this date."

VII. ELECTION OF MEMBERS OF BOARD OF DIRECTORS

The meeting proceeded to the election of members of the Board of Directors for the ensuing year 2023-2024. The Chairman informed the body that pursuant to the pertinent provisions of the By-Laws of the Corporation as well as the guidelines adopted by the

Nomination Committee, the following nine (9) members of the Board of Directors were duly nominated for re-election:

Mr. Edgar J. Sia II
 Mr. Ferdinand J. Sia
 Mr. Tony Tan Caktiong
 Mr. William Tan Untiong
 Mr. Jesus Emmanuel M. Yujuico
 Mr. Jaime Rafael M. Yujuico

Mr. Antonio L. Go, Mr. Rene D. Buenaventura and Mr. Edgardo G. Lacson were duly nominated as independent directors.

There being no other nominations, it was declared that the nine (9) stockholders who were nominated as directors for the ensuing year be declared elected for nine (9) board seats of the Corporation.

Name	For (No. of shares voted and percentage based on shares present at the meeting)	Against (No. of shares voted and percentage based on shares present at the meeting)	Abstain (No. of shares voted and percentage based on shares present at the meeting)
Mr. Edgar J. Sia II	11,305,036,087 (100%)	- (0.000%)	-
Mr. Tony Tan Caktiong	11,305,036,087 (100%)	- (0.000%)	-
Mr. Ferdinand J. Sia	11,305,036,087 (100%)	- (0.000%)	-
Mr. William Tan Untiong	11,305,036,087 (100%)	- (0.000%)	-
Jesus Emmanuel M. Yujuico	11,305,036,087 (100%)	- (0.000%)	-
Jaime Rafael M. Yujuico	11,305,036,087 (100%)	- (0.000%)	-
Antonio L. Go	11,305,036,087 (100%)	- (0.000%)	-
Rene D. Buenaventura	11,305,036,087 (100%)	- (0.000%)	-
Edgardo G. Lacson	11,305,036,087 (100%)	- (0.000%)	-

The following directors were thus elected to serve for the year 2023-2024 and until their successors have been duly elected and qualified:

A. DIRECTORS:

Mr. Edgar J. Sia II
 Mr. Ferdinand J. Sia
 Mr. Tony Tan Caktiong

Mr. William Tan Untiong
Mr. Jesus Emmanuel M. Yujuico
Mr. Jaime Rafael M. Yujuico

B. INDEPENDENT DIRECTORS:

Mr. Antonio L. Go
Mr. Rene D. Buenaventura
Mr. Edgardo G. Lacson

The organizational meeting of the newly elected directors shall be held immediately after this meeting.

VIII. APPOINTMENT OF EXTERNAL AUDITORS

The next item on the agenda was the appointment of the external auditor of the Corporation. R.G. Manabat & Co., the Philippine member firm of KPMG International, was endorsed by the Audit Committee as the independent external auditor of DDMP REIT, INC., to examine the books of the Corporation for the year ended December 31, 2023.

The appointment of R.G. Manabat and Co., the Philippine member firm of KPMG International was approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,305,036,087	-	-
Percentage based on shares present	100.000%	-	-

“RESOLVED, that the stockholders of DDMP REIT, Inc. approve the appointment of the firm of KPMG R.G. Manabat & Co. as independent external auditors of the Corporation, to examine the books of the Corporation for the year ended December 31, 2023.”

IX. ADJOURNMENT

As provided for in the Procedures for Participating in the 2023 Stockholders Meeting annexed to the Information Statement and posted on the Company's website, Stockholders were given the opportunity to ask questions by sending their questions through email at asm2023@ddmpreit.com.ph on or before 6:00 PM of December 9, 2023.

The Company did not receive any questions from the stockholders.

There being no further business to transact, the meeting was thereupon adjourned.

BY:

William Tan Untiong
Corporate Secretary

DRAFT

Annex C

CERTIFICATION OF INDEPENDENT DIRECTORS

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **RENE J. BUENAVENTURA**, Filipino, of legal age, with office address at of 45 Cabildo St., Urdaneta Village, Makati City, after having been duly sworn to in accordance with law do hereby declare that:

- 1) I am an Independent Director of **DDMP REIT, INC.** and have been its independent director since November 17, 2020;
- 2) I am affiliated with the following companies or organizations:

COMPANY/ORGANIZATION	POSITION/RELATIONSHIP	PERIOD OF SERVICE
Equitable Foundation Inc.	Trustee	2002 - present
Gramercy Holdings Corporation	President	2006 - present
Canyon Crest Holdings, Inc.	President	2006 - present
Equicom Manila Holdings, Inc.	Vice-Chairman, Board of Directors	2006 - present
Go Kim Pah Foundation, Inc.	Trustee	2007 - present
Equicom Inc.	Member, Board of Directors	2008 - present
Equicom Property Holdings, Corp.	Member, Board of Directors	2007 - present
Cliveden Management Corp.	President	2007 - present
Maxicare Health Corporation	Member, Board of Directors	2007 - present
Pin-An Holdings Corporation	Member, Board of Directors	2007 - present
ALGO Leasing and Finance, Inc.	Vice-Chairman, Board of Directors	2007 - present
Equicom Savings Bank	Vice-Chairman, Board of Directors	2008 - present
UBS Investments Philippines, Inc.	Independent Director	2008 - present
Hengrave Holdings Corp.	President	2013 - present
SteelAsia Manufacturing Corporation	Member, Board of Directors	2016 - present
SteelAsia Development & Management Corporation	Member, Board of Directors	2016 - present
Candelaria Steel	Member, Board of Directors	2016 - present
Consumer CreditScore Philippines Inc.	Member, Board of Directors	2016 - present
Lorenzo Shipping Corporation*	Independent Director	2017 - present
GT Capital Holdings Inc.*	Independent Director	2018 - present
Maxicare Life Insurance Corporation	Adviser	2022 - present

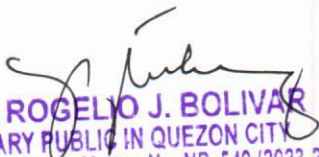
- 3) I possess all of the qualifications and none of the disqualifications to serve as an Independent Director of **DDMP REIT, INC.**, as provided for in Section 38 of the Securities Regulation Code and its implementing rules and regulations;
- 4) I am not related to any of the directors/officers/substantial shareholders of **DDMP REIT, INC.**, its subsidiaries and affiliates;
- 5) To the best of my knowledge, I am not subject of any pending criminal or administrative investigation or proceeding;
- 6) I shall faithfully and diligently comply with my duties and responsibilities as Independent Director under the Securities Regulation Code;
- 7) I shall inform the Corporate Secretary of **DDMP REIT, INC.** any changes in the abovementioned information within five (5) days from its occurrence.

IN WITNESS WHEREOF, I have hereunto affixed my signature at QUEZON CITY
 on NOV 07 2024.


RENE J. BUENAVENTURA
Independent Director

SUBSCRIBED AND SWORN TO BEFORE ME, this NOV 07 2024 at
QUEZON CITY affiant exhibiting to me his Passport No. _____

Doc. No. 45
 Page No. 10
 Book No. 14
 Series of 2024.


ATTY. ROGELIO J. BOLIVAR
 NOTARY PUBLIC IN QUEZON CITY
 Commission No. Adm. Matter No. NP 549 (2023-2024)
 IBP O.R. No. 180815 2023 & IBP O.R. No. 180816 2024
 PTR O.R. No. 4127771 D 01/03/2024 / Rolli No. 33832 / TIN # 129-871-609-000
 MCLE No. 788 FROM APRIL 15, 2023 UNTIL APRIL 14, 2025
 Address: 31-F Harvard St. Cubao, Q.C.

REPUBLIC OF THE PHILIPPINES)
PASAY CITY) S.S.

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **ANTONIO L. GO**, Filipino, of legal age and a resident of 52 Cambridge Circle, North Forbes Park, Makati City, after having been duly sworn in accordance with law do hereby declare that:

1. I am an Independent Director of **DDMP REIT, INC.** and have been its Independent Director since November 17, 2020
2. I am affiliated with the following companies or organizations:

COMPANY/ORGANIZATION	POSITION/RELATIONSHIP	PERIOD OF SERVICE
Equitable Development Corporation	Member, Board of Directors	1969 - present
Equitable Computer Services Inc.	Member, Board of Directors	1973 - present
Equity Development Corporation	Member, Board of Directors	1975 - present
K&L Holdings, Inc.	Member, Board of Directors	1978 - present
Klara Holdings, Inc.	Member, Board of Directors	1996 - present
Medilink Network, Inc.	Member, Board of Directors	1999 - present
Motan Corp.	Member, Board of Directors	2000 - present
Equitable Foundation Inc.	Trustee	2000 - present
Equicom Manila Holdings Inc.	Chairman, Board of Directors	2005 - present
Go Kim Pah Foundation, Inc.	Trustee	2006 - present
Equicom Property Holdings Corporation	Member, Board of Directors	2007 - present
Pin-An Holdings Corp.	Member, Board of Directors	2007 - present
Maxicare Health Corporation	Member, Board of Directors	2007 - present
ALGO Leasing and Finance, Inc.	Chairman, Board of Directors	2008 - present
Equicom Inc.	Member, Board of Directors	2008 - present
Equicom Savings Bank	Chairman, Board of Directors	2008 - present
Mioki Holdings Pte Ltd (Singapore)	Director	2008 - present
T32 Dental Centre (Singapore)	Director	2010 - present
Dental Implant and Maxillofacial Centre Pte Ltd (Hong Kong)	Director	2014 - present
Gokongwei Brothers Foundation, Inc.	Trustee	2014 - present
SteelAsia Manufacturing Corp.	Member, Board of Directors	2014 - present
Algo Healthcare Holdings Pte Ltd (Singapore)	Director	2016 - present
Equicom Health Solutions Pte Ltd (Singapore)	Director	2017 - present
JG Summit Holdings, Inc.*	Independent Director	2018 - present
Dito Telecommunity Corporation	Non-Executive Director	2019 - present

MyHealth Ventures Holdings, Inc.	Chairman, Board of Directors	2019 - present
Lexington Healthcare Holdings, Inc.	Member, Board of Directors	2019 - present
Equicom Medical Inc.	Member, Board of Directors	2019 - present
Equicom Solutions, Inc.	Member, Board of Directors	2020 - present
Maxicare Health Services, Inc.	Member, Board of Directors	2021 - present
Maxicare Life Insurance Corporation	Vice Chairman, Board of Directors	2022 - present

*Publicly-listed company

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of **DDMP REIT, INC.**, as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations and other SEC issuances.
4. I am not related to any director/officer/substantial shareholder of **DDMP REIT, INC.** and its subsidiaries and affiliates.
5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of **DDMP REIT, INC.** of any changes in the abovementioned information within five days from its occurrence.

[Signature page follows]

IN WITNESS WHEREOF, I have hereunto set my hand this NOV 07 2024 in
PASAY CITY, Philippines.




ANTONIO L. GO
Independent Director

SUBSCRIBED AND SWORN to before me this day of NOV 07 2024, affiant exhibited to me his/her competent evidence of identity PP P3156204B valid until September 10, 2029.

Doc No.: 171 ;
Page No.: 36 ;
Book No.: 3 ;
Series of 2024.




KRISTINE JOY C. TADENA
Notary Public for Pasay City
Until December 31, 2025
Commission No. 24-20
Roll No. 79846
PTR No. 8456029; 01-02-2024
IBP No. 388124; 01-02-2024
DoubleDragon Headquarters, 10th Floor, Tower 1,
DoubleDragon Plaza, DD Meridian Park,
Corner Macapagal Avenue & EDSA Extension,
Bay Area, Pasay City

Annex D

2023 Management Report, 2023 Audited Financial
Statements and Unaudited Financial Statements as
of June 30, 2024

Annex D – Management Report and Financial Statements

D1	<p>Business Description of the Company</p> <p>Management Discussion and Analysis of Results of Operations and Financial Condition for the year ended December 31, 2023, 2022 and 2021</p> <p>Management Discussion and Analysis of Results of Operations and Financial Condition for the nine months ended September 30, 2024</p>
D2	<p>Market Price of and Dividends on the Registrant's Common Equity</p>
D3	<p>Audited Financial Statements 2023 and Supplementary Schedules</p>
D4	<p>Unaudited Interim Financial Statements as of September 30, 2024</p>

PART I BUSINESS AND GENERAL INFORMATION

ITEM 1. BUSINESS

BACKGROUND

DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) is a real estate company established in the Philippines (“DDMPR” or the “Company”) and incorporated on October 27, 2014. On March 24, 2021, the Company successfully listed as a Real Estate Investment Trust (REIT) in the Philippine Stock Exchange (“PSE”).

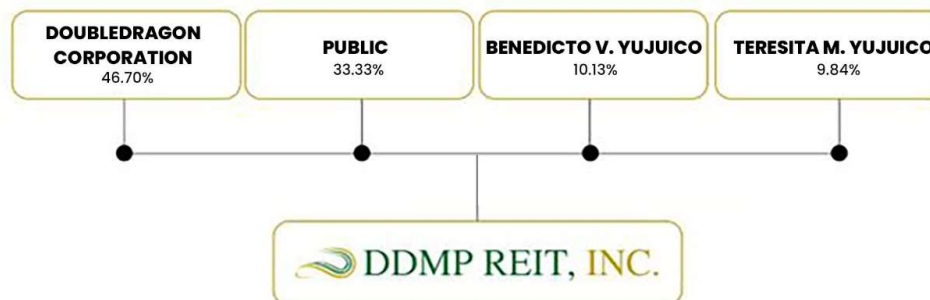
The Company is a real estate investment trust formed primarily to own and invest in an income-producing commercial portfolio of office, retail, industrial and hotel properties in the Philippines that meets our Company’s investment criteria. Primarily, DDMP REIT will be the commercial REIT platform of DD. As a commercial REIT, DDMP REIT will focus on expanding its office, mall, industrial and hotel properties. However, if the opportunity arises, DDMPR may also explore other types of real estate properties available in the market. DDMPR will offer Shareholders an investment opportunity with a stable yield, appreciating underlying asset values, high-quality properties with strong tenant demand, strong Sponsor support from DD, proven capabilities of management to execute as planned and focused on growing dividend yield hand in hand with long-term appreciation of underlying asset values. The Company intends to provide a Competitive Investment Return to investors through execution of a careful investment strategy focused on producing a secure and growing income. The Company’s principal investment strategy is to invest in income-generating real estate properties that meet a select set of criteria.

The Company is a subsidiary of DoubleDragon Corporation. (“DD”), a domestic corporation primarily engaged in the business of real estate development and real estate investment. DD became a publicly-listed company on April 7, 2014.

On November 11, 2020, the BOD and shareholders approved to amend the DDMPR’s Articles of Incorporation (AOI). The SEC approved the amendment of the DDMPR’s AOI on November 26, 2020, amendments include the change in the Company’s name to DDMP REIT, INC. from DD-Meridian Park Development Corp.

Corporate Structure

The ownership structure of the DDMPR as of December 31, 2023 is illustrated below:



DDMP REIT INC. is a domestic corporation, established to invest in income-generating real estate. The Company is supported and managed by a number of parties.

The Company's biggest shareholder, DD, is a corporation organized under the laws of the Philippines. DD is an investment holding company in the Philippines, principally engaged in the ownership and operation of a portfolio of leasable properties through its four principal business segments: retail leasing, office leasing, hospitality and industrial leasing, with the aim of becoming one of the leading property players in the Philippines with the highest percentage of recurring revenue. As such, the Company benefits from DD's well-established reputation, relationships with key players in the Philippine real estate industry, understanding of the Philippine real estate market, and deep experience in developing and managing properties such as the Company's Properties.

BUSINESS

As of December 31, 2023, DDMPR's property portfolio consists of 3 operational office buildings with retail components in DD Meridian Park. DD Meridian Park is being developed as an office-led mixed-use development. The land on which these respective buildings are built form part of the Company's asset portfolio and is owned by the Company

Lease renewals and new leases are managed diligently in order to minimize void periods arising due to either lease expiries or early terminations.

The Company also owns the land where DoubleDragon Tower and Ascott-DD Meridian Park are, and has leased the land and these properties to DD TOWER, INC. and DDMP SERVICED RESIDENCES, INC., respectively, on a long-term lease basis.

COMPETITION

The real estate industry in the Philippines, particularly in Metro Manila, is a competitive market. The principal competitive factors include rental rates, quality and location of properties, and supply of comparable retail space.

The Properties are Grade A office buildings located in the Bay Area, Pasay City, and the Company believes that it competes with other commercial property operators, such as Federal Land, SM Prime Holdings Inc., and D.M. Wenceslao. The Company believes the location of DD Meridian Park offers it a competitive advantage as to those of its competitors because it is at the entrance of the Bay Area and closer to the transportation hub being at the corners of Roxas Boulevard, EDSA Extension and Macapagal Avenue.

As of December 31, 2023, the direct competitors of the Company are those other registered and listed as REITs in the country.

The Company believes it is able to compete by maintaining a flexible approach to negotiation of commercial terms with its tenants. The Company is open to tenant negotiations on the length of the rent-free period or fit out period as well as rent escalation rates. The Company also believes that the rental rates it offers at its Properties are on par with competing properties.

Despite the high level of competition, the Company believes that the significant accumulated experience of the management teams of both the Fund Manager and the Property Manager in real estate development, leasing, and management, as well as the DD Group's understanding of local market preferences and conditions will enable the Company to compete effectively. The Company believes the location of DD Meridian Park offers it a competitive advantage as to those of its competitors because it is at the entrance of the Bay Area and closer to the transportation hub being at the corners of Roxas Boulevard, EDSA Extension and Macapagal Avenue.

SUPPLIERS

The major suppliers of the Properties are primarily third-party companies in charge of particular building management functions. These include manpower services, such as janitorial, sanitation, housekeeping, landscaping maintenance, technical maintenance, other related maintenance services, and security. The Company has a wide range of suppliers and is not dependent on one or a limited number of suppliers.

TENANTS

The major tenants of the Properties include major corporations, government agencies, BPOs, POGO and Pagcor-accredited BPOs, with lease terms ranging from three to 10 years. The Company is not dependent upon a single tenant or any one industry sub-sector.

EMPLOYEES

DDMPR engages DDMPR REIT FUND MANAGERS, INC. and DDMP REIT PROPERTY MANAGERS, INC. as the Fund Manager and Property Manager, respectively.

DDMP REIT FUND MANAGERS, INC. (“the Fund Manager”), has general power of management over the assets of the Company, pursuant to a fund management agreement dated November 19, 2020 between the Company and the Fund Manager (the “Fund Management Agreement”). The Fund Manager’s main responsibilities are to implement the Company’s investment strategies and manage the Company’s assets and liabilities for the benefit of the Company’s Shareholders. The Fund Manager will manage the assets of the Company with a focus on generating steady Rental Income and, if appropriate, increasing the Company’s assets over time so as to enhance the returns from the investments of the Company and, ultimately, the distributions to the Company’s Shareholders.

DDMP REIT PROPERTY MANAGERS, INC. (“the Property Manager”), will perform the day-to-day property management functions of the Properties pursuant to a property management agreement dated November 19, 2020 between the Company and the Property Manager (the “Property Management Agreement”), in accordance with this REIT Plan, and the Company’s investment strategies. See the section entitled “Certain Agreements Relating to the Company and the Properties – Property Management Agreement” in this REIT Plan. These functions include managing the execution of new leases and renewing or replacing expiring leases as well as the marketing and promotion of the Properties. In addition, the Property Manager will oversee the overall management of, maintenance and repair of the structure of the Properties; formulation and implementation of policies and programs in respect of building management; maintenance and improvement; secure and administer routine management services, including security control, fire precautions, communication systems and emergency management; and oversee building management operations.

DDMPR does not have and will not be directly hiring its own employees. In addition, DD will provide certain services to the Company, including IT services as well as operational and administrative functions incurred in the normal operations of a business.

The Company believes that the Company, the Property Manager, and the Fund Manager are in compliance with all minimum compensation and benefit standards, as well as applicable labor and employment regulations.

INTELLECTUAL PROPERTY

As of December 31, 2023, the Company has obtained the following trademarks:

Design mark/ logo	Registration No.	Trademark/ Intellectual Property	Status	Date of application	Expiration Date
	4/2017/00012001	DoubleDragon Plaza		July 28, 2017	April 12, 2028
	4/2018/00007359	Islas Pinas A Food And Heritage Village	Registered January 10, 2019	May 3, 2018	January 10, 2029
	4/2018/00002590	DD Meridian Park	Registered September 2, 2018	February 12, 2018	September 2, 2028
	4/2018/00004890	DoubleDragon Plaza – DD Meridian Park	Registered October 7, 2018	March 16, 2018	October 7, 2028
	4/2020/00520332	DDMP REIT, INC.	Registered May 23, 2021	December 16, 2020	May 23, 2031

The Company is also the owner of domain name: <https://www.ddmeridianpark.com> & <https://www.ddmpreit.com>

HEALTH, SAFETY AND ENVIRONMENT

The Company regards occupational health and safety as one of its most important corporate and social responsibilities and it is the Company's corporate policy to comply with existing environmental laws and regulations. The Company maintains various environmental protection systems and conducts regular trainings on environment, health and safety. The Company spends significant time and resources on being a leader in sustainable development.

INSURANCE

The Company obtains and maintains appropriate insurance coverage on its properties, assets and operations in such amounts and covering such risks as the Company believes are usually carried by companies engaged in similar businesses and using similar properties in the same geographical areas as those in which the Company operates. The Company maintains insurance policies covering the following risks: business interruption, comprehensive general liability, personal accident insurance for directors and officers, fire and lightning, bush fire and spontaneous combustion; windstorm, storm, typhoon, flood, tidal wave and tsunami; water damage caused by overflowing or bursting of water tanks, pipes or other apparatus, sprinkler and related firefighting apparatus leakage; explosion, falling aircraft and article therefrom, impact by road vehicles and smoke; earthquake shock and earthquake fire; volcanic eruption; subsidence, collapse and landslide; riot and strike, civil commotion and malicious acts; electrical injury; sparkler and related firefighting apparatus leakage; robbery and burglary; mechanical or electrical derangement failure or breakdown or boiler explosion; extra expense / standard charges; and third-party bodily injury and property damage.

RISKS

The Company is affected by the following risks:

- All of the Company's business activities are conducted in the Philippines and all of its assets are located in the Philippines, which exposes the Company to risks associated with the Philippines, including the performance of the Philippine economy.
- The Philippine real estate industry is subject to extensive regulation from the Government, including local governmental authorities and changes in laws and regulations that apply to the Philippine real estate industry
- The Philippines has, from time to time, experienced political, economic and military instability, including acts of political violence.
- Increase in construction material and labor costs, power rates and other costs affecting the business of the Company.
- The Company's business is largely affected by the general level of activity and growth in the Bay Area, Pasay City.
- The Company may face increased competition from other commercial properties.
- The Company is exposed to risks inherent in the Philippine property market.
- The Company's business may be materially and adversely affected by the COVID-19 outbreak and other adverse public health developments.
- There may be potential conflicts of interest between the Company, the Fund Manager, the Property Manager and the Sponsors which may cause damage or loss to the Company and Shareholders.
- The Company is exposed to risks relating to the leasing business.
- The real estate market is highly competitive, and any inability to effectively compete could limit the Company's ability to maintain or increase its market share and profitability.
- The Company may fail to fulfill the terms and conditions of licenses, permits and other authorizations, or fail to renew them on expiration

To mitigate the above-mentioned risks, the Company continues to adopt appropriate risk management policies and flexible investment strategy, as well as financial and operational controls and policies to manage the these various risks.

ITEM 2. PROPERTIES

DDMPR's property portfolio consists of the following three commercial properties comprising six office towers with retail components in DD Meridian Park that meet the Company's investment criteria. DD Meridian Park is located along the corners of the main roads of Macapagal Avenue, EDSA Extension and Roxas Boulevard in the Bay Area of Metro Manila. DD Meridian Park is being developed as an office-led mixed-use development. The land on which these respective buildings are built form part of the Company's asset portfolio and is owned by the Company.

- **DoubleDragon Plaza** is a commercial property in DD Meridian Park consisting of four 11-storey towers (including a basement) with a retail area on the ground floor, parking on the basement, 2nd to 3rd levels, and BPO offices from the 5th to the 11th levels. DoubleDragon Plaza has approximately 139,240 sq.m. of Gross Leasable Area. DoubleDragon Plaza has four office towers, with seven office floors per tower, which in total account for 127,863 sq.m of Gross Leasable Area, and a commercial retail area located on the ground floor, which accounts for 11,377 sq.m. of Gross Leasable Area. The retail area is dedicated to established food concepts, basic services, a supermarket and a themed food hall. In addition, DoubleDragon Plaza has 1,946 parking spaces (including lifts). DoubleDragon Plaza commenced operations in 2017;

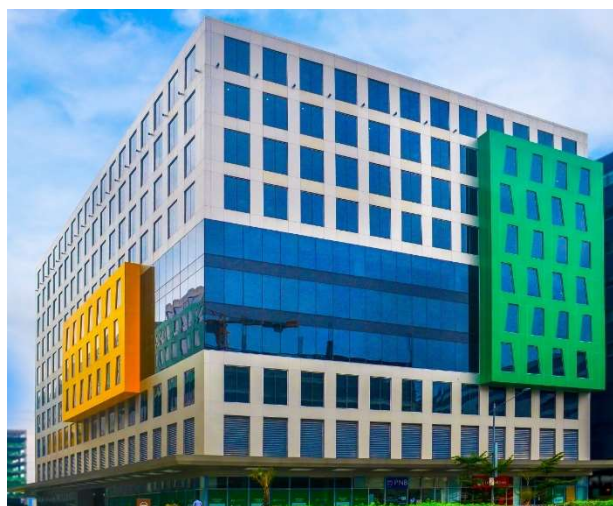


- **DoubleDragon Center East** is a commercial property in DD Meridian Park consisting of an 11-storey tower (including a basement) with a retail area on the ground floor, parking on the basement and 2nd levels, and offices from the 3rd to the 11th levels. DoubleDragon Center East has approximately 16,197 sq.m. of Gross Leasable Area. DoubleDragon Center East's office tower

consists of seven office floors and a total of 15,124 sq.m of Gross Leasable Area. The ground floor retail area consists of 1,073 sq.m. of Gross Leasable Area dedicated to established food concepts and banks. In addition, DoubleDragon Center East has 62 parking spaces (including lifts). DoubleDragon Center East commenced full operations in 2019; and



- **DoubleDragon Center West** is a commercial property in DD Meridian Park consisting of an 11-storey tower (including a basement) with a retail area on the ground floor, parking on the basement and 2nd levels, and offices from the 3rd to the 11th levels. DoubleDragon Center West has approximately 16,815 sq.m. of leasable space. The office tower of DoubleDragon Center West consists of seven office floors and a total of 15,689 sq.m of Gross Leasable Area. The ground floor retail area consists of 1,126 sq.m. of Gross Leasable Area dedicated to established food concepts, banks and a financial service company. In addition, DoubleDragon Center West has 74 parking spaces (including lifts). DoubleDragon Center West commenced full operations in 2019.



DoubleDragon Plaza, DoubleDragon Center East and DoubleDragon Center West have exhibited strong and stable cash flows from rental revenue and have experienced a consistently high occupancy rate with

minimal payment delays and defaults. Furthermore, all three properties (1) are situated in DD Meridian Park, which is located along the corners of the main roads of Macapagal Avenue, EDSA Extension and Roxas Boulevard in the Bay Area of Metro Manila (2) have quality and diverse tenant bases of BPOs, government agencies and corporate locators, and (3) have long and substantial remaining useful lives of the buildings, which are not subject to re-development. The Company believes the properties are an attractive investment option for potential stakeholders, having exhibited a strong lease take up and potential for growth.

The tables below provide a summary of each of the Properties' technical specifications and building characteristics.

Building	DoubleDragon Plaza	DoubleDragon Center East	DoubleDragon Center West
Year of completion	2017	2019	2019
Building grade/description	Grade A/mixed-use	Grade A/mixed-use	Grade A/mixed-use
Number of storeys	4 towers of 11 storeys each (including a basement)	11 (including a basement)	11 (including a basement)
Office GLA	127,863 sq.m.	15,124 sq.m.	15,689 sq.m.
Retail GLA	11,377 sq.m.	1,073 sq.m.	1,126 sq.m.
Total GLA	139,240 sq.m.	16,197 sq.m.	16,815 sq.m.
Typical floor plate ⁽¹⁾	4,200 to 4,800 sq.m.	1,800 sq.m.	2,200 sq.m.
Parking lots	1,946	62	74
LEED Certification	Gold	Silver (pre-certified)	Silver (pre-certified)
Occupancy Rate as of December 31, 2022	91.48%	100.00%	94.25%
Aircon type	VRF ⁽²⁾	VRF ⁽²⁾	VRF ⁽²⁾
Backup power	100%	100%	100%

Together, the Properties in the Company's portfolio comprised approximately 172,252 sq.m. of Gross Leasable Area as of December 31, 2023, and for year ended December 31, 2023 derived Rental income of ₱1,822.24 million.

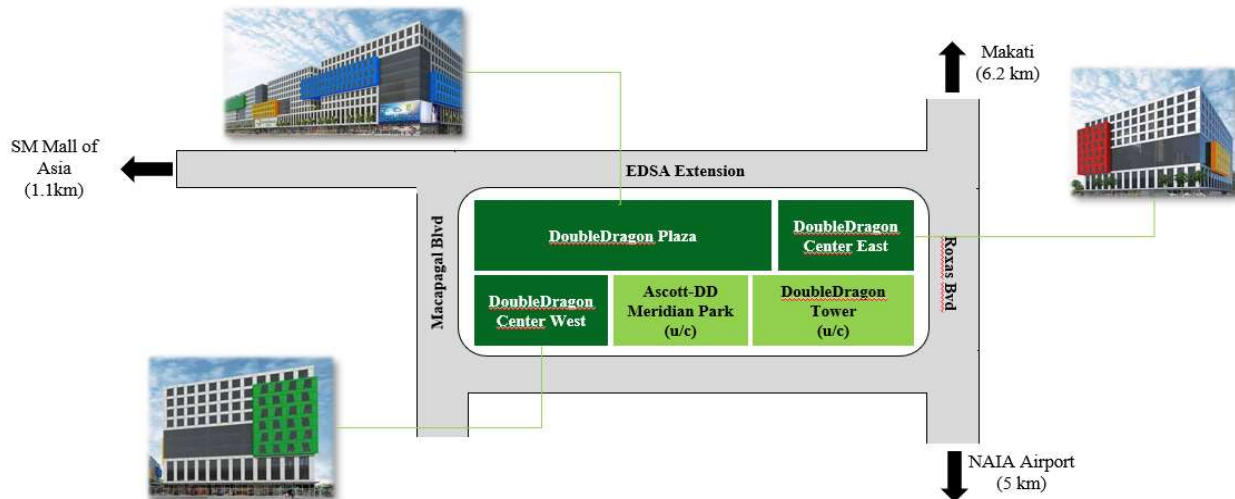
DoubleDragon Plaza, which has been operating since 2017, comprises approximately 80.8% of the Properties' total Gross Leasable Area as of December 31, 2023, and accounted for 73.5% of the Company's Gross Revenue for the year ended December 31, 2023. As of December 31, 2023, it had an occupancy level of approximately 70.83%.

DoubleDragon Center East, which was completed in 2019, comprises approximately 9.4% of the Properties' total Gross Leasable Area as of December 31, 2023, and accounted for 11.9% of the Company's Gross Revenue for the year ended December 31, 2023. As of December 31, 2023, DoubleDragon Center East had an occupancy level of approximately 100.00%.

DoubleDragon Center West, which was completed in 2019, comprises approximately 9.8% of the Properties' total Gross Leasable Area as of December 31, 2023, and accounted for 14% of the Company's

Gross Revenue for the year ended December 31, 2023. As of each of December 31, 2023, DoubleDragon Center West had an occupancy level of approximately 94.76%.

The Properties benefit from their location at DD Meridian Park. Strategically located at the entrance of the Bay Area in Pasay City, this prime office development can be found at the corner of Roxas Boulevard, EDSA Extension and Diosdado Macapagal Boulevard. Within close proximity of DD Meridian Park is a major transportation hub located at the entryway to the SM Mall of Asia Complex and PAGCOR Entertainment City. The property is also highly accessible to the Ninoy Aquino International Airport and Makati central business district. Only a short walk from the MRT/LRT stations, DD Meridian Park offers ease of traverse to the growing workforce that travel via public transportation. The Properties are Grade A buildings and feature amenities and technology for lessees, including advanced broadband infrastructure and an integrated building management system. The Properties have clean and uninterrupted power supply with backup generators providing 100% backup power, and building monitoring and maintenance systems. The Grade A classification of the buildings was determined based on industry criteria and subject to comparison with other similar developments. Grade A buildings are often in high-demand due to their location, facilities, layout and finishing among other factors.



In addition to the above operational commercial properties, the Company owns the underlying land of DD Meridian Park on a Freehold Basis. DD Meridian Park is located on 47,474 sq.m. of prime commercial property.

DD Meridian Park also includes two development properties, DoubleDragon Tower and Ascott-DD Meridian Park, which have been leased out to DD TOWER, INC. and DDMP SERVICED RESIDENCES, INC. respectively on a long-term lease basis.

Building	DoubleDragon Tower	Ascott-DD Meridian Park
Status/Expected Completion	Completed / Ongoing tenant turnover	Under construction/ 2024
Building Type	Office	Serviced Apartment
Description of the Building	10 levels above the surface and additional 1 level parking	10 levels above the surface and additional 1 level parking
Lot Area	7,774.03 sqm	5,549.86 sqm
Expected size	GLA: 44,585.92 sq.m.	Number of keys: 349

The Properties' premier location makes the Properties highly competitive in the commercial leasing market in Metro Manila. The Company believes that the rental rates the Company offers at the Properties are on par with comparable competitors. See "Competition" in this section. Accordingly, the Properties meet the Company's investment criteria for Grade A, centrally located, stably occupied and income producing properties.

Asian Appraisal, the property valuer of the Company, valued the properties as of December 31, 2023, at approximately ₱58,993.88 million: DoubleDragon Plaza was valued at ₱42,982.45 million, DoubleDragon Center East was valued at ₱4,790.36 million, and DoubleDragon Center West was valued at ₱4,962.53 million. DoubleDragon Tower and Ascott DD Meridian Park land were valued at ₱6,254.54 million.

ITEM 3. LEGAL PROCEEDINGS

As of December 31, 2023, to the best of the Company's knowledge and belief and after due inquiry, none of the Company, the Fund Manager, or the Property Manager is currently involved in any material litigation claims or arbitration, either as plaintiff or defendant, which could be expected to have a material and adverse effect on the Company's financial position. In addition, to the best of either the Company's or the Fund Manager's knowledge and belief and after due inquiry, none of the directors, or executive officers of the Company, the Fund Manager, or the Property Manager have in the past five years have been convicted by final judgment in a criminal proceeding, domestic or foreign, or have been subjected to a pending judicial proceeding of a criminal nature, domestic or foreign, excluding traffic violations and other minor offenses; nor have they been subject of any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time; nor have they been subjected to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting their involvement in any type of business, securities, commodities or banking activities, or from acting as a director, officer, employee, consultant, or agent occupying any fiduciary position.

To the best of either the Company's or the Fund Manager's knowledge and belief and after due inquiry, none of the directors, nominees for election as director or executive officers of the Company, the Fund Manager, or the Property Manager have been convicted by final judgment of any violation of the REIT Act, the Corporation Code, the General Banking Law, the Insurance Code, the Securities Regulation Code, or any other related laws and any rules or regulations, domestic or foreign, or orders thereunder; nor have they been found insolvent or incapacitated to contract.

Similarly, to the best of either the Company's or the Fund Manager's knowledge and belief and after due inquiry, none of the Company's Properties are the subject of any pending material litigation, claims or arbitration, which could be expected to have a material and adverse effect on the Company's financial position.

PART II OPERATIONAL AND FINANCIAL INFORMATION

ITEM 4. MARKET FOR REGISTRANT'S COMMON EQUITY AND RELATED STOCKHOLDERS MATTERS

Market Information

The Company's Common Shares are traded and listed with the Philippine Stock Exchange starting March 24, 2021.

The tables below set forth the market prices of the Common Shares 2022 and 2023.

<i>Period</i>	2022		2023	
	High	Low	High	Low
1 st Quarter	₱1.82	₱1.52	₱1.47	₱1.27
2 nd Quarter	₱1.75	₱1.41	₱1.38	₱1.26
3 rd Quarter	₱1.58	₱1.22	₱1.35	₱1.24
4 th Quarter	₱1.32	₱1.17	₱1.32	₱1.15

As of December 31, 2023, the closing price of the Company's common shares was ₱1.21 per share with a total market capitalization of ₱21,571,233.792.

The price information as of the close of the latest practicable trading date April 12, 2024 is ₱1.18 per share with a total market capitalization of ₱21,036,409,179.

Dividends and Dividends Policy

The Company has adopted a dividend policy in accordance with the provisions of the REIT Law, pursuant to which the Company's shareholders may be entitled to receive at least 90% of the Company's annual Distributable Income. The Company intends to declare and pay out dividends on a quarterly basis each year.

Record Date

Pursuant to existing Philippine SEC regulations, all cash dividends declared by listed companies must have a record date which shall not be less than 10 calendar days and not more than 30 calendar days from the date the cash dividends are declared. Under such rules, if no record date is specified, the record date will be deemed fixed at 15 calendar days from such declaration.

With respect to stock dividends, the record date shall be not less than 10 calendar days nor more than 30 calendar days from the date of shareholder approval. If no record date is set, under Philippine SEC rules, the record date will be deemed fixed at 15 calendar days from the date of the stock dividend declaration. In the event that a stock dividend is declared in connection with an increase in authorized capital stock, the corresponding record date shall be fixed by the Philippine SEC.

Under the Revised Disclosure Rules of the PSE, the disclosure by a listed company of the record date for dividend declarations must not be less than 10 trading days from said date. The rules of the PSE also provide that the payment date shall not be more than 18 trading days from the record date.

Dividend History

The Company has declared the following regular dividends for holders of Common Shares for the previous three (3) years:

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share
Cash dividend	December 13, 2023	January 22, 2024	February 14, 2024	₱0.0256820
Cash dividend	September 29, 2023	November 06, 2023	November 29, 2023	₱0.0254766
Cash dividend	May 15, 2023	June 19, 2023	July 13, 2023	₱0.0253889
Cash dividend	April 17, 2023	May 05, 2023	May 31, 2023	₱0.0226599
Cash dividend	November 15, 2022	December 13, 2022	January 09, 2023	₱0.0272730
Cash dividend	August 15, 2022	August 31, 2022	September 26, 2022	₱0.0272990
Cash dividend	May 16, 2022	June 08, 2022	June 30, 2022	₱0.027868
Cash dividend	May 04, 2022	May 19, 2022	May 31, 2022	₱0.0278140
Cash dividend	November 15, 2021	November 29, 2021	December 13, 2021	₱0.028000
Cash dividend	August 16, 2021	August 31, 2021	September 13, 2021	₱0.027778
Cash dividend	May 14, 2021	May 28, 2021	June 10, 2021	₱0.020136
Cash dividend	April 14, 2021	April 28, 2021	May 10, 2021	₱0.02047718

2024 Cash Dividends:

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share
Cash dividend	September 27, 2024	October 31, 2024	November 26, 2024	₱0.0235610
Cash dividend	May 15, 2024	June 19, 2024	July 15, 2024	₱0.0234760
Cash dividend	April 15, 2024	May 7, 2024	May 31, 2024	₱0.023137

Dividend Policy

The Company has adopted a dividend policy in accordance with the provisions of the REIT Law, pursuant to which the Company's shareholders are entitled to receive at least 90% of annual Distributable Income for the current year.

For 2023, the Company declared total dividends amounting to P1,777.12 million representing 99.50% of

the Distributable Income for the year 2023.

The computation of distributable income of the DDMP REIT, INC. as at December 31, 2023 is shown below:

2023 Distributable Income	Amount
Net income of the Company	P10,033,772,928
Fair value adjustments of investment Property resulting to gain (after tax)	(8,774,460,931)
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS”	526,756,461
2023 Distributable Income	1,786,068,458
<hr/>	
Total dividends declared from 2023 earnings	Amount
Payment date – July 13, 2023	452,619,736
Payment date – November 29, 2023	454,183,205
Payment date – February 14, 2024	457,844,967
Payment date – May 31, 2024	412,474,067
Dividends from 2023 earnings	1,777,121,975
% of Dividends to Distributable Income	99.50%

**As per Section 10 of Revenue Regulation NO. 13-2011, as amended, dividends distributed by a REIT from its distributable income at any time after the close of but not later than the last day of the fifth (5th) month from the close of the taxable year, shall be considered as paid on the last day of such taxable year.*

Principal Shareholders

The following table sets forth the 20 largest shareholders of the Company's Common Shares as of December 31, 2023.

Shareholder	Number of Shares Subscribed	% of Ownership
DoubleDragon Corporation.	7,903,519,158	44.33%
PCD Nominee Corporation – Filipino	6,300,836,762	35.34%
Benedicto V. Yujuico	1,720,739,589	9.65%
Teresita M. Yujuico	1,666,469,340	9.35%
PCD Nominee Corporation -Non-Filipino	226,656,554	1.27%
Jose Ivan T. Justiniano or Ma. Jema V. Justiniano	6,000,000	0.03%
Martina Maria Elizabeth Y. Gutierrez	833,000	0.00%
Manuel I. Gutierrez or Martina Maria Elizabeth Y. Gutierrez	655,000	0.00%
G.D. Tan & Co., Inc.	420,000	0.00%
Leopoldo Francisco Sulpico Jr.	300,000	0.00%
Myra P. Villanueva	220,000	0.00%
Emeriza G. Borja	200,000	0.00%
Myrna P. Villanueva	150,000	0.00%
Rowena T. Gan	100,000	0.00%
Yee Men Siao or Charlene Sarte Yee or Dixie Jill Sarte Yee	100,000	0.00%
Roger D. Castro	50,000	0.00%
Mary Eve T. Pamintuan	50,000	0.00%
Catherine P. Salas	50,000	0.00%
Milagros P. Villanueva	44,000	0.00%
Napoleon S. Malig	30,000	0.00%

ITEM 5. MANAGEMENT’S DISCUSSION AND ANALYSIS OF PLAN OF OPERATION

Calendar Year Ended December 31, 2023 and 2022

RESULTS OF OPERATION

DDMP REIT, INC.

**Audited Statements of Comprehensive Income
For the years ended December 31, 2023 & 2022**

	2023	2022	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2023 2022	
INCOME						
Unrealized gains from changes in fair values of investment property	8,774,460,931	2,337,301,233	6,437,159,698	275.4%	79.1%	49.5%
Rent income	1,822,244,275	2,177,821,246	(355,576,971)	-16.3%	16.4%	46.1%
Interest income	53,490,970	52,152,940	1,338,030	2.6%	0.5%	1.1%
Other income	443,090,269	156,602,843	286,487,426	182.9%	4.0%	3.3%
	11,093,286,445	4,723,878,262	6,369,408,183	134.8%	100.0%	100.0%
COSTS AND EXPENSES						
General and administrative expenses	1,036,175,204	456,810,284	579,364,920	126.8%	9.3%	9.7%
Interest expense	9,977,371	46,765,811	(36,788,440)	-78.7%	0.1%	1.0%
Marketing expenses	13,360,942	27,745,266	(14,384,324)	-51.8%	0.1%	0.6%
	1,059,513,517	531,321,361	528,192,156	99.4%	9.6%	11.2%
INCOME BEFORE INCOME TAX	10,033,772,928	4,192,556,901	5,841,216,027	139.3%	90.4%	88.8%
INCOME TAX BENEFIT	-	7,911,924,227	(7,911,924,227)	-100.0%	0.0%	167.5%
NET INCOME AND TOTAL COMPREHENSIVE INCOME	10,033,772,928	12,104,481,128	(2,070,708,200)	-17.1%	90.4%	256.2%

Revenues

Total revenues increased by ₱6.4 billion, or 134.8%, from ₱4.7 billion for the year ended December 31, 2022 to ₱11.1 billion for year ended December 31, 2023. The increase in total revenues is mainly due to the increase in unrealized gains from changes in fair values and increase in other income.

Rent income decreased by ₱355.6 million, or -16.3%, to ₱1.8 billion for the year ended December 31, 2023 compared to ₱2.2 billion for the same period in 2022, the decrease is due to the decrease in tenants occupancy for the year.

The Company’s interest income for the twelve months ended December 31, 2023 increased by ₱1.3 million or, 2.6%, to ₱53.5 million, compared to ₱52.2 million for the twelve months ended December 31, 2022, primarily from the interest income from finance lease.

Other income increased by ₱286.5 million, or 182.9% increase, to ₱443.1 million for the year ended December 31, 2023 as compared to ₱156.6 million for the same period in 2022 primarily due to the increase in interest and other income charge to tenants for the period.

Costs and expenses

The Company's costs and expenses increased by ₱528.2 million, or 99.4%, to ₱1.1 billion for the twelve months ended December 31, 2023 compared to ₱531.3 million for the same period in 2022.

General and administrative expense of the Company increased by ₱579.4 million, or 126.8%, to ₱1.0 billion for the year ended December 31, 2023 compared to ₱456.8 million for the same period in 2022 due to increase impairment loss on receivables, taxes and licenses, and outsourced services.

The Company's interest expense was ₱10.0 million for the year ended December 31, 2023, an decrease of ₱36.8 million or -78.7% compared to ₱46.8 million for the same period in 2022 due to lower interest accretion on the security deposit received from tenants.

The Company's marketing expenses decreased by ₱14.4 million, or -51.8%, to ₱13.4 million for the twelve months ended December 31, 2023 compared to ₱27.7 million for the same period in 2022. The decrease is mainly due to the decrease amortized lease commissions, and print and multimedia advertisements.

Income before income tax

The Company's income before income tax for the twelve months ended December 31, 2023 was ₱10.0 billion, an increase of ₱5.8 billion, or 139.3% increase from its income before income tax of ₱4.2 billion recorded for the same period in 2022.

Income tax expense

The Company reported a nil income tax expense for twelve months ended December 31, 2023 versus the income tax benefit of ₱7.9 billion for the twelve month ended December 31, 2022. The recognition of income tax benefit in 2022 was due to the reversal of deferred tax liability of the Company as a result of the REIT tax incentive.

Net Income

As a result of the foregoing, the Company's net income for the twelve months ended December 31, 2023 was ₱10.0 billion, an decrease of ₱2.1 billion, or -17.1% decrease from its net income of ₱12.1 billion recorded for the same period in 2022.

FINANCIAL POSITION

DDMP REIT, INC.

Audited Statements of Financial Position As at December 31, 2023 & 2022

	2023	2022	Horizontal Analysis		Vertical Analysis	
			Increase (Decrease)		2023	2022
ASSETS						
Current Assets						
Cash and cash equivalents	206,381,483	506,203,658	(299,822,175)	-59.2%	0.3%	1.0%
Receivables	1,180,705,133	1,798,787,341	(618,082,208)	-34.4%	1.9%	3.4%
assets	75,103,884	72,574,248	2,529,636	3.5%	0.1%	0.1%
Total Current Assets	1,462,190,500	2,377,565,247	(915,374,747)	-38.5%	2.4%	4.5%
Noncurrent Assets						
Receivables - net of current portion	-	128,659,625	(128,659,625)	-100.0%	0.0%	0.00
Property and equipment - net	3,347,274	7,315,535	(3,968,261)	-54.2%	0.0%	0.0%
Investment property	58,993,879,056	49,132,989,226	9,860,889,830	20.1%	95.3%	92.3%
Finance lease receivable	1,169,504,094	1,139,125,173	30,378,921	2.7%	1.9%	0.02
Other noncurrent assets	272,572,971	423,284,185	(150,711,214)	-35.6%	0.4%	0.8%
Total Noncurrent Assets	60,439,303,395	50,831,373,744	9,607,929,651	18.9%	97.6%	95.5%
Total Assets	61,901,493,895	53,208,938,991	8,692,554,904	16.3%	100.0%	100.0%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and other current liabilities	1,609,193,056	1,241,397,698	367,795,358	29.6%	2.6%	2.3%
Dividends payable	457,844,967	486,208,464	(28,363,497)	-5.8%	0.7%	0.9%
Total Current Liabilities	2,067,038,023	1,727,606,162	339,431,861	19.6%	3.3%	3.2%
Noncurrent Liabilities						
Other noncurrent liabilities	457,678,374	369,711,767	87,966,607	23.8%	0.7%	0.7%
Total Noncurrent liabilities	457,678,374	369,711,767	87,966,607	23.8%	0.7%	0.7%
Total Liabilities	2,524,716,397	2,097,317,929	427,398,468	20.4%	4.1%	3.9%
Equity						
Capital stock	17,827,465,406	17,827,465,406	-	-	28.8%	33.5%
Retained earnings	41,549,312,092	33,284,155,656	8,265,156,436	24.8%	67.1%	62.6%
Total Equity	59,376,777,498	51,111,621,062	8,265,156,436	16.2%	95.9%	96.1%
Total Liabilities and Equity	61,901,493,895	53,208,938,991	8,692,554,904	16.3%	100.0%	100.0%

Assets

The Company's assets were at ₱61.9 billion as of December 31, 2023, an increase of ₱8.7 billion, or 16.3%, from assets of ₱53.2 billion as of December 31, 2022.

Cash and cash equivalents

The Company's cash and cash equivalents were ₱206.4 million as of December 31, 2023, a decrease of ₱299.8 million, or 143.7%, from cash and cash equivalents of ₱506.2 million as of December 31, 2022. The decrease was due to cash used for additions of investment property and payment of dividends.

Receivables

The Company's net receivables – current portion were ₱1,180.7 million as of December 31, 2023, a ₱618.1 million, or -34.4% decrease from net receivables of ₱1,798.8 million as of December 31, 2022 due to collection of rent receivables and additional allowance for impairment on receivables.

Prepaid expenses and other current assets

The Company's prepaid expenses and other current assets were ₱75.1 million as of December 31, 2023, an increase of ₱2.5 million, or 3.5% increase from prepaid expenses and other current assets of ₱72.6 million as of December 31, 2022. The increase was due to the increase in prepaid real property taxes.

Receivables – net of current portion

The Company reported nil receivables – net of current portion as of December 31, 2022, versus ₱128.7 million as of December 31, 2022. Decrease of non-current receivables in 2023 is due to reclassification to current portion.

Property and equipment - net

The Company's property and equipment (net) were ₱3.3 million as of December 31, 2023, a ₱4.0 million, or -54.2% decrease from property and equipment (net) of ₱7.3 million as of December 31, 2022. The decrease was due to depreciation for 2023

Investment property

The Company's investment property amounted to ₱59.0 billion as of December 31, 2023, a ₱9.9 billion, or 20.1% increase from investment property of ₱49.1 billion as of December 31, 2022, due to the additions during the period and increase in the fair value amount of the Company's properties.

Finance lease receivable

The Company reported finance lease receivables of ₱1.2 billion as of December 31, 2023, a ₱30.4 million or 2.7% increase from ₱1.1 billion as of December 31, 2022.

Other noncurrent assets

The Company's other noncurrent assets were ₱272.6 million as of December 31, 2023, an ₱150.7 million, or -35.6% decrease from other noncurrent assets of ₱423.3 million as of December 31, 2022. The decrease was due to the decrease in advances to contractors and suppliers.

Liabilities

The Company has no debt as of December 31, 2023.

The Company's liabilities were at ₱2.5 billion as of December 31, 2023, an increase of ₱427.4 million, or 20.4% increase from liabilities of ₱2.1 billion as of December 31, 2022.

Accounts payable and other current liabilities

The Company's accounts payable and other current liabilities were ₱1.6 billion as of December 31, 2023, a ₱367.8 million, or 29.6% increase from accounts payable and other current liabilities of ₱1.2 billion as of December 31, 2022. The increase was mainly due to the increase in trade payables.

Dividend Payable

The Company's dividend payable reported ₱457.8 million as of December 31, 2023, pertaining to dividend declared from third quarter earnings.

Other noncurrent liabilities

The Company's other noncurrent liabilities were ₱457.7 million as of December 31, 2023, a ₱88.0 million, or 23.8% increase from other noncurrent liabilities of ₱369.7 million as of December 31, 2022. The increase was mainly due to the increase in security deposits and unearned rental income.

Equity

The Company's total equity was ₱59.4 billion as of December 31, 2023, a ₱8.3 billion, or 16.2% increase from ₱51.1 billion as of December 31, 2022.

Summary of Real Estate Transactions for 2023

Other than the usual lease contracts entered into with tenants, there are no other real estate transactions for year the of 2023.

PROPERTY PERFORMANCE

	DoubleDragon Plaza	DoubleDragon Center East	DoubleDragon Center West
Location	DD Meridian Park	DD Meridian Park	DD Meridian Park
Valuation	P42,982.45 million	P,790.36 million	P4,962.53 million
Occupancy rates	70.83%	100.00%	94.76%
WALE (years)	2.57	3.54	1.11
Rental income	P1,342.09 million	P217.55 million	P256.48 million
Revenue Contribution in Year 2023	73.5%	11.9%	14.0%

PROPERTY LEASED

	DoubleDragon Tower	Ascott-DD Meridian Park
Location	DD Meridian Park	DD Meridian Park
Land Valuation	P3,515.04 million	P2,743.50 million
Lessee	DD Tower, Inc.	DDMP Serviced Residences, Inc.
Remaining Lease Term	98 years	98 years
Revenue Contribution in Year 2023	0.6%	-

Calendar Year Ended December 31, 2022 and 2021

RESULTS OF OPERATION

DDMP REIT, INC.

Audited Consolidated Statements of Comprehensive Income For the year ended December 31, 2022 & 2021

	2022	2021	Horizontal Analysis		Vertical Analysis	
			Increase (Decrease)		2022	2021
INCOME						
Unrealized gains from changes in fair values of investment property	2,337,301,233	5,130,611,601	(2,793,310,368)	-54.4%	49.5%	66.6%
Rent income	2,177,821,246	2,176,187,826	1,633,420	0.1%	46.1%	28.3%
Interest income	52,152,940	38,969,820	13,183,120	33.8%	1.1%	0.5%
Other income	156,602,843	353,451,051	(196,848,208)	-55.7%	3.3%	4.6%
	4,723,878,262	7,699,220,298	(2,975,342,036)	-38.6%	100.0%	100.0%
COSTS AND EXPENSES						
General and administrative expenses	456,810,284	354,050,327	102,759,957	29.0%	9.7%	4.6%
Interest expense	46,765,811	38,174,269	8,591,542	22.5%	1.0%	0.5%
Marketing expenses	27,745,266	29,519,855	(1,774,589)	-6.0%	0.6%	0.4%
Other Expenses	-	87,572,492	(87,572,492)	-100.0%	0.0%	1.1%
	531,321,361	509,316,943	22,004,418	4.3%	11.2%	6.6%
INCOME BEFORE INCOME TAX	4,192,556,901	7,189,903,355	(2,997,346,454)	-41.7%	88.8%	93.4%
INCOME TAX BENEFIT (EXPENSE)	7,911,924,227	(15,554,714)	7,927,478,941	-50965.1%	167.5%	-0.2%
NET INCOME AND TOTAL COMPREHENSIVE INCOME	12,104,481,128	7,174,348,641	4,930,132,487	68.7%	256.2%	93.2%

*The statement of comprehensive income for the year ended December 31, 2022 refers to the accounts of DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) while the statements of comprehensive income for the year ended December 31, 2021 and 2020 refer to the consolidated accounts of the Group.

Revenues

Total revenues decreased by ₱3.0 billion, or -38.6%, from ₱7.7 billion for the year ended December 31, 2021 to ₱4.7 billion for year ended December 31, 2022. The decrease in total revenues is due to decrease in unrealized gains from changes in fair values.

Rent income increased by ₱1.6 million, or 0.1%, to ₱2.2 billion for the year ended December 31, 2022 compared to ₱2.2 billion for the same period in 2021, increase is due to the increase in rental and CUSA in 2022. CUSA represents amount of CUSA billed to tenants.

The Company's interest income for the twelve months ended December 31, 2022 also increased by ₱13.2 million or, 33.8%, to ₱52.2 million, compared to ₱39.0 million for the twelve months ended December 31, 2021, primarily from the interest income from finance lease.

Other income decreased by ₱196.8 million, or -55.7% decrease, to ₱156.6 million for the year ended December 31, 2022 as compared to ₱353.5 million for the same period in 2021 primarily due to the decrease in interest for the period and recognized gain from finance lease in 2022.

Costs and expenses

The Company's costs and expenses increased by ₱22.0 million, or 4.3%, to ₱531.3 million for the twelve months ended December 31, 2022 compared to ₱509.3 million for the same period in 2021.

General and administrative expense of the Company increased by ₱102.8 million, or 29.0%, to ₱456.8 million for the year ended December 31, 2022 compared to ₱354.1 million for the same period in 2021 due to increase in property maintenance and direct operating expenses.

The Company's interest expense was ₱46.8 million for the year ended December 31, 2022, an increase of ₱8.6 million or 22.5% compared to ₱38.2 million for the same period in 2021 due to higher interest accretion of the security deposit received from tenants.

The Company's marketing expenses decreased by ₱1.8 million, or -6.0%, to ₱27.7 million for the twelve months ended December 31, 2022 compared to ₱29.5 million for the same period in 2021. The decrease is mainly due to the decrease in print and multimedia advertisements.

In 2022, the company reported other expenses as nil, wherein the 2021 other expenses of ₱87.6 million was related to the listing of the company's REIT shares.

Income before income tax

The Company's income before income tax for the twelve months ended December 31, 2022 was ₱4.2 billion, a decrease of ₱3.0 billion, or -41.7% decrease from its income before income tax of ₱7.2 billion recorded for the same period in 2021.

Income tax expense

The Company's income tax benefit for the twelve months ended December 31, 2022 was ₱7.9 billion, versus the income tax expense of ₱15.6 million recorded for the same in 2021. The recognition of income tax benefit in 2022 due to the reversal of deferred tax liability of the Company as a result of the REIT tax incentive.

Net Income

As a result of the foregoing, the Company's net income for the twelve months ended December 31, 2022 was ₱12.1 billion, an increase of ₱4.9 billion, or 68.7% increase from its net income of ₱7.2 billion recorded for the same period in 2021.

FINANCIAL POSITION

DDMP REIT, INC. Audited Consolidated Statements of Financial Position As at December 31, 2022 & 2021

	2022	2021	Horizontal Analysis		Vertical Analysis	
			Increase	(Decrease)	2022	2021
ASSETS						
Current Assets						
Cash and cash equivalents	506,203,658	207,694,318	298,509,340	143.7%	1.0%	0.4%
Receivables	1,798,787,341	1,971,863,304	(173,075,963)	-8.8%	3.4%	3.9%
Due from Parent Company	-	5,122,816	(5,122,816)	-100.0%	0.0%	0.0%
Prepaid expenses and other current assets	72,574,248	449,598,186	(377,023,938)	-83.9%	0.1%	0.9%
Total Current Assets	2,377,565,247	2,634,278,624	(256,713,377)	-9.7%	4.5%	5.2%
Noncurrent Assets						
Receivables - net of current portion	128,659,625	301,329,219	(172,669,594)	-57.3%	0.2%	0.01
Property and equipment - net	7,315,535	12,650,656	(5,335,121)	-42.2%	0.0%	0.0%
Investment property	49,132,989,226	45,695,260,832	3,437,728,394	7.5%	92.3%	91.1%
Finance lease receivable	1,139,125,173	1,110,115,886	29,009,287	2.6%	2.1%	0.02
Other noncurrent assets	423,284,185	431,235,925	(7,951,740)	-1.8%	0.8%	0.9%
Total Noncurrent Assets	50,831,373,744	47,550,592,518	3,280,781,226	6.9%	95.5%	94.8%
Total Assets	53,208,938,991	50,184,871,142	3,024,067,849	6.0%	100.0%	100.0%

LIABILITIES AND EQUITY

Current Liabilities

Accounts payable and other current liabilities	1,241,397,698	938,100,080	303,297,618	32.3%	2.3%	1.9%
Dividends payable	486,208,464	-	486,208,464	0.0%	0.9%	0.0%
Total Current Liabilities	1,727,606,162	938,100,080	789,506,082	84.2%	3.2%	1.9%

Noncurrent Liabilities

Deferred tax liability - net	-	7,911,924,227	(7,911,924,227)	-100.0%	0.0%	15.8%
Other noncurrent liabilities	369,711,767	362,157,530	7,554,237	2.1%	0.7%	0.7%
Total Noncurrent liabilities	369,711,767	8,274,081,757	(7,904,369,990)	-95.5%	0.7%	16.5%

Total Liabilities	2,097,317,929	9,212,181,837	(7,114,863,908)	-77.2%	3.9%	18.4%
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Equity

Capital stock	17,827,465,406	17,827,465,406	-	-	33.5%	35.5%
Retained earnings	33,284,155,656	23,145,223,899	10,138,931,757	43.8%	62.6%	46.1%
Total Equity	51,111,621,062	40,972,689,305	10,138,931,757	24.7%	96.1%	81.6%

Total Liabilities and Equity	53,208,938,991	50,184,871,142	3,024,067,849	6.0%	100.0%	100.0%
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The statements of financial position as at December 31, 2022 and 2021 refer to the accounts of DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) following the sale of its investments in subsidiaries on February 10, 2021.

Assets

The Company's assets were at ₱53.2 billion as of December 31, 2022, an increase of ₱3.0 billion, or 6.0%, from assets of ₱50.2 billion as of December 31, 2021.

Cash and cash equivalents

The Company's cash and cash equivalents were ₱506.2 million as of December 31, 2022, an increase of ₱298.5 million, or 143.7%, from cash and cash equivalents of ₱207.7 million as of December 31, 2021. The increase was due to cash used for additions of investment property and payment of dividends.

Receivables

The Company's net receivables – current portion were ₱1,798.8 million as of December 31, 2022, a ₱173.1 million, or -8.8% decrease from net receivables of ₱1,971.9 million as of December 31, 2021 due to the decrease in accrued rent receivable from the straight-line rent income and rental receivable from tenants.

Due from Parent Company

The Company's due from Parent Company was nil as of December 31, 2022, a 100% decrease from ₱5.1 million as of December 31, 2021 due to collection of advances made.

Prepaid expenses and other current assets

The Company's prepaid expenses and other current assets were ₱72.6 million as of December 31, 2022, a decrease of ₱377.0 million, or -83.9% decrease from prepaid expenses and other current assets of ₱449.6 million as of December 31, 2021. The decrease was mainly due to the decrease in input VAT and prepaid real property taxes.

Receivables – net of current portion

The Company reported receivables – net of current portion of ₱128.7 million as of December 31, 2022, a ₱172.7 million decrease, or 57.3% decrease from ₱301.3 million as of December 31, 2021. Decrease of non-current receivables in 2022 is due to reclassification to current portion.

Property and equipment - net

The Company's property and equipment (net) were ₱7.3 million as of December 31, 2022, a ₱5.3 million, or -42.2% decrease from property and equipment (net) of ₱12.7 million as of December 31, 2021. The decrease was due to depreciation for 2022.

Investment property

The Company's investment property amounted to ₱49.1 billion as of December 31, 2022, a ₱3.4 billion, or 7.5% increase from investment property of ₱45.7 billion as of December 31, 2021, due to the additions during the period and increase in the fair value amount of the Company's properties.

Finance lease receivable

The Company reported finance lease receivables of ₱1.1 billion as of December 31, 2022, a ₱29.0 million or 2.6% increase from ₱1.1 billion as of December 31, 2021 as result of the finance lease classification for the Company's lease of DoubleDragon Tower.

Other noncurrent assets

The Company's other noncurrent assets were ₱423.3 million as of December 31, 2022, an ₱8.0 million, or -1.8% decrease from other noncurrent assets of ₱431.2 million as of December 31, 2021. The decrease was due to the decrease in advances to contractors and suppliers.

Liabilities

The Company has no debt as of December 31, 2022.

The Company's liabilities were at ₱2.1 billion as of December 31, 2022, a decrease of ₱7.1 billion, or 77.2% decrease from liabilities of ₱9.2 billion as of December 31, 2021.

Accounts payable and other current liabilities

The Company's accounts payable and other current liabilities were ₱1.2 billion as of December 31, 2022, a ₱303.3 million, or 32.3% increase from accounts payable and other current liabilities of ₱938.1 million as of December 31, 2021. The increase was mainly due to the increase in trade payables and accrued project costs.

Dividend Payable

The Company's dividend payable reported ₱486.2 million as of December 31, 2022.

Deferred tax liability - net

The Company's deferred tax liability is nil as of December 31, 2022.

Other noncurrent liabilities

The Company's other noncurrent liabilities were ₱369.7 million as of December 31, 2022, a ₱7.6 million, or 2.1% increase from other noncurrent liabilities of ₱362.2 million as of December 31, 2021. The increase was mainly due to the increase in security deposits.

Equity

The Company's total equity was ₱51.1 billion as of December 31, 2022, a ₱10.1 billion, or 24.7% increase from ₱41.0 billion as of December 31, 2021.

Calendar Year Ended December 31, 2021 and 2020

RESULTS OF OPERATION

DDMP REIT, INC.

Audited Consolidated Statements of Comprehensive Income For the year ended December 31, 2021 & 2020

	2021	2020	Horizontal Analysis		Vertical Analysis	
			Increase (Decrease)		2021	2020
INCOME						
Unrealized gains from changes in fair values of investment property	5,130,611,601	5,383,709,548	(253,097,947)	-4.7%	66.6%	73.2%
Rent income and CUSA	2,176,187,826	1,912,618,974	263,568,852	13.8%	28.3%	26.0%
Interest income	38,969,820	20,708,383	18,261,437	88.2%	0.5%	0.3%
Other income	353,451,051	40,697,838	312,753,213	768.5%	4.6%	0.6%
	7,699,220,298	7,357,734,743	341,485,555	4.6%	100.0%	100.0%
COSTS AND EXPENSES						
General and administrative expenses	354,050,327	234,849,773	119,200,554	50.8%	4.6%	3.2%
Interest expense	38,174,269	35,635,069	2,539,200	7.1%	0.5%	0.5%
Marketing expenses	29,519,855	26,477,931	3,041,924	11.5%	0.4%	0.4%
Other Expenses	87,572,492	-	87,572,492	-	1.1%	0.0%
	509,316,943	296,962,773	212,354,170	71.5%	6.6%	4.0%
INCOME BEFORE INCOME TAX	7,189,903,355	7,060,771,970	129,131,385	1.8%	93.4%	96.0%
INCOME TAX BENEFIT (EXPENSE)	(15,554,714)	(1,974,100,543)	1,958,545,829	-99.2%	-0.2%	-26.8%
NET INCOME AND TOTAL COMPREHENSIVE INCOME						
	7,174,348,641	5,086,671,427	2,087,677,214	41.0%	93.2%	69.1%

The statement of comprehensive income for the year ended December 31, 2021 & 2020 refer to the consolidated accounts of the Group while the statements of comprehensive income for the years ended December 31, 2019 and 2018 refers to the accounts of DDMP REIT, Inc. (formerly DD-Meridian Park Development Corp.)

Revenues

Total revenues increased by ₱341.5 million, or 4.6%, from ₱7.4 billion for the year ended December 31, 2020 to ₱7.7 billion for year ended December 31, 2021. The increase in total revenues is due to increase in rental and other income.

Rent income increased by ₱263.6 million, or 13.8%, to ₱2.2 billion for the year ended December 31, 2021 compared to ₱1.9 billion for the same period in 2020, increase is due to the increase in rental and CUSA in 2021. CUSA represents amount of CUSA billed to tenants.

The Company's interest income for the twelve months ended December 31, 2021 also increased by ₱18.3 million or, 88.2%, to ₱39.0 million, compared to ₱20.7 million for the twelve months ended December 31, 2020, primarily from the interest income from finance lease.

Other income increased by ₱312.8 million, or 768.5% increase, to ₱353.5 million for the year ended December 31, 2021 as compared to ₱40.7 million for the same period in 2020 primarily due to the increase in interest for the period and recognized gain from finance lease in 2021.

Costs and expenses

The Company's costs and expenses increased by ₱212.4 million, or 71.5%, to ₱509.3 million for the twelve months ended December 31, 2021 compared to ₱297.0 million for the same period in 2020.

General and administrative expense of the Company increased by ₱119.2 million, or 50.8%, to ₱354.1 million for the year ended December 31, 2021 compared to ₱234.8 million for the same period in 2020 due to increase in property maintenance and direct operating expenses.

The Company's interest expense was ₱38.2 million for the year ended December 31, 2021, an increase of ₱2.5 million or 7.1% compared to ₱35.6 million for the same period in 2020 due to higher interest accretion of the security deposit received from tenants.

The Company's marketing expenses increased by ₱3.0 million, or increased by 11.5%, to ₱29.5 million for the twelve months ended December 31, 2021 compared to ₱26.5 million for the same period in 2020. The increase is mainly due to the increase in print and multimedia advertisements.

In 2021, the Company recorded other expenses of ₱87.6 million for the expenses related to the listing of the company's REIT shares.

Income before income tax

The Company's income before income tax for the twelve months ended December 31, 2021 was ₱7.2 billion, an increase of ₱129.1 million, or 1.8%, increase from its income before income tax of ₱7.1 billion recorded for the same period in 2020.

Income tax expense

The Company's income tax expense for the twelve months ended December 31, 2021 was ₱15.6 million, a decrease of ₱1,958.5 million, or 99.2%, decrease from its income tax expense of ₱1,974.1 million recorded for the same in 2020. The decrease is due to the lower taxable income and lower income tax rate in 2021 and a one-time recognition of a net tax benefit as a result of the downward adjustment in the deferred tax liability balance as of December 31, 2020 to reflect the decrease in the corporate income tax rate from 30% to 25%. The Company started to avail of its tax incentive as REIT after its listing in March 2021.

Net Income

As a result of the foregoing, the Company's net income for the twelve months ended December 31, 2021 was ₱7.2 billion, an increase of ₱2.1 billion, or 41.0% increase from its net income of ₱5.1 billion recorded for the same period in 2020.

FINANCIAL POSITION

DDMP REIT, INC.

Audited Consolidated Statements of Financial Position As at December 31, 2021 & 2020

	2021	2020	Horizontal Analysis		Vertical Analysis	
			Increase (Decrease)		2021	2020
ASSETS						
Current Assets						
Cash and cash equivalents	207,694,318	1,088,817,817	(881,123,499)	-80.9%	0.4%	2.4%
Receivables	1,971,863,304	1,553,569,222	418,294,082	26.9%	3.9%	3.4%
Due from Parent Company	5,122,816	2,356,247	2,766,569	117.4%	0.0%	0.0%
Prepaid expenses and other current assets	449,598,186	724,467,731	(274,869,545)	-37.9%	0.9%	1.6%
Total Current Assets	2,634,278,624	3,369,211,017	(734,932,393)	-21.8%	5.2%	7.4%
Noncurrent Assets						
Receivables - net of current portion	301,329,219.00	-	301,329,219	-	0.6%	-
Property and equipment - net	12,650,656	18,069,828	(5,419,172)	-30.0%	0.0%	0.0%
Investment property	45,695,260,832	41,477,970,085	4,217,290,747	10.2%	91.1%	91.5%
Finance lease receivable	1,110,115,886	-	1,110,115,886	-	2.2%	-
Deferred tax Asset	-	188,172	(188,172)	-100.0%	-	0.0%
Other noncurrent assets	431,235,925	488,225,160	(56,989,235)	-11.7%	0.9%	1.1%
Total Noncurrent Assets	47,550,592,518	41,984,453,245	5,566,139,273	13.3%	94.8%	92.6%
Total Assets	50,184,871,142	45,353,664,262	4,831,206,880	10.7%	100.0%	100.0%

LIABILITIES AND EQUITY

Current Liabilities

Accounts payable and other current liabilities	938,100,080	984,303,820	(46,203,740)	-4.7%	1.9%	2.2%
Due to Related Party	-	400	(400)	-100.0%	-	0.0%
Income Tax Payable	-	44,923,595	(44,923,595)	-100.0%	-	0.1%
Total Current Liabilities	938,100,080	1,029,227,815	(91,127,735)	-8.9%	1.9%	2.3%

Noncurrent Liabilities

Deferred tax liability - net	7,911,924,227	7,876,959,548	34,964,679	0.4%	15.8%	17.4%
Other noncurrent liabilities	362,157,530	931,164,876	(569,007,346)	-61.1%	0.7%	2.1%
Total Noncurrent liabilities	8,274,081,757	8,808,124,424	(534,042,667)	-6.1%	16.5%	19.4%

Total Liabilities	9,212,181,837	9,837,352,239	(625,170,402)	-6.4%	18.4%	21.7%
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Equity

Capital stock	17,827,465,406	17,827,465,406	-	-	35.5%	39.3%
Retained earnings	23,145,223,899	17,688,846,617	5,456,377,282	30.8%	46.1%	39.0%
Total Equity	40,972,689,305	35,516,312,023	5,456,377,282	15.4%	81.6%	78.3%

Total Liabilities and Equity	50,184,871,142	45,353,664,262	4,831,206,880	10.7%	100.0%	100.0%
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The statement of financial position as at December 31, 2021 & 2020 refer to the consolidated accounts of the Group while the statement of financial position as at December 31, 2019 refers to the accounts of DDMP REIT, Inc. (formerly DD-Meridian Park Development Corp.)

Assets

The Company's assets were at ₱50.2 billion as of December 31, 2021, an increase of ₱4.8 billion, or 10.7%, from assets of ₱45.4 billion as of December 31, 2020.

Cash and cash equivalents

The Company's cash and cash equivalents were ₱207.7 million as of December 31, 2021, a decrease of ₱881.1 million, or 80.9%, from cash and cash equivalents of ₱1.1 billion as of December 31, 2020. The decrease was due to cash used for additions of investment property and payment of dividends.

Receivables

The Company's net receivables – current portion were ₱1,971.9 million as of December 31, 2021, a ₱418.3 million, or 26.9% increase from net receivables of ₱1,553.6 million as of December 31, 2020 due to the increase in accrued rent receivable from the straight-line rent income and rental receivable from tenants.

Due from Parent Company

The Company's due from Parent Company was ₱5.1 million as of December 31, 2021, a ₱2.8 million, or 117.4% increase from ₱2.4 million as of December 31, 2020 due to collection of advances made.

Prepaid expenses and other current assets

The Company's prepaid expenses and other current assets were ₱449.6 million as of December 31, 2021, a ₱274.9 million, or 37.9% decrease from prepaid expenses and other current assets of ₱724.5 million as of December 31, 2020. The decrease was mainly due to the decrease in input VAT and prepaid real property taxes.

Receivables – net of current portion

The Company reported receivables – net of current portion of ₱301.3 million as of December 31, 2021. Non-current receivables in 2021 is the result installment payment arrangements granted to tenants during the pandemic.

Property and equipment - net

The Company's property and equipment (net) were ₱12.7 million as of December 31, 2021, a ₱5.4 million, or 30.0% decrease from property and equipment (net) of ₱18.1 million as of December 31, 2020. The decrease was due to depreciation for 2021.

Investment property

The Company's investment property amounted to ₱45.7 billion as of December 31, 2021, a ₱4.2 billion, or 10.2% increase from investment property of ₱41.5 billion as of December 31, 2020, due to the additions during the period and increase in the fair value amount of the Company's properties.

Finance lease receivable

The Company reported finance lease receivables of ₱1.1 billion as of December 31, 2021, as result of the finance lease classification for the Company's lease of DoubleDragon Tower.

Deferred tax Asset

The Company's deferred tax asset was nil as of December 31, 2021.

Other noncurrent assets

The Company's other noncurrent assets were ₱431.2 million as of December 31, 2021, a ₱57.0 million, or 11.7% decrease from other noncurrent assets of ₱488.2 million as of December 31, 2020. The decrease was due to the decrease in advances to contractors and suppliers.

Liabilities

The Company has no debt as of December 31, 2021.

The Company's liabilities were at ₱9.2 billion as of December 31, 2021, a decrease of ₱625.2 million, or 6.4% decrease from liabilities of ₱9.8 billion as of December 31, 2020.

Accounts payable and other current liabilities

The Company's accounts payable and other current liabilities were ₱938.1 million as of December 30, 2021, a ₱46.2 million, or 4.4% decrease from accounts payable and other current liabilities of ₱984.3 million as of December 31, 2020. The decrease was mainly due to the decrease in trade payables and accrued project costs.

Due to Related Party

The Company's due to related party was nil as of December 31, 2021.

Income tax payable

The Company's income tax payable was nil as of December 31, 2021, a ₱44.9 million, or 100.0% decrease compared to ₱44.9 million as of December 31, 2020, due to the impact of 0% effective income tax rate as a result of the tax incentive as REIT company.

Deferred tax liability - net

The Company's deferred tax liability were ₱7,911.9 million as of December 31, 2021, a ₱35.0 million, or 0.4% increase from deferred tax liability of ₱7,877.0 million as of December 31, 2020. The increase was mainly due to the unrealized gain from changes in fair value of investment properties during the period.

Other noncurrent liabilities

The Company's other noncurrent liabilities were ₱362.2 million as of December 31, 2021, a ₱569.0 million, or 61.1% decrease from other noncurrent liabilities of ₱931.2 million as of December 31, 2020. The decrease was mainly due to the decrease in unearned rental income and security deposits.

Equity

The Company's total equity was ₱41.0 billion as of December 31, 2021, a ₱5.5 billion, or 15.4% increase from ₱35.5 billion as of December 31, 2020.

KEY PERFORMANCE INDICATORS

The following are the major financial ratios of the Company for the years ended December 31, 2023, 2022 and 2021

Key Financial Ratios	2023	2022	2021
Recurring Income (in ₱ millions)	1,822.2	2,177.8	2,176.2
Recurring Income Contribution ⁽¹⁾	16.4%	46.1%	28.3%
Current Ratio ⁽²⁾	0.71	1.38	2.81
Return on Assets ⁽³⁾	16.2%	22.7%	14.3%
Return on Equity ⁽⁴⁾	18.2%	26.3%	18.8%
Asset to Equity ⁽⁵⁾	1.04	1.04	1.22
Solvency Ratio ⁽⁶⁾	4.61	5.77	0.78
Earnings per share ⁽⁷⁾	0.56	0.68	0.40
Book Value per share ⁽⁸⁾	3.33	2.87	2.30

Notes:

- (1) Recurring income is composed of rental income. Recurring income contribution measures the stability of the Company's income source.
- (2) Current ratio is derived by dividing current assets by current liabilities at the end of a given period. Current ratio measures the Company's ability to pay short-term obligations.
- (3) Return on assets is derived by dividing the Company's net income by total assets.
- (4) Return on equity is derived by dividing net income by average shareholders' equity.
- (5) Asset to equity ratio is derived by dividing total assets by shareholders' equity. Asset to equity ratio measures the Company's financial leverage and long-term solvency.
- (6) Solvency Ratio is derived by the total of net income, amortization, and depreciation by total liabilities.
- (7) Earnings per share is derived by dividing net profit attributable less dividends on preferred shares by weighted outstanding shares.
- (8) Book value per share is derived by dividing equity attributable to parent less preferred by outstanding shares.

LIQUIDITY AND CAPITAL RESOURCES

The Company has mainly relied on the following sources of liquidity: (1) cash flow from operations, and (2) issuance of equity securities. The Company knows of no demands, commitments, events, or uncertainties that are reasonably likely to result in a material increase or decrease in liquidity.

The Company does not anticipate having any cash flow or liquidity problems over the next 12 months. The Company is not in breach or default on any loan or other form of indebtedness.

The Company expects to meet its operating assets and liabilities, capital expenditure, construction cost, dividend payment and investment requirements for the next 12 months primarily from its operating cash flows. It may also from time to time seek other sources of funding, which may include debt or equity financings, depending on its financing needs and market conditions.

INDEBTEDNESS

As of December 31, 2023, the Company did not have any outstanding loan from any bank or financial institution.

CAPITAL EXPENDITURES

Capital expenditures for the years ended December 31, 2023, 2022, and 2021 were related primarily to the construction and development of the Properties. Capital expenditures for the year ended December 31, 2023 are primarily related to the construction and development of Ascott-DD Meridian Park and equipment additions.

FINANCIAL RISK DISCLOSURE

- The Company has no material off-balance sheet transactions, arrangements, obligations. The Company also has no unconsolidated subsidiaries.
- The Company is not aware of any event that will trigger direct or contingent financial obligation that is material to the Company, including default or acceleration of any obligation.
- The Company is not aware of any trends, events, or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on revenues or income from continuing operations.
- There have not been any seasonal aspects that had a material effect on the financial condition or results of the Company's operations.

SUMMARY OF REAL ESTATE TRANSACTIONS FOR 2023

Other than the usual lease contracts entered into with tenants, there are no other real estate transactions for year the of 2023.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS AS OF SEPTEMBER 30, 2024

RESULTS OF OPERATIONS

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Corporation)

UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

For the nine months ended September 30, 2024 and September 30, 2023

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)	Horizontal Analysis Increase (Decrease)	Vertical Analysis 2024	Vertical Analysis 2023
<i>Amount in PHP</i>					
INCOME					
Rent income	1,336,760,294	1,440,436,397	(103,676,103)	-7.2%	87.1%
Interest income	41,010,885	39,995,998	1,014,887	2.5%	2.7%
Other income	156,239,420	391,256,609	(235,017,189)	-60.1%	10.2%
	1,534,010,599	1,871,689,004	(337,678,405)	-18.0%	100.0%
COSTS AND EXPENSES					
General and administrative expenses	324,702,154	305,146,526	19,555,628	6.4%	21.2%
Marketing expenses	7,673,341	12,159,961	(4,486,620)	-36.9%	0.5%
Interest expense	5,014,701	6,866,759	(1,852,058)	-27.0%	0.3%
	337,390,196	324,173,246	13,216,950	4.1%	22.0%
INCOME BEFORE INCOME TAX	1,196,620,403	1,547,515,758	(350,895,355)	-22.7%	78.0%
INCOME TAX EXPENSE	-	-	-	0.0%	0.0%
NET INCOME AND TOTAL COMPREHENSIVE INCOME	1,196,620,403	1,547,515,758	(350,895,355)	-22.7%	78.0%

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Corporation)

UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

For the quarter ended September 30, 2024 and September 30, 2023

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)	Horizontal Analysis Increase (Decrease)	Vertical 2024	Vertical 2023
<i>Amount in PHP</i>					
INCOME					
Rent income	457,629,039	473,699,827	(16,070,788)	-3.4%	84.8%
Interest income	13,764,329	13,415,347	348,982	2.6%	2.6%
Other income	67,949,002	167,862,219	(99,913,217)	-59.5%	12.6%
	539,342,370	654,977,393	(115,635,023)	-17.7%	100.0%
COSTS AND EXPENSES					
General and administrative expenses	110,065,637	105,081,369	4,984,268	4.7%	20.4%
Marketing expenses	1,988,068	282,077	1,705,991	604.8%	0.4%
Interest expense	1,644,866	2,592,220	(947,354)	-36.5%	0.3%
	113,698,571	107,955,666	5,742,905	5.3%	21.1%
INCOME BEFORE INCOME TAX	425,643,799	547,021,727	(121,377,928)	-22.2%	78.9%
INCOME TAX EXPENSE	-	-	-	0.0%	0.0%
NET INCOME AND TOTAL COMPREHENSIVE INCOME	425,643,799	547,021,727	(121,377,928)	-22.2%	78.9%

Review of Nine Months ended September 30, 2024 versus Nine Months ended September 30, 2023

Revenues

Total revenues amounted to ₱1,534.0 million for the nine months ended September 30, 2024.

Rent income amounted to ₱1,336.8 million for the nine months ended September 30, 2024, a decrease of ₱103.7 million, or -7.2% from the same period in 2023 mainly due to expired leases which will be replaced by incoming tenants.

The Company's interest income for the nine months ended September 30, 2024 increased by ₱1.0 million or, 2.5%, to ₱41.0 million, compared to ₱40.0 million for the nine months ended September 30, 2023.

Other income decreased by ₱235.0 million, to ₱156.2 million for the nine months ended September 30, 2024 compared to ₱391.3 million for the same period in 2023 due to decrease in income from forfeitures and lower interests to tenants.

Costs and expenses

The Company's costs and expenses increased by ₱13.2 million, or 4.1%, to ₱337.4 million for the nine months ended September 30, 2024 compared to ₱324.2 million for the same period in 2023 mainly due to the increase in general and administrative expenses.

The Company's general and administrative expenses increased by ₱19.6 million, or 6.4%, to ₱324.7 million for the nine months ended September 30, 2024 compared to ₱305.1 million for the same period in 2023. The increase was due to the increase in taxes and licenses and outsourced manpower services.

The Company's marketing expenses decreased by ₱4.5 million, or -36.9%, to ₱7.7 million for the nine months ended September 30, 2024 compared to ₱12.2 million for the same period in 2023. The decrease was mainly to lower commissions paid.

Interest Expense decreased by ₱1.9 million or -27.0% decrease, to ₱5.0 million for the nine months ended September 30, 2024 and compared to ₱6.9 million for the same period in 2023 due to the decrease in interest expenses from discounting of deposits.

Income before income tax

The Company's income before income tax for the nine months ended September 30, 2024 was ₱1,196.6 million, a decrease of ₱350.9 million or, -22.7% decrease from its income before income tax of ₱1,547.5 million recorded for the same period in 2023 mainly due to the decrease in revenue.

Income tax expense

The Company's income tax expense for the nine months ended September 30, 2024 was nil due to the 0% effective income tax rate of the Company as a REIT company.

Net Income

As a result of the foregoing, the Company's net income for the nine months ended September 30, 2024 was ₱1,196.6 million, a decrease of -22.7% from its net income of ₱1,547.5 million recorded for the same period in 2023.

STATEMENTS OF FINANCIAL POSITION

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Corporation)

UNAUDITED STATEMENT OF FINANCIAL POSITION

As at September 30, 2024

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)	Horizontal Analysis		Vertical Analysis	
			Increase	(Decrease)	2024	2023
<i>Amount in PHP</i>						
ASSETS						
Current Assets						
Cash and cash equivalents	212,102,678	206,381,483	5,721,195	2.8%	0.3%	0.3%
Receivables	1,135,211,207	1,180,705,133	(45,493,926)	-3.9%	1.8%	1.9%
Prepaid expenses and other current assets	99,856,233	75,103,884	24,752,349	33.0%	0.2%	0.1%
Total Current Assets	1,447,170,118	1,462,190,500	(15,020,382)	-1.0%	2.3%	2.4%
Noncurrent Assets						
Property and equipment - net	3,339,228	3,347,274	(8,046)	-0.2%	0.0%	0.0%
Investment property	59,015,146,626	58,993,879,056	21,267,570	0.0%	95.3%	95.3%
Finance lease receivable	1,193,225,894	1,169,504,094	23,721,800	2.0%	1.9%	1.9%
Other noncurrent assets	264,650,824	272,572,971	(7,922,147)	-2.9%	0.4%	0.4%
Total Noncurrent Assets	60,476,362,572	60,439,303,395	37,059,177	0.1%	97.7%	97.6%
Total Assets	61,923,532,690	61,901,493,895	22,038,795	0.0%	100.0%	100.0%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and other current liabilities	1,709,133,087	1,609,193,056	99,940,031	6.2%	2.8%	2.6%
Dividend Payable	420,032,912	457,844,967	(37,812,055)	-8.3%	0.7%	0.7%
Total Current Liabilities	2,129,165,999	2,067,038,023	62,127,976	3.0%	3.4%	3.3%
Noncurrent Liabilities						
Other noncurrent liabilities	471,993,347	457,678,374	14,314,973	3.1%	0.8%	0.7%
Total Noncurrent liabilities	471,993,347	457,678,374	14,314,973	3.1%	0.8%	0.7%
Total Liabilities	2,601,159,346	2,524,716,397	76,442,949	3.0%	4.2%	4.1%
Equity						
Capital stock	17,827,465,406	17,827,465,406	-	0.0%	28.8%	28.8%
Retained earnings	41,494,907,938	41,549,312,092	(54,404,154)	-0.1%	67.0%	67.1%
Total Equity	59,322,373,344	59,376,777,498	(54,404,154)	-0.1%	95.8%	95.9%
Total Liabilities and Equity	61,923,532,690	61,901,493,895	22,038,795	0.0%	100.0%	100.0%

ASSETS

The Company's assets were at ₱61.9 billion as of September 30, 2024.

Cash and cash equivalents

The Company's cash and cash equivalents were ₱212.1 million as of September 30, 2024, an increase of ₱5.7 million, or 2.8%, from cash and cash equivalents of ₱206.4 million as of December 31, 2023.

Receivables

The Company's net receivables were ₱1,135.2 million as of September 30, 2024, a ₱45.5 million, or -3.9% decrease from net receivables of ₱1,180.7 million as of December 31, 2023. The decrease is mainly due to the decrease in rent receivables.

Prepaid expenses and other current assets

The Company's prepaid expenses and other current assets were ₱99.9 million as of September 30, 2024, a ₱24.8 million, or 33.0% increase from prepaid expenses and other current assets of ₱75.1 million as of December 31, 2023. The increase was mainly due to the increase in prepaid real property taxes.

Property and equipment - net

The Company's property and equipment (net) were ₱3.3 million as of September 30, 2024 and December 31, 2023.

Investment property

The Company's investment property amounted to ₱59.0 billion as of September 30, 2024.

Finance lease receivable

The Company reported finance lease receivable of ₱1,193.2 million as of September 30, 2024, a ₱23.7 million, or 2.0% increase from finance lease receivable of ₱1,169.5 million as of December 31, 2023.

Other noncurrent assets

The Company's other noncurrent assets were ₱264.7 million as of September 30, 2024, a ₱7.9 million, or -2.9% decrease from other noncurrent assets of ₱272.6 million as of December 31, 2023.

LIABILITIES

The Company's liabilities were at ₱2.6 billion as of September 30, 2024, an increase of ₱76.4 million, or 3.0% from liabilities of ₱2.5 billion as of December 31, 2023. The increase is mainly from the higher trade payables.

The Company has no bank and intercompany debts.

Accounts payable and other current liabilities

The Company's accounts payable and other current liabilities were ₱1,709.1 million as of September 30, 2024, a ₱99.9 million, or 6.2% increase from accounts payable and other current liabilities of ₱1,609.2 million as of December 31, 2023. The increase was mainly due to higher trade payables.

Dividends Payable

The Company's dividends payable were ₱420.0 million as of September 30, 2024, a ₱37.8 million decrease, or -8.3% decrease from ₱457.8 million as of December 31, 2023. The decrease is due the lower distributable income for the period available for dividends.

Other noncurrent liabilities

The Company's other noncurrent liabilities were ₱472.0 million as of September 30, 2024, a ₱14.3 million, or 3.1% increase from other noncurrent liabilities of ₱457.7 million as of December 31, 2023. The increase is due to the increase in security deposits and unearned income.

EQUITY

The Company's equity were at ₱59.3 billion as of September 30, 2024, a decrease of ₱54.4 million, or -0.1% decrease from equity of ₱59.4 billion as of December 31, 2023.

Dividend Declaration

The Company has declared the following regular dividends for holders of Common Shares for 2024:

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share
Cash dividend	December 13, 2023	January 22, 2024	February 14, 2024	₱0.0256820
Cash dividend	April 15, 2024	May 7, 2024	May 31, 2024	0.0231370
Cash dividend	May 15, 2024	June 19, 2024	July 15, 2024	0.0234760
Cash dividend	September 27, 2024	October 31, 2024	November 26, 2024	0.0235610

Distributable Income

The computation of distributable income of the Company for the nine months ended September 30, 2024 is shown below:

	September 30 2024
Net income of the Company	P1,196,620,403
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS	(25,042,966)
	<u>P1,171,577,437</u>

As of September 30, 2024, the Company has declared P838.55 million of dividends from its nine months ending September 30, 2024 distributable income.

KEY PERFORMANCE INDICATORS OF THE COMPANY

	Unaudited SEPTEMBER 30, 2024	Audited DECEMBER 31, 2023
Current Ratio	0.68	0.71
Asset to Equity	1.04	1.04
Debt to Equity Ratios	N/A (no debt)	N/A (no debt)
On Gross Basis	-	-
On Net Basis	-	-
Acid Test Ratio	0.63	0.67

	Unaudited FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024	Unaudited FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023
Return on Equity	2.02%	3.02%
Net Income to Revenue	78.01%	82.68%
EBITDA	PHP 1,202.63 million	PHP 1,558.59 million
Solvency Ratio	0.46	0.70
Interest Coverage Ratio	N/A (no debt)	N/A (no debt)

(In compliance with SRC Rule 68, as amended on October 2011)

The following are the formula by which the Company calculates the foregoing performance indicators are as follows:

1. Current Ratio $\frac{\text{Current Assets}}{\text{Current Liabilities}}$
2. Asset to Equity Ratio $\frac{\text{Total Assets}}{\text{Total Stockholders' Equity}}$
3. Debt to Equity Ratio (Gross Basis) $\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt}}{\text{Total Equity}}$
4. Debt to Equity Ratio (Net Basis) $\frac{\text{Total Interest Bearing Short-Term and Long-Term Debt less Cash and Cash Equivalent}}{\text{Total Equity}}$
5. Acid Test Ratio $\frac{\text{Cash + Accounts Receivable + Marketable Securities}}{\text{Current Liabilities}}$
6. Return on Equity $\frac{\text{Net Income of the Company}}{\text{Average Equity of the Company}}$
7. Net Income to Revenue $\frac{\text{Net Income of the Company}}{\text{Total Revenue}}$
8. EBITDA $\text{Net Income} + \text{Depreciation and Amortization} + \text{Interest Expense}$

9. Solvency Ratio	$\frac{\text{Net Income} + \text{Depreciation and Amortization}}{\text{Total Liabilities}}$
10. Interest Coverage Ratio	$\frac{\text{Earnings Before Interest and Taxes}}{\text{Interest Paid}}$

OTHER DISCLOSURES

- The Company has no material off-balance sheet transactions, arrangements, obligations. The Company also has no unconsolidated subsidiaries.
- The Company is not aware of any event that will trigger direct or contingent financial obligation that is material to the Company, including default or acceleration of any obligation.
- The Company is not aware of any trends, events, or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on revenues or income from continuing operations.
- There have not been any seasonal aspects that had a material effect on the financial condition or results of the Company's operations.

PART II--OTHER INFORMATION

SUMMARY OF REAL ESTATE TRANSACTIONS FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2024

Other than the usual lease contracts entered into with tenants, there are no other real estate transactions for the third quarter of 2024.

PROPERTY PERFORMANCE

	DoubleDragon Plaza	DoubleDragon Center East	DoubleDragon Center West
Valuation	₱42,982.45 million	₱4,790.36 million	₱4,962.53 million
WALE (years)	1.88	2.84	0.98
Rental Income for the nine months ended September 30, 2024	₱997.76 million	₱142.22 million	₱189.20 million
Rental Contribution for the nine months ended September 30, 2024	74.64%	10.64%	14.15%

DoubleDragon Plaza, DoubleDragon Center East and DoubleDragon Center West are all located in DD Meridian Park, Pasay City, with a blended occupancy rate of 75.96% as of September 30, 2024.

Other Properties

	DoubleDragon Tower	Ascott-DD Meridian Park
Lessee	DD Tower, Inc.	DDMP Serviced Residences, Inc.
Rental from building and land	₱24.75 million*	-
Remaining Lease Term	95.3 years	95.3 years

*includes lease for DoubleDragon Tower building which was accounted for under finance lease.

Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period

None.

STATUS OF THE IMPLEMENTATION OF THE REINVESTMENT PLAN

The Company's Sponsors have already fully disbursed the total net proceeds from the Initial Public Offering (IPO) of DDMP REIT, Inc. ("DDMPR") pursuant to the Reinvestment Plan of the Sponsors.

As of December 31, 2023 and September 30, 2024, the Reinvestment Plan of the Sponsors of the Company has been implemented.

Company Performance and Appraisals

The Board of Directors, Management and employees of the Company commit themselves to the principles and best practices of corporate governance as contained in its Manual on Corporate Governance, in compliance with SEC Memorandum Circular No. 19, series of 2016 (Code of Corporate Governance for Publicly-Listed Companies) and further acknowledge that the same may guide the attainment of the Company's values, mission and vision.

The Board of Directors, officers, employees and stockholders of the Company believe that corporate governance is a necessary component of sound strategic business management and will undertake every effort necessary to create awareness within the organization as soon as possible.

To ensure adherence to corporate principles and best practices of good corporate governance, the Compliance Officer monitors compliance with the provisions and requirements of the Manual on Corporate Governance.

In compliance with SEC Memorandum Circular No. 15, series of 2017, the Company submitted its Integrated Annual Corporate Governance Report (I-ACGR) for the year ended December 31, 2022 on May 30, 2023. The Company shall submit its I-ACGR for the year ended December 31, 2023 within the period required. Any deviation from the recommendations provided by the Manual on Corporate Governance are identified in the I-ACGR.

To ensure board effectiveness and optimal performance, the Board shall conduct annual performance evaluations of the Board of Directors, its individual members and board committees. Through the self-assessment and evaluation process, directors identify areas for improvement, such as:

1. Board Composition and Diversity;
2. Frequency of Meetings;
3. The adequacy of of materials and information provided Directors;
4. Directors' access to Management;.

The criteria for Board self-assessment are:

1. Collective Board Rating
 1. Composition
 2. Attendance and Participation
2. Individual Self-Assessment
 1. Individual Performance
 2. Attendance of Board and Committee Meetings
3. Board Committees Rating
 1. Executive Committee
 2. Corporate Governance Committee
 3. Audit Committee
 4. Compensation Committee
 5. Nomination Committee

ANNEX D2

MARKET PRICE OF AND DIVIDENDS ON THE REGISTRANT'S COMMON EQUITY

1. Market Information

The Company's Common Shares are traded and listed with the Philippine Stock Exchange starting March 24, 2021.

The tables below set forth the market prices of the Common Shares in 2022, 2023 and 2024.

2022

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.82	1.52	1.58
Second Quarter	1.75	1.41	1.46
Third Quarter	1.58	1.22	1.24
Fourth Quarter	1.32	1.17	1.29

2023

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.47	1.27	1.37
Second Quarter	1.38	1.26	1.27
Third Quarter	1.35	1.24	1.30
Fourth Quarter	1.32	1.15	1.21

2024

Prices (in PhP/share)

	High	Low	Close
First Quarter	1.26	1.17	1.20
Second Quarter	1.20	1.14	1.16
Third Quarter	1.16	0.98	1.03

As of September 30, 2024, the closing price of the Company's common shares was ₱1.03 per share with a total market capitalization of ₱18,362,289,368.18.

The price information as of the close of the latest practicable trading date October 31, 2024 is ₱1.06 per share with a total market capitalization of ₱18,897,113,330.36.

2. Holders

As of September 30, 2024, the Top 20 Shareholders of the Company are as follows:

Rank	Name	No. of Shares	Percentage
1	DOUBLEDRAGON PROPERTIES CORP.	7,903,519,158	44.33%
2	PCD NOMINEE CORPORATION - FILIPINO	6,284,156,549	35.25%
3	BENEDICTO V. YUJUICO	1,720,739,589	9.65%
4	TERESITA M. YUJUICO	1,666,469,340	9.35%
5	PCD NOMINEE CORPORATION - NON FILIPINO	241,920,767	1.36%
6	JOSE IVAN T. JUSTINIANO OR MA. JEMA V. JUSTINIANO	6,000,000	0.03%
9	MANUEL I. GUTIERREZ OR MARTINA MARIA ELIZABETH Y. GUTIERREZ	1,071,000	0.01%
8	MARTINA MARIA ELIZABETH Y. GUTIERREZ	833,000	0.00%
9	MA. NATIVIDAD DE LEON RUFINO	668,000	0.00%
10	G.D. TAN & CO., INC.	420,000	0.00%
11	LEOPOLDO FRANCISCO SULPICO JR.	300,000	0.00%
12	MYRA P. VILLANUEVA	220,000	0.00%
13	EMERIZA G. BORJA	200,000	0.00%
14	MARK LOUIE APAO	200,000	0.00%
15	MYRNA P. VILLANUEVA	150,000	0.00%
16	ROWENA T. GAN	100,000	0.00%
17	YEE MEN SIAO OR CHARLENE SARTE YEE OR DIXIE JILL SARTE YEE	100,000	0.00%
18	LILIBETH S. APAO OR SOCRATES APAO	100,000	0.00%
19	ROGER LEE CASTRO	50,000	0.00%
20	MARY EVE T. PAMINTUAN	50,000	0.00%
		17,827,267,403	100.00%

There are around 40,582 holders of at least one board lot of 1,000 shares.

3. Dividends

Dividend Policy

The Company's current dividend policy provides that at least 90% of the preceding fiscal year's net income after tax will be declared as dividends, subject to (i) the availability of Unrestricted Retained Earnings, (ii) implementation of business plans, (iii) contractual obligations, and (iv) working capital requirements. There can be no guarantee that the Company will pay any dividends in the future. The declaration and payment of dividends is subject to compliance annually or as often as the Board of Directors may deem appropriate, in cash or in kind and/or in additional shares from its surplus profits. The ability of the Company to pay dividends will depend on its retained earnings level and financial condition. There is no assurance that the Company will pay dividends in the future.

The following dividends were declared/paid since the last shareholders' meeting up to present:

Date of Dividend Declaration	Record Date	Dividends per share	Date of Payment
November 15, 2022	December 13, 2022	P0.0272730	January 9, 2023
April 17, 2023	May 5, 2023	P0.0226599	May 31, 2023
May 15, 2023	June 19, 2023	P0.0253889	July 13, 2023
September 29, 2023	November 6, 2023	P0.0254766	November 29, 2023
December 13, 2023	January 22, 2024	P0.0256820	February 14, 2024
April 15, 2024	May 7, 2024	P0.023137	May 31, 2024
May 15, 2024	June 19, 2024	P0.0234760	July 15, 2024
September 27, 2024	October 31, 2024	P0.0235610	November 26, 2024

4. Recent Sale of Unregistered or Exempt Securities including Recent Issuance of Securities Constituting an Exempt Transaction.

There is no sale of unregistered or exempt securities nor issuance of securities constituting an exempt transaction that took place since the last fiscal year.

ANNEX D3

2023 Audited Consolidated Financial Statements and Supplementary Schedules

DDMP REIT, INC.

(formerly DD-MERIDIAN PARK DEVELOPMENT CORP.)
(A Subsidiary of DoubleDragon Corporation)

FINANCIAL STATEMENTS December 31, 2023 and 2022

With Independent Auditors' Report

REPORT OF INDEPENDENT AUDITORS

The Board of Directors and Stockholders

DDMP REIT, INC.

DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) (the “Company”), a subsidiary of DoubleDragon Corporation, which comprise the statements of financial position as at December 31, 2023 and 2022, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2023, and notes, comprising material accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2023 and 2022, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2023, are prepared in all material respects, in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

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

Firm Regulatory Registration & Accreditation:

PRC-BOA Registration No. 0003, valid until September 20, 2026

IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024

financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)

BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024

financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)



Key Audit Matter

Key audit matter is a matter that, in our professional judgment, was of most significance in our audit of the financial statements of the current period. This matter was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Valuation of Investment Property (P58.99 billion)

Refer to Note 9 to the financial statements.

The risk

The valuation of investment property requires significant judgments and estimates by management and the independent valuation expert engaged by the Company. Any input inaccuracies or unreasonable bases used in these judgments and estimates could result in a material misstatement of the net income and investment property.

Our response

We performed the following audit procedures around the valuation of investment property:

- We evaluated the Company's controls over the data and assumptions used in the valuation of the investment property portfolio and management's review of the valuations;
- We evaluated the competence, capabilities and objectivity of the independent valuation expert;
- We discussed with the valuation expert to obtain understanding of the methodology and assumptions used in the valuation;
- We conducted comparison of assumptions and/or detailed analytical procedures by reference to external market data to evaluate the appropriateness of the valuation and investigated further the valuation of those properties which were not in line with our expectations; and
- We evaluated the adequacy of the financial statements disclosures.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2023, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2023 are expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audits or otherwise appears to be materially misstated.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditors' report is Karlo Eleazar V. Baral.

Report on the Supplementary Information Required Under Revenue Regulations No. 15-2010 of the Bureau of Internal Revenue

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information in Note 22 to the basic financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of management. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

R.G. MANABAT & CO.



KARLO ELEAZAR V. BARAL

Partner

CPA License No. 0122340

Tax Identification No. 305-527-004

BIR Accreditation No. 08-001987-148-2022

Issued January 27, 2022; valid until January 26, 2025

PTR No. MKT 10075170

Issued January 2, 2024 at Makati City

April 15, 2024

Makati City, Metro Manila



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REPORT OF INDEPENDENT AUDITORS

The Board of Directors and Stockholders

DDMP REIT, INC.

DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) (the “Company”), a subsidiary of DoubleDragon Corporation, which comprise the statements of financial position as at December 31, 2023 and 2022, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2023, and notes, comprising material accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2023 and 2022, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2023, are prepared in all material respects, in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

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

Firm Regulatory Registration & Accreditation:

PRC-BOA Registration No. 0003, valid until September 20, 2026

IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024

financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)

BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024

financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)



Key Audit Matter

Key audit matter is a matter that, in our professional judgment, was of most significance in our audit of the financial statements of the current period. This matter was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Valuation of Investment Property (P58.99 billion)
Refer to Note 9 to the financial statements.

The risk

The valuation of investment property requires significant judgments and estimates by management and the independent valuation expert engaged by the Company. Any input inaccuracies or unreasonable bases used in these judgments and estimates could result in a material misstatement of the net income and investment property.

Our response

We performed the following audit procedures around the valuation of investment property:

- We evaluated the Company's controls over the data and assumptions used in the valuation of the investment property portfolio and management's review of the valuations;
- We evaluated the competence, capabilities and objectivity of the independent valuation expert;
- We discussed with the valuation expert to obtain understanding of the methodology and assumptions used in the valuation;
- We conducted comparison of assumptions and/or detailed analytical procedures by reference to external market data to evaluate the appropriateness of the valuation and investigated further the valuation of those properties which were not in line with our expectations; and
- We evaluated the adequacy of the financial statements disclosures.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2023, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2023 are expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audits or otherwise appears to be materially misstated.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

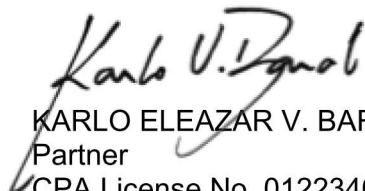
From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditors' report is Karlo Eleazar V. Baral.

Report on the Supplementary Information Required Under Revenue Regulations No. 15-2010 of the Bureau of Internal Revenue

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information in Note 22 to the basic financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of management. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

R.G. MANABAT & CO.



KARLO ELEAZAR V. BARAL
Partner

CPA License No. 0122340

Tax Identification No. 305-527-004

BIR Accreditation No. 08-001987-148-2022

Issued January 27, 2022; valid until January 26, 2025

PTR No. MKT 10075170

Issued January 2, 2024 at Makati City

April 15, 2024
Makati City, Metro Manila



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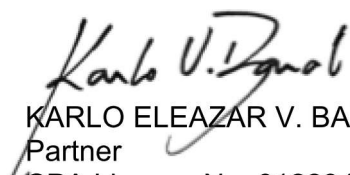
**REPORT OF INDEPENDENT AUDITORS
TO ACCOMPANY FINANCIAL STATEMENTS FOR FILING
WITH THE BUREAU OF INTERNAL REVENUE**

The Board of Directors and Stockholders
DDMP REIT, INC.
DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

We have audited the accompanying financial statements of DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) (the "Company"), a subsidiary of DoubleDragon Corporation, as at and for the year ended December 31, 2023, on which we have rendered our report dated April 15, 2024.

In compliance with Revenue Regulations V-20, we are stating that no partner of our Firm is related by consanguinity or affinity to the president, manager or principal stockholders of the Company.

R.G. MANABAT & CO.


KARLO ELEAZAR V. BARAL
Partner
CPA License No. 0122340
Tax Identification No. 305-527-004
BIR Accreditation No. 08-001987-148-2022
Issued January 27, 2022; valid until January 26, 2025
PTR No. MKT 10075170
Issued January 2, 2024 at Makati City

April 15, 2024
Makati City, Metro Manila

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until September 20, 2026
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

STATEMENTS OF FINANCIAL POSITION

		December 31	
	Note	2023	2022
ASSETS			
Current Assets			
Cash	5	P206,381,483	P506,203,658
Receivables	6	1,180,705,133	1,798,787,341
Prepaid expenses and other current assets	7	75,103,884	72,574,248
Total Current Assets		1,462,190,500	2,377,565,247
Noncurrent Assets			
Investment property	9	58,993,879,056	49,132,989,226
Finance lease receivable	15, 16	1,169,504,094	1,139,125,173
Property and equipment - net	8	3,347,274	7,315,535
Receivables - net of current portion	6, 16	-	128,659,625
Other noncurrent assets	10	272,572,971	423,284,185
Total Noncurrent Assets		60,439,303,395	50,831,373,744
		P61,901,493,895	P53,208,938,991
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and other current liabilities	11	P1,609,193,056	P1,241,397,698
Dividends payable	18	457,844,967	486,208,464
Total Current Liabilities		2,067,038,023	1,727,606,162
Noncurrent Liability			
Other noncurrent liabilities	12	457,678,374	369,711,767
Total Liabilities		2,524,716,397	2,097,317,929
Equity			
Capital stock	18	17,827,465,406	17,827,465,406
Retained earnings		41,549,312,092	33,284,155,656
Total Equity		59,376,777,498	51,111,621,062
		P61,901,493,895	P53,208,938,991

See Notes to the Financial Statements.

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

STATEMENTS OF COMPREHENSIVE INCOME

		Years Ended December 31		
	Note	2023	2022	2021
INCOME				
Unrealized gains from changes in fair values of investment property	9	P8,774,460,931	P2,337,301,233	P5,130,611,601
Rent income	9, 12, 15, 16	1,822,244,275	2,177,821,246	2,176,187,826
Interest income	5, 16	53,490,970	52,152,940	38,969,820
Other income	6, 15	443,090,269	156,602,843	353,451,051
		11,093,286,445	4,723,878,262	7,699,220,298
COST AND EXPENSES				
General and administrative expenses	14	1,036,175,204	456,810,284	354,050,327
Marketing expenses	13	13,360,942	27,745,266	29,519,855
Interest expense	12	9,977,371	46,765,811	38,174,269
Other expenses	18	-	-	87,572,492
		1,059,513,517	531,321,361	509,316,943
INCOME BEFORE INCOME TAX		10,033,772,928	4,192,556,901	7,189,903,355
INCOME TAX BENEFIT (EXPENSE)	17	-	7,911,924,227	(15,554,714)
NET INCOME AND TOTAL COMPREHENSIVE INCOME		P10,033,772,928	P12,104,481,128	P7,174,348,641
BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE COMPANY	18	P0.56	P0.68	P0.40

See Notes to the Financial Statements.

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

STATEMENTS OF CHANGES IN EQUITY

	<i>Note</i>	Years Ended December 31		
		2023	2022	2021
CAPITAL STOCK - P1 par value				
Authorized - 17,830,000,000 shares				
Issued and outstanding - 17,827,465,406 shares	18	P17,827,465,406	P17,827,465,406	P17,827,465,406
RETAINED EARNINGS				
Balance at beginning of year	18	33,284,155,656	23,145,223,899	17,689,285,685
Net income/total comprehensive income for the year		10,033,772,928	12,104,481,128	7,174,348,641
Dividends declared		(1,768,616,492)	(1,965,549,371)	(1,718,410,427)
Balance at end of year		41,549,312,092	33,284,155,656	23,145,223,899
		P59,376,777,498	P51,111,621,062	P40,972,689,305

See Notes to the Financial Statements.

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

STATEMENTS OF CASH FLOWS

		Years Ended December 31		
	<i>Note</i>	2023	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES				
Income before income tax		P10,033,772,928	P4,192,556,901	P7,189,903,355
Adjustments for:				
Unrealized gains from changes in fair values of investment property	9	(8,774,460,931)	(2,337,301,233)	(5,130,611,601)
Impairment loss on receivables	6	630,680,280	77,073,187	38,174,269
Interest income	5, 16	(53,490,970)	(52,152,940)	20,769,796
Interest expense	12	9,977,371	103,042,110	(38,969,820)
Depreciation and amortization	8, 10, 14	4,801,401	6,782,084	6,779,342
Day 1 loss	6	-	-	24,216,438
Other income	9, 16	-	-	(6,181,505)
Operating income before working capital changes		1,851,280,079	1,990,000,109	2,104,080,274
Decrease (increase) in:				
Receivables		(888,761,388)	(786,971,998)	(1,362,852,535)
Prepaid expenses and other current assets		(2,529,635)	375,654,307	274,869,545
Due from related parties		-	5,122,816	(2,139,329)
Increase (decrease) in:				
Accounts payable and other current liabilities		518,206,571	310,949,357	(27,415,354)
Other noncurrent liabilities		23,833,878	(95,487,873)	(9,058,803)
Due to related parties		-	-	(400)
Cash generated from operations		1,502,029,505	1,799,266,718	977,483,398
Interest received	5	112,049	143,652	23,944,612
Income tax paid		-	-	(25,513,630)
Net cash provided by operating activities		1,502,141,554	1,799,410,370	975,914,380
CASH FLOWS FROM INVESTING ACTIVITIES				
Additions to investment property	9, 20	(4,450,600)	(20,413,161)	(137,140,027)
Acquisition of property and equipment	8	(533,140)	(1,146,961)	(1,060,170)
Increase in other noncurrent assets		-	-	(427,255)
Proceeds from disposal of investments in subsidiaries		-	-	51,250,000
Net cash used in investing activities		(4,983,740)	(21,560,122)	(87,377,452)
CASH FLOWS FROM A FINANCING ACTIVITY				
Dividends paid	18	(1,796,979,989)	(1,479,340,908)	(1,718,410,427)
NET INCREASE (DECREASE) IN CASH		(299,822,175)	298,509,340	(829,873,499)
CASH AT BEGINNING OF YEAR		506,203,658	207,694,318	1,037,567,817
CASH AT END OF YEAR	5	P206,381,483	P506,203,658	P207,694,318

See Notes to the Financial Statements.

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

NOTES TO THE FINANCIAL STATEMENTS

1. Reporting Entity

DDMP REIT, INC. (formerly DD-Meridian Park Development Corp. (the “Company”) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on October 27, 2014 primarily to engage in the business of real estate development including but not limited to residential and condominium projects, to acquire by purchase or lease land and interest in land, to own, hold, impose, promote, develop, subdivide and manage any land owned, held or occupied by the Company, to construct, manage or administer buildings such as condominiums, apartments, hotels, restaurants, stores or other structures and to mortgage, sell, lease or otherwise dispose of land, interests in land and buildings or other structures at any time. The Company is incorporated primarily to construct DD Meridian Park, a 4.75-hectare ongoing, mixed-use development real estate property situated in Pasay City (Note 10).

On November 11, 2020, the Board of Directors (BOD) and shareholders approved to offer, subject to compliance with existing laws, and the rules and regulations of the SEC, up to 5,942,488,469 secondary common shares, with an over-allotment option up to 594,248,847 secondary common shares through an initial public offering at the price up to P2.25 per share. On November 23, 2020, the Company filed its Registration Statement with the SEC covering its initial public offering (IPO).

On November 11, 2020, the BOD and shareholders approved to amend the Company’s Articles of Incorporation (AOI). The SEC approved the amendment of the Company’s AOI on November 26, 2020. Relevant amendments include:

- Change in the Company’s name to DDMP REIT, INC.; and
- Amendment of the primary purpose of the Company. The amended primary purpose of the Company is now to engage in the business of a real estate investment trust (REIT), as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009), including its implementing rules and regulations (the “REIT Act”), and other applicable laws
- Change of corporate term to perpetual existence;
- Increase in the number of BOD to nine (9) and inclusion of independent directors;
- Compliance with the lock-up requirements under the Listing Rules of the Philippine Stock Exchange, Inc.;
- Removal of the contractual restrictions on the disposition of shares; and
- Inclusion of additional restriction on transfer of shares as provided under REIT Act.

On March 24, 2021, the Company completed its initial public offering and was listed in the Philippine Stock Exchange (“PSE”) under the stock symbol “DDMPR”, as a REIT entity. DD remains as the ultimate parent company and controlling shareholder of DDMP.

The Company’s office address is DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza, DD Meridian Park Corner Macapagal Avenue and EDSA Extension, Bay Area, Pasay City, Metro Manila.

2. Basis of Preparation

Statement of Compliance

The accompanying financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS). PFRS are based on International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB). PFRS consist of PFRS, Philippine Accounting Standards (PAS), and Philippine Interpretations.

Authorization for Issuance of the Financial Statements

The financial statements were approved and authorized for issuance by the Board of Directors (BOD) on April 15, 2024.

Basis of Measurement

The financial statements have been prepared using the historical cost basis of accounting, except for investment property which is measured at fair value.

Functional and Presentation Currency

The financial statements are presented in Philippine peso, which is the Company's functional currency. All financial information expressed in Philippine peso has been rounded off to the nearest peso, unless otherwise stated.

3. Summary of Material Accounting Policies

The accounting policies set out below have been applied consistently to all periods presented in the financial statements, except for the changes in accounting policies as explained below.

The Financial and Sustainability Reporting Standards Council approved the adoption of amendments to standards as part of PFRS.

Adoption of Amendments to Standards

The Company has adopted the following amendments to standards effective January 1, 2023 and accordingly, changed its accounting policies in the following areas:

- Definition of Accounting Estimates (Amendments to PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*). The amendments clarify that accounting estimates are monetary amounts in the financial statements that are subject to measurement uncertainty. The amendments also clarify the relationship between accounting policies and accounting estimates by specifying that an accounting estimate is developed to achieve the objective set out by an accounting policy. Developing an accounting estimate includes both selecting a measurement technique (estimate or valuation technique) and choosing the inputs to be used when applying the chosen measurement technique. The effects of changes in the inputs or measurement techniques are changes in accounting estimates. The definition of accounting policies remains unchanged. The amendments also provide examples on the application of the new definition.

The amendments also clarify the relationship between accounting policies and accounting estimates by specifying that an accounting estimate is developed to achieve the objective set out by an accounting policy.

Developing an accounting estimate includes both selecting a measurement technique and choosing the inputs to be used when applying the chosen measurement technique. The effects of changes in such inputs or measurement techniques are changes in accounting estimates.

The definition of accounting policies remains unchanged. The amendments also provide examples on the application of the new definition.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and applies prospectively to changes in accounting estimates and changes in accounting policies occurring on or after the beginning of the first annual reporting period in which the amendments are applied.

- Disclosure of Accounting Policies (Amendments to PAS 1, *Presentation of Financial Statements*, and PFRS Practice Statement 2, *Making Materiality Judgments*). The key amendments to PAS 1 include requiring entities to disclose material accounting policies rather than significant accounting policies; clarifying that accounting policies related to immaterial transactions, other events or conditions are immaterial and as such need not be disclosed; and clarifying that not all accounting policies that relate to material transactions, other events or conditions are material to the financial statements. The amendments to PFRS Practice Statement 2 include guidance and additional examples on the application of materiality to accounting policy disclosures.

The Company reviewed the accounting policies and although the amendments did not result in any changes to the accounting policies themselves, updates were made to the accounting policy information in certain instances in line with the amendments.

New standards and amendments to standards effective for annual periods beginning after January 1, 2023 are not expected to have a material impact to the Company's financial statements.

Financial Instruments

Date of Recognition

The Company recognizes a financial asset or financial liability in the statements of financial position when it becomes a party to the contractual provisions of the instrument. In the case of a regular way purchase or sale of financial assets, recognition is done using settlement date accounting.

Initial Recognition of Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments are recognized initially at fair value. The initial measurement, except for those designated as fair value through profit or loss (FVPL), includes transaction costs. A trade receivable without a significant financing component is initially measured at the transaction price.

Financial Assets at Amortized Cost. A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVPL:

- it is held within a business model with the objective of holding financial assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognized in profit or loss when the financial asset is derecognized, modified or impaired.

The Company's cash, receivables, due from related parties, finance lease receivables and refundable deposits under "Other noncurrent assets" accounts are included in this category (Notes 5, 6, 10, 15 and 19).

Other Financial Liabilities

This category pertains to financial liabilities that are not designated or classified as at FVPL. After initial measurement, other financial liabilities are carried at amortized cost using the effective interest rate method. Amortized cost is calculated by taking into account any premium or discount and any directly attributable transaction costs that are considered an integral part of the effective interest rate of the liability. The effective interest rate amortization is included in "Interest expense" account in the statements of comprehensive income. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the amortization process.

The Company's accounts payable and other current liabilities, dividends payable, due to related parties and other noncurrent liabilities (excluding payables to government agencies and unearned rent income) accounts are included in this category (Notes 11, 12, 15 and 19).

Derecognition of Financial Assets and Financial Liabilities

Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized when:

- the rights to receive cash flows from the asset have expired; or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; and either: (a) has transferred substantially all the risks and rewards of the asset; or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes the associated liability. The transferred asset and the associated liability are measured on the basis that reflects the rights and obligations that the Company has retained.

Financial Liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled, or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in profit or loss.

Impairment of Financial Assets

The Company recognizes allowance for ECL on financial assets at amortized cost. ECLs are probability-weighted estimates of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e., the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive), discounted at the effective interest rate of the financial asset, and reflects reasonable and supportable information that is available without undue cost or effort about past events, current conditions and forecasts of future economic conditions.

The Company recognizes an allowance for impairment based on either 12-month or lifetime ECLs, depending on whether there has been a significant increase in credit risk since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.

The Company recognizes lifetime ECLs for receivables that do not contain significant financing component. The Company uses provision matrix that is based on the Company's historical credit loss experience, adjusted for forward-looking factors specific to the borrowers and the economic environment.

At each reporting date, the Company assesses whether financial assets at amortized cost are credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired include observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganization;
- (e) the disappearance of an active market for that financial asset because of financial difficulties; or
- (f) the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

The Company considers a financial asset to be in default when a counterparty fails to pay its contractual obligations, or there is a breach of other contractual terms, such as covenants.

The Company directly reduces the gross carrying amount of a financial asset when there is no reasonable expectation of recovering the contractual cash flows on a financial asset, either partially or in full. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

The ECLs on financial assets at amortized cost are recognized as allowance for impairment losses against the gross carrying amount of the financial asset, with the resulting impairment losses (or reversals) recognized in profit or loss.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statements of financial position.

Fair Value Measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or most advantageous market must be accessible to the Company.

The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their best economic interest.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3: inputs for the asset or liability that are not based on observable market data.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing the categorization at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy.

Prepaid Expenses and Other Current Assets

Prepaid expenses represent expenses not yet incurred but already paid in cash. These are initially recorded as assets and measured at the amount of cash paid. Subsequently, these are recognized in profit or loss as they are consumed in operations or expire with the passage of time. These typically comprise prepayments for taxes.

Prepaid expenses are classified in the statements of financial position as current assets when the cost of goods or goods related to the prepaid expenses are expected to be incurred within one year. Otherwise, prepaid expenses are classified as noncurrent assets.

Other current assets represent resources that are expected to be used up within one year after the reporting date. These typically comprise advances to contractors and suppliers, input value-added tax (VAT), etc.

Investment Property

Investment property consists of properties held to earn rentals and/or for capital appreciation. Initially, investment property is measured at cost including certain transaction costs. Subsequent to initial recognition, investment property, is stated at fair value, which reflects market conditions at the reporting date. The fair value of investment property is determined by independent real estate valuation experts based on recent real estate transactions and listings with similar characteristics and location to those of the Company's investment property. Gains or losses arising from changes in the fair values of investment property are included in profit or loss in the period in which they arise.

Investment property of the Company is mainly composed of land, building and construction-in-progress.

Investment property is derecognized either when it is disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement and disposal of investment property is recognized in profit or loss in the period of retirement or disposal.

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

For a transfer from investment property to owner-occupied property or real estate inventories, the deemed cost of property for subsequent accounting is its fair value at the date of change in use. If owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

Impairment of Non-financial Assets

The carrying amounts of non-financial assets reviewed for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. If any such indication exists, and if the carrying amount exceeds the estimated recoverable amount, the assets or cash-generating units are written down to their recoverable amounts. The recoverable amount of the asset is the greater of fair value less costs of disposal and value in use. The fair value less costs of disposal is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Impairment losses are recognized in profit or loss in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss. After such a reversal, the depreciation and amortization charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Provisions

Provisions are recognized when: (a) the Company has a present obligation (legal or constructive) as a result of past events; (b) it is probable (i.e., more likely than not) that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) a reliable estimate of the amount of the obligation can be made. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense. Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the reimbursement is recognized as a separate asset only when it is virtually certain that reimbursement will be received. The amount recognized for the reimbursement shall not exceed the amount of the provision. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Capital Stock

Capital stock is measured at par value for all shares issued. When the Company issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued. Common shares are classified as equity. Incremental costs directly attributable to the issue of common shares are recognized as deduction from equity, net of any tax effects.

Retained Earnings

Retained earnings represent the accumulated net income or losses, net of any dividend distributions and other capital adjustments.

Basic Earnings Per Common Share (EPS)

Basic EPS is computed by dividing the net income for the period attributable to equity holders of the Company by the weighted average number of issued and outstanding common shares during the period, with retroactive adjustment for any stock dividends declared.

Revenue Recognition

The Company recognizes revenue from contracts with customers when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenues exclude value-added tax (VAT) and other fees collected on behalf of other parties.

The transfer of control can occur over time or at a point in time. Revenue is recognized at a point in time unless one of the following criteria is met, in which case it is recognized over time: (a) the customer simultaneously receives and consumes the benefits as the Company performs its obligations; (b) the Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or (c) the Company's performance does not create an asset with an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date.

The Company assesses its revenue arrangements to determine if it is acting as principal or agent. The Company has generally concluded that it is the principal in its revenue arrangements, except for the provisioning of water and electricity in its mall, retail and spaces, wherein it is acting as agent.

The following specific recognition criteria must also be met before revenue is recognized:

Mall Fees

Mall fees includes electricity and water, net of related cost, service fees and interest and penalty charges billed to tenants. Electricity and water charges are recognized when the corresponding expenses are incurred. Services fee, interest and penalty charges are recognized when earned and incurred in accordance with the terms of the agreements. Mall fees are presented as part of the "Other income" account in the statements of comprehensive income.

Common Usage Service Area (CUSA)

CUSA charges from various charges to tenants are recognized when earned and incurred in accordance with the terms and agreements.

Revenue from Other Sources

Rent Income

Rent income from investment property is recognized on a straight-line basis over the lease term and terms of the lease, respectively or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract.

Other Income

Other income consists of income other than those generated in the ordinary course of business. This is recognized on an accrual basis.

Expense Recognition

Expenses are recognized when they are incurred and are reported in the financial statements in the periods to which they relate.

Expenses are also recognized when a decrease in future economic benefit related to a decrease in an asset or an increase in a liability that can be measured reliably has arisen. Expenses are recognized on the basis of a direct association between costs incurred and the earning of specific items of income; on the basis of systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association can only be broadly or indirectly determined; or immediately when an expenditure produces no future economic benefits or when, and to the extent that future economic benefits do not qualify, or cease to qualify, for recognition as an asset.

Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Company assesses whether, throughout the period of use:

- the Company has the right to obtain substantially all the economic benefits from use of the identified asset; and
- the Company has the right to direct the use of the identified asset.

Company as Lessor

The Company determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, the lease is classified as a finance lease; if not, it is classified as an operating lease. As part of the assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When the Company is an intermediate lessor, it accounts for the head lease and the sublease separately. It assesses the lease classification of a sublease with reference to the right-of-use asset arising from the head lease. If a head lease is a short-term lease to which the Company applies the recognition exemption, it classifies the sublease as an operating lease.

If an arrangement contains lease and non-lease components, the Company applies PFRS 15, *Revenue from Contracts with Customers*, to allocate the consideration in the contract.

Company as Lessor - Operating Lease

Leases where the Company does not transfer substantially all the risks and benefits of the ownership of the assets are classified as operating leases. Rent income arising from operating lease is accounted for on a straight-line basis over the lease terms and is included in revenue due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Company as Lessor - Finance Lease

A lease is classified as a finance lease if the Company transfers substantially all the risks and rewards incidental to ownership of an underlying asset. At the commencement date, the Company shall recognize assets held under a finance lease in its statement of financial position and present them as a receivable at an amount equal to the net investment in the lease, which comprises the present value of the lease payments and any unguaranteed residual value accruing to the Company. The Company shall use the interest rate implicit in the lease to measure the net investment in the lease. Initial direct costs are included in the measurement of the receivable. The Company derecognizes the underlying asset and recognizes the difference between its carrying amount and the finance lease receivable in profit or loss. Finance income is recognized over the lease term, based on a pattern reflecting a constant periodic rate of return on the Company's net investment in the lease.

VAT

Revenues, expenses and assets are recognized net of the amount of VAT. The net amount of tax recoverable from, or payable to, the taxation authority is included as part of "Prepaid expenses and other current assets" or "Accounts payable and other current liabilities" account in the statements of financial position.

Related Parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control 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. Related parties may be individuals or corporate entities.

Distributable Income

Under the Revised Implementing Rules and Regulations of REIT Act of 2009, the income distributable by the REIT shall be adjusted by deducting the following unrealized or non-actual gains and losses:

- (i) Unrealized foreign exchange gains, except those attributable to cash;
- (ii) Fair value adjustment or the gains arising from marked-to-market valuation which are not yet realized;
- (iii) Fair value adjustment of investment property resulting to gain;
- (iv) The amount of recognized deferred tax asset that reduced the amount of income tax expense and increased the net income and retained earnings, until realized;
- (v) Adjustment due to a deviation from any of the prescribed accounting standard which results to gain; and
- (vi) Other unrealized gains or adjustments to the income as a result of certain transactions accounted for under the Philippine Financial Reporting Standards.

Non-actual expenses/losses that are allowed to be added back to distributable income shall be limited to the following items:

- (i) Depreciation on revaluation increment (after tax);
- (ii) Adjustment due to from any of the prescribed accounting standard which results to a loss; and
- (iii) Loss on fair value adjustment of investment property (after tax).

The Company is required to declare 90% of the distributable income.

Events After the Reporting Date

Post year-end events that provide evidence of conditions that existed at the end of the reporting date (adjusting events) are recognized in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the financial statements when material.

4. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the financial statements in accordance with PFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the amounts of assets, liabilities, income and expenses reported in the financial statements at the reporting date. However, uncertainty about these judgments, estimates and assumptions could result in an outcome that could require a material adjustment to the carrying amount of the affected asset or liability in the future.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions are recognized in the period in which the judgments and estimates are revised and in any future period affected.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effects on the amounts recognized in the financial statements:

Determination of whether the Company is acting as a Principal or an Agent

The Company is a principal if it controls the specified good or service before it is transferred to a customer. The Company is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party and the Company does not control the good or service before it is transferred to the customer.

The Company assesses its revenue arrangements against the following indicators to help determine whether it is acting as a principal or an agent:

- Whether the Company has primary responsibility for providing the services;
- Whether the Company has inventory risk; and
- Whether the Company has discretion in establishing prices.

The contract for the mall retail spaces and office spaces leased out by the Company to its tenants includes the right to charge for the electricity usage, water usage and CUSA expenses.

For the electricity and water usage, the Company determined that it is acting as an agent because the promise of the Company to the tenants is to arrange for the electricity and water supply to be provided by a utility company. The utility company, and not the real estate developer, is primary responsible for the provisioning of the utilities while the Company, administers the leased spaces and coordinates with the utility companies to ensure that tenants have access to these utilities. The Company does not have the discretion on the pricing of the services provided since the price is based on the actual rate charged by the utility providers.

For CUSA expenses such as security, maintenance and all other common area expenses, the Company acts as a principal. This is because it is the Company who retains the right to direct the service provider of CUSA as it chooses the party responsible to provide the services to the leased premises. The right to the services mentioned never transfers to the tenant and the Company has the discretion on how to price the CUSA.

Finance Lease - Company as Lessor

DDMP entered into a building lease agreement with DD Tower, Inc. (DDTI), a related party under common control, for the lease of DD Tower Office building.

DDMP has determined that it transfers all the significant risks and rewards of ownership on the basis that the lease term is substantially equal to the economic life of the leased asset and therefore is accounted for as a finance lease (Note 16).

Finance lease receivable amounted to P1,169,504,094 and P1,139,125,173 as at December 31, 2023 and 2022, respectively (Note 16).

Operating Lease - Company as Lessor

The Company has various lease agreements for its corporate offices and commercial spaces included in its investment property under operating lease agreements. The Company assessed that the substance of the arrangement is dependent on the use of specific asset and conveys the right to use the asset to various tenants and has concluded to contain a leasing agreement. The Company assessed that it retains the risk and rewards of ownership and therefore is accounted for as an operating lease (Note 16). Total rent income is disclosed in Note 16.

Distinction between Investment Property and Property and Equipment

The Company determines whether a property qualifies as an investment property. In making its judgment, the Company considers whether the property generates cash flows largely independent of the other assets held by an entity. Property and equipment generate cash flows that are attributable not only to property but also to the other assets used in the production or supply process.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions cannot be sold separately at the reporting date, the property is accounted for as investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. The Company considers each property separately in making its judgment.

Assessment of the Company being Effectively a 'Tax-Free' Entity

In order to become an "income tax-free" Company, REIT entity is required to distribute at least 90% of its annual income as a dividend to its investors. The dividend can be claimed as deduction for tax purposes making it effectively a "income tax-free" entity. For REIT entities, while not formally designated as 'tax-free' under the tax rules, are nevertheless "income tax-free" provided that they meet certain conditions (e.g. listing status, dividend payments, etc.).

In 2022, the Company, based on the current tax regime for REIT entities and its expected dividend distribution in the succeeding periods with the provisions of the REIT law, has determined that it is effectively an "income tax-free" entity. Accordingly, the Company recognized its deferred tax at 0%.

Estimates and Assumptions

The key estimates and assumptions used in the financial statements are based upon management's evaluation of relevant facts and circumstances as at the date of the Company's financial statements. Actual results could differ from such estimates.

Assessment for ECL on Receivables. The Company, applying the simplified approach in the computation of ECL, initially uses a provision matrix based on historical default rates over a two-year period for receivables, which composed of rent receivable, receivable from tenants, accrued interest and others. The Company also uses appropriate groupings if its historical credit loss experience shows significantly different loss patterns for different customer segments. The Company then adjusts the historical credit loss experience with forward-looking information on the basis of current observable data affecting each customer segment to reflect the effects of current and forecasted economic conditions.

The Company has assessed that the forward-looking default rate component of its ECL on rent receivable is not material because majority of receivables are normally collected within one to two months. Moreover, based on management's assessment, current conditions and forward-looking information does not indicate a significant increase in credit risk exposure of the Company from its trade and other receivables.

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Receivables directly written-off in 2023 and 2022 amounted to P92,388,194 and nil, respectively (Note 6 and 14). The allowance for impairment loss on receivables amounted to P626,192,636 and P97,842,983 as of December 31, 2023 and 2022, respectively. The carrying amounts of receivables amounted to P1,180,705,133 and P1,927,446,966 as of December 31, 2023 and 2022, respectively (Note 6).

Assessment for ECL on Other Financial Assets at Amortized Cost. The Company determines the allowance for ECL using general approach based on the probability-weighted estimate of the present value of all cash shortfalls over the expected life of financial assets at amortized cost. ECL is provided for credit losses that result from possible default events within the next 12 months unless there has been a significant increase in credit risk since initial recognition in which case ECL is provided based on lifetime ECL.

When determining if there has been a significant increase in credit risk, the Company considers reasonable and supportable information that is available without undue cost or effort and that is relevant for the particular financial instrument being assessed such as, but not limited to, the following factors:

- actual or expected external and internal credit rating downgrade;
- existing or forecasted adverse changes in business, financial or economic conditions; and
- actual or expected significant adverse changes in the operating results of the borrower.

The Company also considers financial assets at day one to be the latest point at which lifetime ECL should be recognized unless it can demonstrate that this does not represent a significant risk in credit risk such as when non-payment was an administrative oversight rather than resulting from financial difficulty of the borrower.

The Company has assessed that the ECL on other financial assets at amortized cost is not material because majority of the transactions with respect to these financial assets were entered into by the Company only with reputable banks and counterparties with good credit standing and relatively low risk of defaults. Accordingly, no provision for ECL on other financial assets at amortized cost was recognized for the years ended December 31, 2023 and 2022.

The carrying amounts of other financial assets at amortized cost are as follows:

	Note	2023	2022
Cash*	5	P206,371,483	P506,193,658
Finance lease receivables	16	1,169,504,094	P1,139,125,173
Refundable deposits**	10	11,513,861	15,335,239
		P1,387,389,438	P1,660,654,070

*Excluding cash on hand amounting to P10,000 as at December 31, 2023 and 2022, respectively.

**This is presented as part of "Other noncurrent assets" account.

Fair Value Measurement of Investment Property

The Company carries its investment property at fair value, with changes in fair value being recognized in profit or loss. The Company engages independent valuation specialists to determine the fair value. For the investment property, the appraisers used a valuation technique based on comparable market data available for such property.

Investment property amounted to P58,993,879,056 and P49,132,989,226 as at December 31, 2023 and 2022, respectively. Unrealized gain from changes in fair values of investment property recognized in profit or loss amounted to P8,774,460,931, P2,337,301,233 and P5,130,611,601 in 2023, 2022, and 2021 respectively (Note 9).

5. Cash

This account consists of:

	Note	2023	2022
Cash in banks	19	P206,371,483	P506,193,658
Cash on hand		10,000	10,000
		P206,381,483	P506,203,658

Cash in banks earn annual interest at the respective bank deposit rates. Interest income from cash in banks amounted to P112,049, P143,652 and P824,424 in 2023, 2022 and 2021, respectively.

6. Receivables

This account consists of:

	<i>Note</i>	2023	2022
Rent receivable		P1,751,896,738	P1,837,549,866
Non-trade receivable	15	43,317,584	41,009,890
Receivables from tenants		10,987,153	17,318,062
Others		696,294	752,506
		1,806,897,769	1,896,630,324
Less: Allowance for impairment loss		626,192,636	97,842,983
	19	P1,180,705,133	P1,798,787,341

Rent receivable pertains to receivables arising from the lease of office and commercial spaces relating to the Company's operations. These are generally collectible within thirty (30) days. This account consists mainly of accrued rentals arising from the excess of rent income over rental collections made by lessees in accordance with straight-line rental recognition as mandated by PFRS 16, Leases amounting to P495,979,419 and P570,067,615, as at December 31, 2023 and 2022, respectively, and receivable from related parties amounting to P68,560,756 and P69,107,485 as at December 31, 2023 and 2022, respectively (Note 15). Included also in the balance is the receivable from Philippine Offshore Gaming Operator (POGO) tenants, in which the payment terms were restructured in 2022. Based on restructuring agreement with certain POGO tenants, payment terms of overdue receivables were restructured as follows:

	2023	
	Gross Amount	Present Value
Within one year	P147,081,006	P128,659,625
Less implicit interest	18,421,381	-
Present value of payments	P128,659,625	P125,659,625

	2022	
	Gross Amount	Present Value
Within one year	P177,205,926	P174,308,397
After one year but not more than five years	147,081,006	128,659,625
Total gross payment	324,286,932	302,968,022
Less implicit interest	21,318,910	-
Present value of payments	P302,968,022	P302,968,022

These receivables are collectible in equal installments starting January 31, 2022, until December 30, 2024, subject to 6.4% implicit interest. Day 1 loss from discounting of receivables in 2021 amounted to P24,216,438 and was netted under "Other income" account in the statements of comprehensive income.

Interest charged from overdue accounts amounted to P365,374,242, P134,234,151 and P356,003,734 in 2023, 2022 and 2021, respectively. Interest is recorded under "Other income" account in the statements of comprehensive income.

Receivables from tenants include utilities, common usage service area fees and other charges billed to tenants which are due within thirty (30) days upon billing.

Non-trade receivable represents mostly reimbursable costs chargeable to DoubleDragon Property Management Corp. (DDPMC) such as the monthly electricity and water charges and supply and installation of other utility equipment which amounted to P37,546,764 and P35,077,643 as at December 31, 2023 and 2022, respectively. These are generally collectible within (30) days upon billing (Note 15).

Movement in allowance for impairment losses are as follows:

	Note	2023	2022
Balance at beginning of year		P97,842,983	P20,769,796
Impairment losses	14	528,349,653	77,073,187
Balance at end of year		P626,192,636	P97,842,983

Receivables directly written-off in 2023, 2022 and 2021 amounted to P102,330,627, nil and P52,508,535, respectively (Note 14). These pertain to discounts, discontinued contracts, rental and interest and penalties waivers granted to tenants due to COVID-19 pandemic.

In 2023, the increase in allowance for impairment losses is due to increase in expected credit losses from the discontinued contracts with some POGO tenants.

7. Prepaid Expenses and Other Current Assets

This account consists of:

	2023	2022
Prepaid tax	P68,789,953	P68,789,953
Prepaid real property taxes	5,719,269	3,189,633
Other current asset	594,662	594,662
	P75,103,884	P72,574,248

Prepaid real property taxes pertain to payments made as at December 31, 2023 and 2022 for real property taxes of building and machinery and equipment applicable to the subsequent periods.

8. Property and Equipment - net

The movements and balances of this account consists of:

	Project Showroom	Equipment	Furniture and Fixtures	Total
Cost				
January 1, 2022	P605,968	P22,174,902	P10,750,582	P33,531,452
Additions	-	1,146,961	-	1,146,961
December 31, 2022	605,968	23,321,863	10,750,582	34,678,413
Additions	-	490,982	42,158	533,140
December 31, 2023	605,968	23,812,845	10,792,740	35,211,553
Accumulated Depreciation				
January 1, 2022	536,974	13,981,311	6,362,511	20,880,796
Depreciation	67,547	4,264,419	2,150,116	6,482,082
December 31, 2022	604,521	18,245,730	8,512,627	27,362,878
Depreciation	1,447	2,762,620	1,737,334	4,501,401
December 31, 2023	605,968	21,008,350	10,249,961	31,864,279
Carrying Amount				
December 31, 2022	P1,447	P5,076,133	P2,237,955	P7,315,535
December 31, 2023	P -	P2,804,495	P542,779	P3,347,274

Depreciation recognized in profit and loss under "General and administrative expenses" account amounted to P4,501,401, P6,482,082 and P6,479,342 in 2023, 2022 and 2021, respectively (Note 14).

Certain fully depreciated property and equipment with aggregate cost of P2,867,195 and P54,461 as at December 31, 2023 and 2022, respectively, are still being used in the Company's operations.

9. Investment Property

The movements and balances of this account consists of:

	Land	Construction in Progress	Buildings	Total
January 1, 2022	P12,286,320,891	P227,531,670	P33,181,408,271	P45,695,260,832
Additions	-	40,015,727	1,081,840,136	1,121,855,863
Adjustments	-	-	(21,428,702)	(21,428,702)
Unrealized gain from changes in fair values of investment property	340,200,667	-	1,997,100,566	2,337,301,233
December 31, 2022	12,626,521,558	267,547,397	36,238,920,271	49,132,989,226
Additions	-	-	1,099,341,800	1,099,341,800
Adjustments	-	-	(12,912,901)	(12,912,901)
Unrealized gain from changes in fair values of investment property	234,121,830	-	8,540,339,101	8,774,460,931
December 31, 2023	P12,860,643,388	P267,547,397	P45,865,688,271	P58,993,879,056

The Company's investment property is stated at fair value, which has been determined based on valuations performed by an accredited independent appraiser. Additions in 2023 and 2022 include leasehold improvements installed by tenants to the building which were taken over by the Company following the termination or end of lease terms.

The following table provides the fair value hierarchy of the Company's investment property as at December 31, 2023 and 2022:

	Level 2	
	2023	2022
Land	P12,860,643,388	P12,626,521,558
Buildings	46,133,235,668	36,506,467,668
	P58,993,879,056	P49,132,989,226

Valuation Techniques and Significant Unobservable Inputs

The fair values of the investment property were arrived at using the Market Data Approach for land and buildings.

The fair value of the land was arrived at using the Market Data Approach. This approach considers the sale of similar or substitute property, registered within the vicinity, and the related market data. The estimated value is established by process involving comparison. The property being valued is then compared with sales of similar property that have been transacted in the market. Listings and offerings may also be considered. The unobservable inputs to determine the market value of the property are the following: location characteristics, size and shape of the lot and bulk discount.

The fair value of the building was arrived at using the Market Approach. In this approach, the value of the building was based on sales and listings of comparable property registered within the vicinity. The technique of this approach requires the adjustment of comparable property by reducing reasonable comparative sales and listings to a common denominator. This was done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties to be used as bases of comparison are situated within the immediate vicinity of the subject property. The comparison was premised on the factors of time, corner influence, road influence, unit area/size, unit location, unit improvements, building location, building features/amenities, bargaining allowance and others.

The fair values of land and building are sensitive to the changes in the sales price and listings of comparable property. A significant increase/decrease in the price per square meter of comparable land and buildings will result to a significant increase/decrease in profit or loss. A 10% increase/decrease in the sales price/listing price will result to increase/decrease in profit or loss amounting to P4,714,578,921 P3,132,075,375 and P3,353,500,662 for the years ended December 31, 2023, 2022 and 2021, respectively.

The carrying amount of the construction in-progress approximates its fair value as at December 31, 2023 and 2022. The Company expects the fair value of the construction in-progress to be reliably measurable upon completion of the construction.

The Company recognized unrealized gains from changes in fair values of investment property amounting to P8,774,460,931, P2,337,301,233 and P5,130,611,601 in 2023 2022, and 2021, respectively.

Cost of investment property was adjusted in 2023 and 2022 for amortization of letting fees and because of cost savings from finalization of actual cost from the contractors, respectively.

Rent income (including aircon charges) amounted to P1,822,244,275, P2,177,821,246 and P2,176,187,826 in 2023, 2022 and 2021, respectively, which is shown as part of “Rent income” account in the statements of comprehensive income. The operating lease commitments of the Company as a lessor are fully disclosed in Note 16.

Related CUSA included under “Rent income” account, amounted to P254,034,163 P296,716,211, and P223,097,413 in 2023, 2022 and 2021, respectively.

The total direct operating expense recognized in profit or loss arising from the Company’s investment property that generated rent income amounted to P347,628,431, P330,007,034 and P241,105,306 in 2023, 2022 and 2021, respectively.

Concentration Risk

In 2023, 2022 and 2021, rent income from Philippine Offshore Gaming Operator (POGO) and Philippine Amusement and Gaming Corp (PAGCOR)-accredited Business Process Outsourcing (BPO) businesses represents about 51%, 61% and 48% of the total rent income, respectively. As at December 31, 2023 and 2022, receivables from POGO and PAGCOR-accredited BPOs businesses represents about 69% and 52% of the total rent receivables, respectively. In 2023 and 2022, management has discontinued one (1) and two (2) of the POGOs and PAGCOR-accredited BPOs lease, respectively, and impairments were made for the years ended December 31, 2023 and 2022.

In 2021, due to COVID-19 pandemic, the Company has seen a significant decline in its collection of its receivables from its POGO tenants. To manage this, the Company entered into restructuring agreements with certain POGO tenants (Note 6).

10. Other Noncurrent Assets

This account consists of:

	<i>Note</i>	2023	2022
Advances to contractors		P260,834,110	P407,423,946
Refundable deposits	19	11,513,861	15,335,239
Computer software licenses - net		225,000	525,000
		P272,572,971	P423,284,185

Advances to contractors represent amounts paid as downpayments to contractors and suppliers for the construction of the Company’s investment property. These advances are nonfinancial in nature and are expected to be fulfilled by delivery of goods and services.

Refundable deposits pertain to non-interest-bearing deposits paid to and held by the Company’s utility service providers which are refundable at the end of the contract.

The computer software licenses have been built, installed or supplied by the manufacturer ready to operate or require some customization based on the Company’s specific requirements.

The movements and balances of the “Computer software licenses - net” account consist of:

	<i>Note</i>	2023	2022
Cost			
Balance at beginning and end of year		P1,500,000	P1,500,000
Accumulated Amortization			
Balance at beginning of year		975,000	675,000
Amortization for the year	<i>14</i>	300,000	300,000
Balance at end of year		1,275,000	975,000
		P225,000	P525,000

11. Accounts Payable and Other Current Liabilities

This account consists of:

	<i>Note</i>	2023	2022
Trade payables		P707,777,854	P233,476,578
Accrued expenses:			
Project costs		752,560,670	817,638,876
Others		23,985,474	66,917,595
Retention payable - current portion		61,760,683	68,481,630
Construction bond		45,534,988	38,382,521
Withholding tax payable		1,275,140	819,094
Others		16,298,247	15,681,404
	<i>19</i>	P1,609,193,056	P1,241,397,698

Trade payables and accrued project costs are liabilities arising from services provided by the contractors and subcontractors. These are non-interest bearing and are normally settled within thirty (30) days.

Construction bond pertains to the cash deposit made by the tenants which function as security during fit-out period. Any damage caused to the leased property during the fit-out will be deducted from the construction bond and the balance will be refunded to the tenant.

Others include collection of prior year CUSA payable to DDPMC.

12. Other Noncurrent Liabilities

This account consists of:

	<i>Note</i>	2023	2022
Unearned rent income		P236,115,890	P201,343,558
Security deposits	<i>19</i>	221,562,484	168,368,209
		P457,678,374	P369,711,767

Retention payable pertains to amount retained by the Company from its payment for the contractors’ progress billings which are released after the expiration of the project’s warranty period. This serves as the Company’s security to cover cost of contractors’ noncompliance with the construction of the Company’s project.

Security deposits account pertains to deposits collected from tenants for the lease of the Company's investment property. These deposits are non-interest bearing and refundable at the end of the lease term. Security deposits are discounted using the effective annual interest rates ranging from 5.21% to 5.78% that are specific to the tenor of the deposits. Interest expense for the amortization of discount on security deposits amounted to P9,977,371, P103,042,110, and P38,174,269, in 2023, 2022, and 2021, respectively.

The details of security deposits follow:

	Note	2023	2022
Security deposits		P251,753,247	P198,467,829
Less discount on security deposits		30,190,763	30,099,620
	19	P221,562,484	P168,368,209

The movement in the unamortized discount on security deposits follows:

	2023	2022
Balance at beginning of period	P30,099,620	P130,601,547
Additions - net	10,068,514	2,540,183
Accretion	(9,977,371)	(103,042,110)
Balance at end of period	P30,190,763	P30,099,620

Unearned rent income pertains to advance rentals which will be applied as payment of rent for more than twelve months after reporting date. The account also includes the difference between the discounted value and face values of security deposits as a result of discounting the security deposits. Rent income adjustments from the amortization on a straight-line basis over the lease term amounted to P9,257,738, P35,541,069, and P38,942,918 in 2023, 2022, and 2021, respectively.

13. Marketing Expenses

This account consists of:

	2023	2022	2021
Commission	P12,079,221	P22,853,222	P22,853,222
Marketing	1,281,721	4,892,044	6,666,633
	P13,360,942	P27,745,266	P29,519,855

14. General and Administrative Expenses

This account consists of:

	Note	2023	2022	2021
Impairment loss on receivables	6	P630,680,280	P59,939,262	23,585,002
Taxes and licenses		194,544,549	P178,507,052	P172,552,144
Outsourced services		72,580,420	68,183,500	40,709,934
Electricity and water		69,955,709	73,450,923	73,278,331
Property maintenance		29,548,383	31,881,717	17,729,916
Input VAT expense		11,667,453	14,192,148	-
Insurance		10,775,277	9,379,590	8,293,443
Depreciation and amortization	8, 10	4,801,401	6,782,084	6,779,342
Management fees	15	3,600,000	6,300,000	3,600,000
Subscription		2,001,430	2,000,000	-
Professional fees		1,940,667	1,911,464	1,917,849
Association dues		1,219,808	1,219,808	1,840,000
Director's fees		1,140,000	1,500,000	1,219,808
Office expenses		229,413	824,441	2,147,721
Miscellaneous		1,490,414	738,295	396,837
		P1,036,175,204	P456,810,284	P354,050,327

Impairment loss on receivables pertains to expected credit losses from discontinued contracts with some POGO tenants and discounts, interest and penalties and rental waivers granted to tenants due to COVID-19.

15. Related Party Transactions

The Company, in the normal course of business, has transactions with its related parties as follows:

Category	Year	Ref	Amount of Transaction	Outstanding Balance		Accounts Payable	Receivables	Terms and Conditions
				Due from Related Parties	Due to Related Parties			
Ultimate Parent Company								
Rent	2023	a	P95,598,954	P -	P -	P -	P -	Demandable; non-interest bearing; unsecured; payable in cash
	2022	a	91,159,160	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	a	86,818,600	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
Entity under Common Control								
Common usage and service	2023	c	492,067	-	-	6,500,900	-	Demandable; non-interest bearing; unsecured; payable in cash
	2022	c	6,231,654	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
	2021	c	3,462,116	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash
Reimbursements	2023	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2022	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	d	6,651,962	-	-	-	28,320,556	Demandable; non-interest bearing; unsecured; payable in cash; no impairment

Forward

Category	Year	Ref	Amount of Transaction	Outstanding Balance			Receivables	Terms and Conditions
				Due from Related Parties	Due to Related Parties	Accounts Payable		
Rent	2023	e	P29,009,287	P -	P -	P -	P1,169,504,094	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	e	29,009,287	-	-	-	1,139,125,173	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2021	e	1,110,115,886	-	-	-	1,110,115,886	Demandable; non-interest bearing; unsecured; no impairment
Reimbursements	2023	d	-	-	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	d	-	-	-	-	5,122,816	Demandable; non-interest bearing; unsecured; payable in cash
	2021	d	2,139,329	5,122,816	-	-	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
Management fees	2023	f	18,809,032	-	-	24,669,532	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	f	21,452,636	-	-	31,993,763	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2021	f	16,085,845	-	-	7,113,234	-	Demandable; non-interest bearing; unsecured; payable in cash no impairment
Other Related Parties								
Rent	2023	e	65,766,929	-	-	-	68,560,756	Demandable; non-interest bearing; unsecured; payable in cash no impairment
	2022	e	50,662,453	-	-	-	69,107,485	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2021	e	29,585,696	-	-	-	6,452,923	Demandable; non-interest bearing; unsecured; payable in cash; no impairment
	2023			P -	P -	P31,170,432	P1,238,064,850	
	2022			P -	P -	P31,993,763	P1,213,355,474	
	2021			P5,122,816	P -	P7,113,234	P1,144,889,365	

a. *Lease of Corporate Office*

The Company entered into a lease agreement with DD for the lease of 10th and 11th floors of Tower 1 DoubleDragon Plaza, which serve as the headquarters of the Company. This lease provides for fixed monthly rent, subject to 5% escalation rate starting year two. The term of the lease is five years subject to renewal (Note 16).

b. *Reimbursements*

The amount pertains to reimbursement of operating expenses initially paid by the Company. This consists of expenses incurred on print and multimedia and transportation expenses. These are generally trade-related, noninterest-bearing and settled within one year.

c. *Common Usage and Service*

These are payments to DDPMC received from tenants for the payment of their common usage area charges that are credited to the Company's accounts.

d. *Reimbursements*

The Company charges reimbursable costs, such as the monthly electricity and water charges and supply and installation of other utility equipment, to DDPMC (Note 6).

e. *Rent Agreements*

The Company entered into contracts with various entities under Jollibee Foods Corporation (JFC), MerryMart Grocery Centers, Inc. (MM) and other related parties, for lease of its Mall spaces. These leases generally provide for either fixed monthly rent, subject to escalation rates, or a certain percentage of gross sales. The terms of the leases are for periods ranging from 5 to 15 years. The fixed monthly rent shall escalate by an average rate of 5% each year. Tenants are also billed with other charges such as fixed share in advertisement and promotions and interest and penalties on default payments (Note 6).

On November 19, 2020, the Company entered into 99-year lease agreements, beginning January 1, 2021, with DDTI for the lease of DD Tower Property. Lease rate for DD Tower is P2,500,000 quarterly, subject to escalation, for 99 years for its land and P5,750,000 quarterly, subject to escalation, for 99 years for its building (Note 16).

f. Management Fees

On November 19, 2020, the Company entered into a fund management agreement with DRFMI starting 2021. The agreement is valid for five (5) years and shall automatically be renewed for successive 5-year term thereafter, until and unless earlier terminated. As fund manager, DRFMI is entitled to receive a fixed management fee of P3,600,000 annually plus other fees.

On the same date, the Company entered into a property management agreement with DRPMI. The agreement is valid for five (5) years and shall automatically be renewed for successive 5-year term thereafter, until and unless earlier terminated. As property manager, DRPMI is entitled to receive a fee equivalent to 6% of the quarterly CUSA fees received from the tenants of the Properties but shall not exceed 1% of the net asset value of the properties managed.

The total amount of management fees charged to the Company, recorded in "Property maintenance" under "General and administrative expenses" account amounted to P3,600,000 for DRFMI in 2023 and 2022 and P15,209,032 and P17,852,636 for DRPMI in 2023 and 2022, respectively.

g. Key Management Compensation

There is no information with respect to compensation and benefits of key management officers and personnel to be disclosed in accordance with PAS 24, *Related Party Disclosures*, since the administrative and finance functions of the Company were administered by DD at no cost to the Company.

There have been no guarantees/collaterals provided or received for any related party receivables or payables. For the years ended December 31, 2023 and 2022, the Company has not recorded any impairment of receivables relating to amounts owed by related parties.

Except when indicated above, all outstanding related party balances are to be settled in cash.

16. Leases

Company as Lessor - Operating Lease

The Company leases out corporate offices and commercial spaces included in its investment property under operating lease agreements. The leases generally provide for either fixed monthly rent subject to escalation rates or a certain percentage of gross sales. The terms of the leases are for periods ranging from 5 to 10 years. The fixed monthly rent shall escalate by an average of five (5%) to ten (10%) each year.

The Company also has a lease arrangement with DDTI for the lease of its land for total consideration of P2,500,000 quarterly, subject to escalation, for 99 years.

Rent income (including aircon charges) amounted to P1,822,244,275, P2,177,821,246 and P2,176,187,826 in 2023, 2022, and 2021 respectively. Rent income based on variable considerations amounted to P61,592,401, P18,972,504, and P13,464,499 in 2023, 2022, and 2021, respectively.

CUSA, included under “Rent income” account, amounted to P254,034,163, P296,716,211, and P223,097,413 in 2023, 2022 and 2021, respectively.

The scheduled maturities of noncancellable minimum future rental collections are as follows:

	2023	2022
Less than one year	P1,389,856,562	P1,783,370,392
Between one and five years	2,604,663,802	3,770,581,662
More than five years	6,051,787	343,353,669
	P4,000,572,151	P5,897,305,723

Details of minimum future rental collections for between one and five years are as follows:

	2023	2022
Between one to two years	P1,108,325,611	P1,564,156,487
Between two to three years	733,456,542	1,064,718,865
Between three to four years	623,773,373	767,991,087
Between four to five years	139,108,276	373,715,223
	P2,604,663,802	P3,770,581,662

Company as Lessor - Finance Lease

In 2021, DDMP entered into a lease agreement with DDTI for its building for a consideration of P5,750,000 quarterly, subject to escalation, for 99 years. The agreement is accounted for as “Finance lease”, in accordance with PFRS 16, *Leases*.

Interest income earned using implicit rate of 4.98% amounted to P53,378,921 and P52,009,288, and P38,145,396, in 2023, 2022, and 2021, respectively.

As a result of the finance lease agreement, DDMP derecognized the related building recorded under “Investment property” account with the carrying amount of P1,088,788,985 and recognized gain amounting to P6,181,505 (Note 10).

The table below summarizes the future minimum lease payments under finance lease with the present value of minimum lease payments:

	2023	2022
Within one year	P23,000,000	P23,000,000
After one year but not more than five years	96,669,430	94,309,099
More than five years	14,534,303,055	14,559,663,386
Total minimum lease payment	14,653,972,485	14,676,972,485
Less amounts representing finance charges	(13,484,468,391)	(13,537,847,312)
Present value of minimum lease payments	P1,169,504,094	P1,139,125,173

Details of minimum future rental collections for between one and five years are as follows:

	2023	2022
Between one to two years	P23,000,000	P23,000,000
Between two to three years	23,000,000	23,000,000
Between three to four years	23,761,300	23,761,300
Between four to five years	26,908,130	24,547,799
	P96,669,430	P94,309,099

Concentration Risk

As at December 31, 2023 and 2022, 33% and 37% of the total gross leasable area are leased by POGO and PAGCOR-accredited BPOs. In 2023 and 2022, management has discontinued one (1) and two (2) of the POGOs and PAGCOR-accredited BPOs lease, respectively, and impairments were made December 31, 2023 and 2022.

17. Income Taxes

As REIT entity, DDMP is entitled to the following:

- a. Exemption from the 2% minimum corporate income tax;
- b. Exemption from VAT and documentary stamp tax on the transfer of property in exchange of its shares;
- c. Deduction of dividend distribution from its taxable income, and
- d. Fifty percent (50%) of the standard DST rate on the transfer of real property into the Company, including the sale or transfer of any security interest thereto.

The Company availed these tax incentives as a REIT after its listing. In 2023 and 2022, the Company availed of the optional standard deduction (OSD).

As of December 31, 2023 and 2022, deferred tax assets and liabilities are recognized based on the effective income tax rate of 0% under REIT law.

The components of the income tax expense are as follows:

	2023	2022	2021
Current	P -	P -	P -
Deferred	-	(7,911,924,227)	1,347,791,270
Adjustments due to Corporate Recoverability and Tax Incentives for Enterprises (CREATE) Act	-	-	(1,332,236,556)
	P -	(P7,911,924,227)	P15,554,714

The reconciliation of the income tax expense computed at the statutory income tax rate to the income tax expense as shown in the profit or loss is as follows:

	2023	2022	2021
Income before income tax	P10,033,772,928	P4,192,556,901	P7,189,903,355
Income tax at the statutory income tax rate of 25%	P2,508,443,232	P1,048,139,225	P1,797,475,839
Income tax effects of:			
Dividends	(449,244,997)	(369,835,227)	(338,338,552)
Optional standard deduction	(138,526,079)	(209,889,319)	(144,390,989)
Nondeductible expense	43,750	49,837,247	9,543,567
Interest income subjected to final tax	(28,013)	(35,913)	(206,106)
Movement in unrecognized deferred taxes and change in effective tax rate	(1,920,687,893)	(8,421,254,973)	33,443,241
Nontaxable income	-	(8,885,267)	(9,735,730)
Effect of change in tax rate	-	-	(1,332,236,556)
	P -	(P7,911,924,227)	P15,554,714

The Company's NOLCO, which can be deducted against future taxable income, is as follows:

Year Incurred	Amount	Expired	Balance	Expiry Year
2021	P133,772,664	P -	P133,772,664	2026

Management did not recognize deferred tax asset on NOLCO amounting to P33,443,241 since management believes that it is not probable that sufficient future taxable income will be available to allow part or all of the said deferred tax assets to be utilized.

As of December 31, 2023 and 2022, deferred tax assets and liabilities are recognized based on the effective income tax rate of 0% under REIT law.

18. Equity

Capital Stock

The composition of the Company's capital stock as at December 31, 2023 and 2022 are as follows:

	2023		2022	
	Number of Shares	Amount	Number of Shares	Amount
CAPITAL STOCK - P1 par value				
Authorized - 17,830,000,000 shares				
Issued and outstanding	17,827,465,406	P17,827,465,406	17,827,465,406	P17,827,465,406

On October 16, 2014, DD entered into an Investment and Shareholders Agreement (ISA) with Benedicto V. Yujuico (BVY), wherein the parties would contribute cash and parcels of land (the "Property"), respectively, that would result in a 70% and 30% interests to DD and BVY. In compliance with the ISA, DD initially invested P3.12 billion and BVY contributed the Property with third-party appraised value of P7.27 billion as determined by an accredited independent appraiser, of which P5.35 billion is treated as payment for BVY's subscribed shares. DD made an additional subscription amounting to P9.36 billion to maintain its 70% equity interest.

In 2019, DD subscribed to an additional 50,000 shares to the Company. The Company collected subscriptions receivable from DD amounting to P2,775,025,154 and P925,008,385 in 2019 and 2018, respectively. Upon full collection, 12,479,190,784 shares were issued to DD.

On November 23, 2020, the Company filed its Registration Statement with the SEC for the registration of up to 5,942,488,469 secondary common shares, with an over-allotment option up to 594,248,847 secondary common shares through an IPO at the price up to P2.25 per share.

On March 24, 2021, in accordance with the certificate of permit to offer securities for sale issued by the SEC, 6,536,737,316 secondary common shares of the Company with par value of P1 were registered and offered for sale at an offer price of P2.25 per share.

Related listing expenses recorded under "Other expenses" account in the statements of comprehensive income amounted to P87,572,492 in 2021.

EPS

EPS is computed as follows:

	2023	2022	2021
Net income attributable to the equity holders of the Company	P10,033,772,928	P12,104,481,128	P7,174,348,641
Weighted average number of shares	17,827,465,406	17,827,465,406	17,827,465,406
Basic/Diluted EPS	P0.56	P0.68	P0.40

As at December 31, 2023, 2022, and 2021, the Company has no dilutive debt or equity instruments.

Dividends

The summary of dividend declarations of the Company are as follows:

2023

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	April 17, 2023	May 5, 2023	May 31, 2022	0.0226599	P403,968,583
Cash dividend	May 15, 2023	June 19, 2023	July 13, 2023	0.0253889	452,619,736
Cash dividend	September 29, 2023	November 06, 2023	November 29, 2023	0.0254766	454,183,205
Cash dividend	December 13, 2023	January 22, 2024	February 14, 2024	0.0256820	457,844,967
Total					P1,768,616,491

2022

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	May 04, 2022	May 19, 2022	May 31, 2022	0.027814	P495,853,123
Cash dividend	May 16, 2022	June 08, 2022	June 30, 2022	0.027868	496,815,806
Cash dividend	August 15, 2022	August 31, 2022	September 26, 2022	0.027299	486,671,978
Cash dividend	November 15, 2022	December 13, 2022	January 09, 2023	0.027273	486,208,464
Total					P1,965,549,371

2021

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	April 14, 2021	April 28, 2021	May 10, 2021	0.020478	P365,056,218
Cash dividend	May 14, 2021	May 28, 2021	June 10, 2021	0.020136	358,973,843
Cash dividend	August 16, 2021	August 31, 2021	September 13, 2021	0.027778	495,211,334
Cash dividend	November 15, 2021	November 29, 2021	December 13, 2021	0.028000	499,169,032
Total					P1,718,410,427

The Company's retained earnings, after adjustments made pursuant to the SEC Memorandum Circular No. 11 Series of 2008, Guidelines on the Determination of Retained Earnings Available for Dividend Declaration, exceed its paid-in capital as at December 31, 2023. The unappropriated retained earnings of the Company amounted to P626,773,074 and P609,321,108 as at December 31, 2023 and 2022, respectively. To address the excess of retained earnings, the Company will declare dividends in 2024. The remaining excess retained earnings as at December 31, 2023 and 2022 have no appropriation or restriction as of reporting period.

Distributable Income

Details of the distributable income of the Company as at December 31, 2023 and December 31, 2022, respectively are shown below:

	2023	2022
Net income of the Company:	P10,033,772,928	P12,104,481,128
Fair value adjustments of investment property resulting to gain (after tax)	(8,774,460,931)	(2,337,301,233)
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS (2023: Impairment loss for receivables)	526,756,461	18,410,415
Adjustment in deferred tax due to change in rate	-	(7,911,924,227)
	P1,786,068,458	P1,873,666,083

Out of the 2023 distributable income, P1,768,616,492 was already declared of which P457,844,967 is still unpaid as of December 31, 2023.

19. Financial Risk and Capital Management Objectives and Policies

Objectives and Policies

The Company has significant exposure to the following financial risks primarily from its use of financial instruments:

- Credit Risk
- Liquidity Risk
- Concentration Risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risks, and the Company's management of capital.

The main purpose of the Company's dealings in financial instruments is to fund its operations and capital expenditures.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. The BOD has established the Executive Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee identifies all issues affecting the operations of the Company and reports regularly to the BOD on its activities.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. All risks faced by the Company are incorporated in the annual operating budget. Mitigating strategies and procedures are also devised to address the risks that inevitably occur so as not to affect the Company's operations and forecasted results. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Company's principal financial assets include cash, receivables, due from related parties and refundable deposits. These financial assets are used to fund the Company's operations and capital expenditures.

Credit Risk

Credit risk represents the risk of loss the Company would incur if the counterparty fails to perform their contractual obligations. The risk arises principally from the Company's cash in banks and short-term placements, receivables, due from related parties and refundable deposits. The Company manages credit risk by dealing with recognized and creditworthy financial institutions. The objective is to reduce the risk of loss through default by counterparties.

As at December 31, 2023 and 2022, receivables from POGO and PAGCOR-accredited BPOs businesses represents about 28% and 52% of the total rent receivables, respectively. As of January 1, 2023, management has discontinued two of the POGOs and PAGCOR-accredited BPOs lease and impairments were made as of December 31, 2023. The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date follows:

	<i>Note</i>	2023	2022
Cash*	5	P206,371,483	P506,193,658
Receivables (current and noncurrent)	6	1,180,705,133	1,927,446,966
Finance lease receivables		1,169,504,094	1,139,125,173
Refundable deposits**	10	11,513,861	15,335,239
		P2,568,094,571	P3,588,101,036

*Excluding cash on hand amounting to P10,000 as at December 31, 2023 and 2022

**This is presented as part of "Other noncurrent assets" account.

The table below presents the summary of the Company's exposure to credit risk and shows the credit quality of the assets by indicating whether the assets are subjected to 12-month ECL or lifetime ECL. Assets that are credit-impaired are separately presented.

2023

	Financial Assets at Amortized Cost			Total
	12-month ECL	Lifetime ECL - not credit impaired	Lifetime ECL - credit impaired	
Cash*	P206,371,483	P -	P -	P206,371,483
Receivables (current and noncurrent)	409,219,151	771,485,982	626,192,636	1,806,897,769
Finance lease receivables	1,169,504,094	-	-	1,169,504,094
Refundable deposits**	11,513,861	-	-	11,513,861
	P1,796,608,589	P771,485,982	P626,192,636	P3,194,287,207

*Excluding cash on hand amounting to P10,000 as at December 31, 2023.

**This is presented as part of "Other noncurrent assets" account.

2022

	Financial Assets at Amortized Cost			Total
	12-month ECL	Lifetime ECL - not credit impaired	Lifetime ECL - credit impaired	
Cash*	P506,193,658	P -	P -	506,193,658
Receivables (current and noncurrent)	150,342,250	1,679,261,733	97,842,983	1,927,446,966
Finance lease receivables	1,139,125,173	-	-	1,139,125,173
Due from related parties	-	-	-	-
Refundable deposits**	15,335,239	-	-	15,335,239
	P1,810,996,320	P1,679,261,733	P97,842,983	P3,588,101,036

*Excluding cash on hand amounting to P10,000 as at December 31, 2022.

**This is presented as part of "Other noncurrent assets" account.

The following is the aging analysis per class of financial assets:

2023

	Note	Neither Past Due nor Impaired	Past Due but not Impaired	Impaired	Total
Cash*	5	P206,371,483	P -	P -	P206,371,483
Receivables (current and noncurrent)	6	944,612,909	236,092,224	626,192,636	1,806,897,769
Finance lease receivables	16	1,169,504,094	-	-	1,169,504,094
Refundable deposits**	10	11,513,861	-	-	11,513,861
		P2,332,002,347	P236,092,224	626,192,636	P3,194,287,207

*Excluding cash on hand amounting to P10,000 as at December 31, 2023.

**This is presented as part of "Other noncurrent assets" account.

2022

	Note	Neither Past Due nor Impaired	Past Due but not Impaired	Impaired	Total
Cash*	5	P506,193,658	P -	P -	P506,193,658
Receivables (current and noncurrent)	6	1,623,037,352	206,566,631	97,842,983	1,927,446,966
Finance lease receivables	16	1,139,125,173	-	-	1,139,125,173
Refundable deposits**	10	15,335,239	-	-	15,335,239
		P3,283,691,422	P206,566,631	P97,842,983	P3,588,101,036

*Excluding cash on hand amounting to P10,000 as at December 31, 2022.

**This is presented as part of "Other noncurrent assets" account.

The Company assessed the credit quality of cash in banks and short-term placements as high grade since these are deposited in a reputable bank with low probability of insolvency.

Past due receivables are aging from 180 days to more than 360 days.

The Company assessed the credit quality of cash in banks and short-term placements as high grade since these are deposited in a reputable bank with low probability of insolvency.

Credit risk arising from rental income is primarily managed through a tenant selection process and requiring lessees' security deposits and advance rentals which helps reduce the Company's credit risk exposure in case of defaults. Further, lessees are required to issue post-dated checks, which provide additional credit enhancement.

The Company applies the PFRS 9 simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables and other receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The security deposits, advance rent and estimated value of the lessees' leasehold improvements are considered in the assessment of the credit loss for past due receivables.

The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

The total loss allowance based on expected credit loss amounted to P626,192,636 and P97,842,983 as of December 31, 2023, and 2022, respectively.

The Company did not provide any allowance relating to receivable from related parties in prior year. There are also no ECL recognized in the current year for related party receivables since there are no history of default payments. This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

The Company assessed the credit quality of cash in banks and short-term placements as high grade since these are deposited in a reputable bank with low probability of insolvency.

Receivables were assessed as high grade as there is no current history of default. Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts.

The credit risk for refundable deposits is considered negligible since the counterparties are reputable entities with high quality external credit ratings.

Liquidity Risk

Liquidity risk pertains to the risk that the Company will encounter difficulty to meet payment obligations when they fall under normal and stress circumstances.

The Company manages liquidity risks by forecasting projected cash flows and maintaining balance between continuity of funding and flexibility in operations. Treasury controls and procedures are in place to ensure that sufficient cash is maintained to cover daily operational working capital requirements.

Management closely monitors the Company's future and contingent obligations and set up required cash reserves as necessary in accordance with internal requirements.

The following are the contractual maturities of financial liabilities, excluding the impact of netting agreements:

As at December 31, 2023						
Note	Carrying Amount	Contractual Cash Flows	1 Year or Less	1 Year - 5 Years	More than 5 Years	
Financial Liabilities						
Accounts payable and other current liabilities*	11	P1,607,917,916	P1,607,917,916	P1,607,917,916	P -	P -
Security deposits**	12	221,562,484	251,753,247	128,959,413	108,546,874	14,246,962
		P1,829,480,400	P1,859,671,163	P1,736,877,329	P108,546,874	P14,246,962

*This includes payable to government agencies

**This is presented as part of "Other noncurrent liabilities" account.

As at December 31, 2022						
Note	Carrying Amount	Contractual Cash Flows	1 Year or Less	1 Year - 5 Years	More than 5 Years	
Financial Liabilities						
Accounts payable and other current liabilities	11	P1,241,397,697	P1,241,397,697	P1,241,397,697	P -	P -
Security deposits*	12	168,368,209	198,467,829	82,096,554	84,004,063	32,367,212
		P1,409,765,906	P1,439,865,526	P1,323,494,251	P84,004,063	P32,367,212

*This includes payable to government agencies

**This is presented as part of "Other noncurrent liabilities" account.

Fair Values

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

Cash, Receivables, Due from Related Parties, Accounts Payable and Other Current Liabilities and Due to Related Parties

The carrying amounts of the Company's financial assets and liabilities such as cash, receivables, due from related parties, accounts payable and other current liabilities and due to related parties approximate their fair values due to the relatively short-term nature of these financial instruments.

Refundable Deposits/Retention Payable

The carrying amounts of refundable deposits and retention payable approximate their fair values since the impact of discounting is immaterial.

Security Deposits

Security deposits are reported at their present values, which approximate fair values.

Capital Management

The Company's objectives when managing capital are to increase the value of shareholders' investment and maintain high growth by applying free cash flows to selective investments. The Company sets strategies with the objective of establishing a versatile and resourceful financial management and capital structure.

The BOD has overall responsibility for monitoring of capital in proportion to risk. Profiles for capital ratios are set in the light of changes in the Company's external environment and the risks underlying the Company's business operations and industry.

The BOD seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company defines capital as total equity, as presented in the statements of financial position. The Company is not subject to externally-imposed capital requirements.

20. Note to Statements of Cash Flows

Additions to investment property include noncash additions from recoupment of advances to contractors amounting to nil, P7,651,740 and P57,116,490 in 2023, 2022, and 2021, respectively.

Movement in receivables and other noncurrent liabilities in 2023, 2022 and 2021, includes application of security deposits amounting to nil, P9,395,000, and P598,122,812, respectively.

Movement in receivables also includes transfer of leasehold improvements of tenants with discontinued contracts amounting to P1,061,899,000, P1,088,788,985 and nil for 2023, 2022, and 2021, respectively.

Except for the dividends paid, there are no other movements in the financing activities.

21. Other Matters**Events after the Reporting Date**

On April 15, 2024, the BOD approved a regular cash dividend to the common shareholders in the gross amount of P412.47 million or P0.023137 per share. The regular dividends will be paid to all Common Shareholders on record as of May 7, 2024 and will be paid on May 31, 2024.

22. Supplementary Information Required by the Bureau of Internal Revenue

In addition to the disclosures mandated under PFRS, and such other standards and/or conventions as may be adopted, the Company is required by the BIR to provide in the notes to the financial statements, certain supplementary information for the taxable year. The amounts relating to such information may not necessarily be the same with those amounts disclosed in the financial statements which were prepared in accordance with PFRS. The following is the supplementary tax information for the taxable year ended December 31, 2022:

The company is a VAT-registered company with VAT output tax declaration of P102,367,000 based on the amount of gross receipts amounting to P645,886,021.

The company has no exempt sales pursuant to the provisions of Section 109 (P) of the Tax Code.

A. Value-added Tax (VAT)

1. Output VAT	P125,740,219
<hr/>	
Basis of the Output VAT:	
Vatable sales	P711,124,190
Exempt sales	-
	<hr/> P711,124,190 <hr/>

2. Input VAT	
Beginning of the year	P453,003,550
Current year's domestic purchases:	
a. Goods other than for resale or manufacture	1,240,188
b. Services lodged under other accounts	-
c. Capital goods subject to amortization	253,885
d. Capital goods not subject to amortization	-
e. Services lodged under cost of goods sold	-
f. Services lodged under other accounts	40,176,435
g. Input Tax on sales to gov't closed to expense	-
h. Input VAT allocable to exempt sales	-
i. VAT withheld on sales to government	16,835,549
	511,509,607
Output VAT application	125,740,219
Balance at the end of the year	P385,769,388

B. Withholding Taxes

Tax on compensation and benefits	P -
Creditable withholding taxes	9,433,560
Final withholding taxes	84,370,035
	P93,803,595

C. All Other Taxes (Local and National)

<i>Other taxes paid during the year recognized under "Taxes and licenses" account under General and Administrative Expenses</i>	
Real property tax	P170,987,487
License and permit fees	21,498,802
Documentary stamp tax	1,712,995
Others	345,265
	P194,544,549

Information on landed cost of imports and amount of custom duties and tariff fees paid or accrued and amount of excise taxes are not applicable since there are no transactions that the Company would be subjected to these taxes.

D. Tax Cases and Assessments

As of December 31, 2023, the Company has no pending tax cases nor has received tax assessment notices from the BIR.



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REPORT OF INDEPENDENT AUDITORS ON COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS

The Board of Directors and Stockholders

DDMP REIT, Inc.

DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of DDMP REIT, Inc., formerly DD-Meridian Park Development Corp., (the “Company”) as at December 31, 2023 and 2022 and for each of the three years in the period ended December 31, 2023, and have issued our report thereon dated April 15, 2024.

Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Company’s management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) and may not be comparable to similarly titled measures presented by other companies.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until September 20, 2026
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)



This schedule is presented for purposes of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements prepared in accordance with PFRS. The components of these financial soundness indicators have been traced to the Company's financial statements as at December 31, 2023 and 2022 and for each of the three years in the period ended December 31, 2023 and no material exceptions were noted.

R.G. MANABAT & CO.

A handwritten signature in black ink that reads 'Karlo U. Baral'.

KARLO ELEAZAR V. BARAL

Partner

CPA License No. 0122340

Tax Identification No. 305-527-004

BIR Accreditation No. 08-001987-148-2022

Issued January 27, 2022; valid until January 26, 2025

PTR No. MKT 10075170

Issued January 2, 2024 at Makati City

April 15, 2024

Makati City, Metro Manila



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**REPORT OF INDEPENDENT AUDITORS
TO ACCOMPANY SUPPLEMENTARY INFORMATION FOR FILING
WITH THE SECURITIES AND EXCHANGE COMMISSION**

The Board of Directors and Stockholders
DDMP REIT, Inc.
DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing, the financial statements of DDMP REIT, Inc., formerly DD-Meridian Park Development Corp., (the “Company”) as at December 31, 2023 and 2022 and for each of the three years in the period ended December 31, 2023, and have issued our report thereon dated April 15, 2024.

Our audits were made for the purpose of forming an opinion on the financial statements of the Company taken as a whole. The supplementary information included in the following accompanying additional components is the responsibility of the Company’s management. Such additional components include:

- Map of the Conglomerate
- Supplementary Schedules of Annex 68-J
- Reconciliation of Retained Earnings Available for Dividend Declaration

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until September 20, 2026
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)

R.G. Manabat & Co., a Philippine partnership and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.



These supplementary information are presented for purposes of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements. Such information have been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

R.G. MANABAT & CO.

A handwritten signature in black ink that reads 'Karlo V. Baral'. The signature is written in a cursive style with a large, sweeping 'K' and 'B'.

KARLO ELEAZAR V. BARAL

Partner

CPA License No. 0122340

Tax Identification No. 305-527-004

BIR Accreditation No. 08-001987-148-2022

Issued January 27, 2022; valid until January 26, 2025

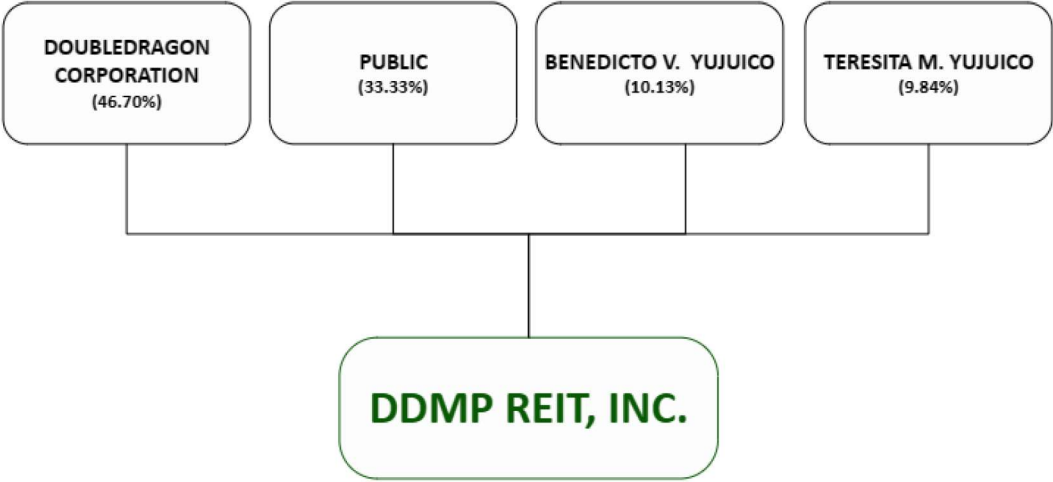
PTR No. MKT 10075170

Issued January 2, 2024 at Makati City

April 15, 2024

Makati City, Metro Manila

DDMP REIT, INC.
Conglomerate Map
December 31, 2023



DDMP REIT, INC.
KEY PERFORMANCE INDICATORS

The following are the major financial ratios of the Company for the years ended December 31, 2023, 2022 and 2021.

Key Financial Ratios	2023	2022	2021
Recurring Income (in ₱ millions)	1,822.24	2,177.8	2,176.2
Recurring Income Contribution(1)	16.4%	46.1%	28.3%
Current Ratio(2)	0.71	1.38	2.81
Return on Assets(3)	16.2%	22.7%	14.3%
Return on Equity(4)	18.2%	26.3%	18.8%
Asset to Equity(5)	1.04	1.04	1.22
Solvency Ratio(6)	3.98	5.77	0.78
Earnings per share(7)	0.56	0.68	0.40
Book Value per share(8)	3.33	2.87	2.30
Debt to Equity Ratio (9)	-	-	-
Interest Rate Coverage Ratio (10)	-	-	-

Notes:

- (1) *Recurring income is composed of rental income. Recurring income contribution measures the stability of the Company's income source.*
- (2) *Current ratio is derived by dividing current assets by current liabilities at the end of a given period. Current ratio measures the Company's ability to pay short-term obligations.*
- (3) *Return on assets is derived by dividing the Company's net income by total assets.*
- (4) *Return on equity is derived by dividing net income by average shareholders' equity.*
- (5) *Asset to equity ratio is derived by dividing total assets by shareholders' equity.*
- (6) *Solvency Ratio is derived by the total of net income, amortization, and depreciation by total liabilities.*
- (7) *Earnings per share is derived by dividing net profit attributable less dividends on preferred shares by weighted outstanding shares.*
- (8) *Book value per share is derived by dividing equity attributable to parent less preferred by outstanding shares.*
- (9) *Debt to equity ratio is derived by dividing total interest-bearing debt by total stockholders equity*
- (10) *Interest rate coverage ratio is derived by dividing earnings before interest and taxes by interest paid*

DDMP REIT, INC.
SCHEDULE A - FINANCIAL ASSETS
FOR THE PERIOD ENDED DECEMBER 31, 2023

Name of Issuing entity and association of each issue (i)	Number of shares or principal amount of bonds and notes	Amount shown in the balance sheet (ii) (PhP)	Valued based on market quotation at end of reporting period (iii) (PhP)	Income received and accrued (PhP)
Cash	N/A	206,381,483	206,381,483	112,049
Receivables	N/A	2,350,209,227	2,350,209,227	-
Due from related parties	N/A	-	-	-
Refundable deposits	N/A	11,513,861	11,513,861	-

DDMP REIT, INC.
SCHEDULE B - AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS, EMPLOYEES,
RELATED PARTIES AND PRINCIPAL STOCKHOLDERS
FOR THE PERIOD ENDED DECEMBER 31, 2023

Name and Designation of debtor (i)	Balance at beginning of period (PhP)	Additions (PhP)	Amounts collected (ii) (PhP)	Amounts written off (iii) (PhP)	Current (PhP)	Not Current (PhP)	Balance at end of period (PhP)
DoubleDragon Corporation (Parent Company)	-	-	-	-	-	-	-
DDMP REIT Fund Managers, Inc. (Under common control)	-	-	-	-	-	-	-
DDMP REIT Property Managers, Inc. (Under common control)	-	-	-	-	-	-	-
DD Tower Inc. (Under common control)	-	-	-	-	-	-	-
DDMP Service Residences Inc (Under common control)	-	-	-	-	-	-	-
DD Meridian Tower (Under common control)	-	-	-	-	-	-	-

DDMP REIT, INC.
SCHEDULE C - AMOUNTS RECEIVABLE FROM RELATED PARTIES
WHICH ARE ELIMINATED DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS
FOR THE PERIOD ENDED DECEMBER 31, 2023

Name and Designation of debtor (i)	Balance at beginning of period (PhP)	Additions (PhP)	Amounts eliminated (ii) (PhP)	Amounts written off (iii) (PhP)	Current (PhP)	Not Current (PhP)	Balance at end of period (PhP)
NONE	-	-	-	-	-	-	-

DDMP REIT, INC.
SCHEDULE D - INTANGIBLE ASSETS - OTHER ASSETS
FOR THE PERIOD ENDED DECEMBER 31, 2023

Description (i)	Beginning balance (PhP)	Additions at cost (ii) (PhP)	Charged to cost and expenses (PhP)	Charged to other accounts (PhP)	Other changes additions (deductions) (iii) (PhP)	Ending balance (PhP)
Computer software	525,000	-	300,000	-	-	225,000

DDMP REIT, INC.
SCHEDULE E - LONG-TERM DEBT
FOR THE PERIOD ENDED DECEMBER 31, 2023

Title of Issue and type of obligation (i)	Amount authorized by indenture (PhP)	Amount shown under caption "Current portion of long-term debt" in related balance sheet (ii) (PhP)	Amount shown under caption "Long-Term Debt" in related balance sheet (iii) (PhP)
NONE	-	-	-

DDMP REIT, INC.
SCHEDULE F - INDEBTEDNESS TO RELATED PARTIES
FOR THE PERIOD ENDED DECEMBER 31, 2023

Name of related party (i)	Balance at beginning of period (PhP)	Balance at end of period (ii) (PhP)
NONE	-	-

DDMP REIT, INC.
SCHEDULE G - GUARANTEES OF SECURITIES OF OTHER ISSUERS
FOR THE PERIOD ENDED DECEMBER 31, 2023

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 (i)	Amount owned by person for which statement is filed	Nature of guarantee (ii)
N/A	N/A	N/A	N/A	N/A

DDMP REIT, INC.
SCHEDULE H - CAPITAL STOCK
FOR THE PERIOD ENDED DECEMBER 31, 2023

Title of Issue (i)	Number of Shares authorized	Number of shares issued and outstanding at shown under related balance sheet caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties (ii)	Directors, officers and employees	Others (iii)
Common shares	17,830,000	17,827,465,406	-	12,884,842,940	10	4,942,622,456

**RECONCILIATION OF RETAINED EARNINGS
AVAILABLE FOR DIVIDEND DECLARATION
FOR THE REPORTING PERIOD ENDED DECEMBER 31, 2023**

DDMP REIT, Inc.
(Formerly DD-Meridian Park Development Corp.)
DD Headquarters, 10th Floor, tower 1, DoubleDragon Plaza
DD Meridian Park Corner Macapagal Avenue & EDSA Extension
Bay Area, Pasay City, Metro Manila

Unappropriated Retained Earnings, beginning of reporting period	P609,321,108
Less: Items that are directly debited to Unappropriated Retained Earnings	
Dividend declaration during the reporting period	1,768,616,492
Unappropriated Retained Earnings, as adjusted	(1,159,295,384)
Add: Net income for the current year	10,033,772,928
Non-actual losses recognized in profit or loss during the reporting period (net of tax)	
Impairment loss for receivables	526,756,461
Less: Unrealized income recognized in the profit or loss during the reporting period (net of tax)	
Unrealized gains from changes in fair values of investment property	8,774,460,931
Sub-total	8,774,460,931
Adjusted Net Income	1,786,068,458
Total Retained Earnings, end of the reporting period available for dividend	P626,773,074



**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL STATEMENTS**

The management of **DDMP REIT, Inc.** (formerly DD-Meridian Park Development Corp.) (the "Company"), is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2023 and 2022, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors (BOD) is responsible for overseeing the Company's financial reporting process.

The BOD reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders.

R.G. Manabat & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.

Signature
Edgar J. Sia II, Chairman

Signature
Ferdinand J. Sia, President

Signature
Rizza Marie Joy S. Javelona, Treasurer

SUBSCRIBED AND SWORN to Before me by _____ at Pasay City, Philippines
on APR 15 2024 who exhibited to me his/her _____ issued by DFA MANILA
expiring on _____ and is identified by me to be the same person who executed this document.
PASAPORT No. P83714899; P7882199A; P7943053B

Signed this April 15, 2024

Double Dragon Headquarters
10th Floor Tower 1, Double Dragon Plaza, DD Meridian Park Corner Macapagal Avenue & EDSA Extension
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Book No. 345
Series of 2024.



KRISTINE JOY C. TADENA

Notary Public for Pasay City
Until December 31, 2025
Commission No. 24-20
Roll No. 79846
PTR No. 8456029; 01-02-2024
IBP No. 388124; 01-02-2024

Double Dragon Headquarters, 10th Floor, Tower 1,
Double Dragon Plaza, DD Meridian Park,
Corner Macapagal Avenue & EDSA Extension,
Bay Area, Pasay City



ANNEX D4

Unaudited Interim Consolidated Financial Statements as of September 30, 2024

DDMP REIT, INC.

(formerly DD-MERIDIAN PARK DEVELOPMENT CORP.)
(A Subsidiary of DoubleDragon Corporation)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

**As of September 30, 2024 and December 31, 2023 and
For the Nine Months Ended September 30, 2024 and 2023**

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	September 30, 2024	December 31, 2023
	(Unaudited)	(Audited)
	<i>Amount in PHP</i>	
ASSETS		
Current Assets		
Cash and cash equivalents	P212,102,678	P206,381,483
Receivables	1,135,211,207	1,180,705,133
Prepaid expenses and other current assets	99,856,233	75,103,884
Total Current Assets	1,447,170,118	1,462,190,500
Noncurrent Assets		
Property and equipment – net	3,339,228	3,347,274
Investment property	59,015,146,626	58,993,879,056
Finance lease receivable	1,193,225,894	1,169,504,094
Other noncurrent assets	264,650,824	272,572,971
Total Noncurrent Assets	60,476,362,572	60,439,303,395
Total Assets	P61,923,532,690	P61,901,493,895
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities	1,709,133,087	P1,609,193,056
Dividends Payable	420,032,912	457,844,967
Total Current Liabilities	2,129,165,999	2,067,038,023
Noncurrent Liabilities		
Other noncurrent liabilities	471,993,347	457,678,374
Total Noncurrent liabilities	471,993,347	457,678,374
Total Liabilities	2,601,159,346	2,524,716,397
Equity		
Capital stock	17,827,465,406	17,827,465,406
Retained earnings	41,494,907,938	41,549,312,092
Total Equity	59,322,373,344	59,376,777,498
Total Liabilities and Equity	P61,923,532,690	P61,901,493,895

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

UNAUDITED CONDENSED INTERIM
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024 AND 2023

	September 30 2024 (Unaudited)	September 30 2023 (Unaudited)
<i>Amount in PHP</i>		
INCOME		
Rent income	P1,336,760,294	P1,440,436,397
Interest income	41,010,885	39,995,998
Other income	156,239,420	391,256,609
	1,534,010,599	1,871,689,004
COSTS AND EXPENSES		
General and administrative expenses	324,702,154	305,146,526
Marketing expense	7,673,341	12,159,961
Interest expenses	5,014,701	6,866,759
	337,390,196	324,173,246
INCOME BEFORE INCOME TAX	1,196,620,403	1,547,515,758
INCOME TAX EXPENSE	-	-
NET INCOME AND TOTAL COMPREHENSIVE INCOME	P1,196,620,403	P1,547,518,758

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

UNAUDITED CONDENSED INTERIM
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED SEPTEMBER 30, 2024 AND 2023

	September 30 2024 (Unaudited)	September 30 2023 (Unaudited)
<i>Amount in PHP</i>		
INCOME		
Rent income	P457,629,039	P473,699,827
Interest income	13,764,329	13,415,347
Other income	67,949,002	167,862,219
	539,342,370	654,977,393
COSTS AND EXPENSES		
General and administrative expenses	110,065,637	105,081,369
Marketing expense	1,988,068	282,077
Interest expenses	1,644,866	2,592,220
	113,698,571	107,955,666
INCOME BEFORE INCOME TAX	425,643,799	547,021,727
INCOME TAX EXPENSE	-	-
NET INCOME AND TOTAL COMPREHENSIVE INCOME	P425,643,799	P547,021,727

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

**UNAUDITED CONDENSED INTERIM
STATEMENTS OF CHANGES IN EQUITY**

	Nine Months Ended September 30	
	2024	2023
CAPITAL STOCK - P1 par value		
Issued and outstanding		
Balance at end of period	P17,827,465,406	P17,827,465,406
RETAINED EARNINGS		
Balance at beginning of period	P41,549,312,092	P33,284,155,656
Net income/total comprehensive income for the period	1,196,620,403	1,547,515,758
Dividends	(1,251,024,557)	(1,310,771,525)
Balance at end of period	41,494,907,938	33,520,899,889
	P59,322,373,344	P51,348,365,295

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

**UNAUDITED CONDENSED INTERIM
SEPARATE STATEMENTS OF CASH FLOWS**

	Nine Months Ended September 30	
	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	P1,196,620,403	P1,547,515,758
Adjustments for:		
Interest income	(41,010,885)	(39,995,998)
Interest expense	5,014,701	6,866,759
Depreciation and amortization	995,865	4,204,566
Operating income before working capital changes	1,161,620,084	1,518,591,085
Decrease (increase) in:		
Receivables	(317,976,056)	(492,660,435)
Prepaid expenses and other current assets	(25,302,596)	(3,906,194)
Increase (decrease) in:		
Accounts payable and other current liabilities	467,639,838	80,408,530
Other noncurrent liabilities	9,300,272	74,973,583
Cash generated from operations	1,295,281,542	1,177,406,569
Interest received	39,085	93,696
Net cash provided by operating activities	1,295,320,627	1,177,500,265
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to property and equipment	(762,820)	(444,435)
Net cash used in investing activities	(762,820)	(444,435)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	(1,288,836,612)	(1,342,796,784)
Net cash used in financing activities	(1,288,836,612)	(1,342,796,784)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	5,721,195	(165,740,954)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	206,381,483	506,203,658
CASH AND CASH EQUIVALENTS AT END OF YEAR	P212,102,678	P304,462,704

DDMP REIT, INC.
(formerly DD-Meridian Park Development Corp.)
(A Subsidiary of DoubleDragon Corporation)

**NOTES TO THE UNAUDITED CONDENSED
INTERIM FINANCIAL STATEMENTS**

1. Reporting Entity

DDMP REIT, INC. (formerly DD-Meridian Park Development Corp.) (the “Company” or “DDMP”) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on October 27, 2014 primarily to engage in the business of real estate development including but not limited to residential and condominium projects, to acquire by purchase or lease land and interest in land, to own, hold, impose, promote, develop, subdivide and manage any land owned, held or occupied by the Company, to construct, manage or administer buildings such as condominiums, apartments, hotels, restaurants, stores or other structures and to mortgage, sell, lease or otherwise dispose of land, interests in land and buildings or other structures at any time. The Company is incorporated primarily to construct DD Meridian Park, a 4.75 hectare ongoing, mixed-use development real estate property situated in Pasay City.

On November 11, 2020, the Board of Directors (BOD) and shareholders approved to offer, subject to compliance with existing laws, and the rules and regulations of the SEC, up to 5,942,488,469 secondary common shares, with an over-allotment option up to 594,248,847 secondary common shares through an initial public offering (IPO) at the price up to P2.25 per share. On November 23, 2020, the Company filed its Registration Statement with the SEC covering its IPO.

On November 11, 2020, the BOD and shareholders approved to amend the Company’s Articles of Incorporation (AOI). The SEC approved the amendment of the Company’s AOI on November 26, 2020. Relevant amendments include:

- Change in the Company’s name to DDMP REIT, INC.; and
- Amendment of the primary purpose of the Company. The amended primary purpose of the Company is now to engage in the business of a real estate investment trust (REIT), as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009), including its implementing rules and regulations (the “REIT Act”), and other applicable laws
- Change of corporate term to perpetual existence;
- Increase in the number of BOD to nine (9) and inclusion of independent directors;
- Compliance with the lock-up requirements under the Listing Rules of the Philippine Stock Exchange, Inc.;
- Removal of the contractual restrictions on the disposition of shares; and
- Inclusion of additional restriction on transfer of shares as provided under REIT Act.

On March 24, 2021, the Company completed its initial public offering and was listed in the Philippine Stock Exchange (“PSE”) under the stock symbol “DDMPR”, as a REIT entity. DD remains as the ultimate parent company and controlling shareholder of DDMP.

On February 10, 2021 the Company sold its investments in DDMP REIT Fund Managers, Inc. (DRFMI) and DDMP REIT Property Managers, Inc. (DRPMI) (collectively referred to as the

“Subsidiaries”) to DD. The sale resulted in a loss of control and de-consolidation.

The Company’s office address is DD Headquarters, 10th Floor, Tower 1, DoubleDragon Plaza, DD Meridian Park Corner Macapagal Avenue and EDSA Extension, Bay Area, Pasay City, Metro Manila.

2. Basis of Preparation

The condensed interim financial statements have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*. Selected explanatory notes are included to explain events and transactions that are significant to the understanding of the changes in financial position and performance of the Company since the last annual financial statements as at and for the year ended December 31, 2023. The condensed interim financial statements do not include all the information required for a complete set of financial statements in accordance with Philippine Financial Reporting Standards (PFRS), and should be read in conjunction with the audited financial statements of DDMP REIT, INC. as at and for the year ended December 31, 2023. The audited financial statements are available upon request from the Company’s registered office at DD Meridian Park Bay Area, Corner Macapagal Avenue and EDSA Extension Boulevard, Brgy. 76 Zone 10, San Rafael, Pasay City, Metro Manila.

The unaudited condensed interim financial statements are presented in Philippine peso and all values are rounded off to the nearest peso, except when otherwise indicated.

3. Summary of Significant Accounting Policies

Except as described below, the accounting policies applied by the Company in these condensed interim financial statements are the same as those applied by the Company in its financial statements as of and for the year ended December 31, 2023. The following changes in accounting policies are also expected to be reflected in the Company’s financial statements as of and for the year ended December 31, 2024.

Effective January 1, 2024

There are amendments to existing standards effective for annual periods beginning in 2024, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and none of these are expected to have significant impact on the Group’s consolidated financial statements:

- i. PAS 1 (Amendments), Presentation of Financial Statements – Classification of Liabilities as Current or Non-current (effective from January 1, 2024)
- ii. PAS 1 (Amendments), Presentation of Financial Statements – Non-current Liabilities with Covenants (effective from January 1, 2024)
- iii. PAS 7 (Amendments), Cash Flow Statements and PFRS 7 (Amendments), Financial Instruments: Disclosures – Supplier Finance Arrangements (effective from January 1, 2024) PFRS 16 (Amendments), Leases – Lease Liability in a Sale and Leaseback (effective from January 1, 2024)

Under prevailing circumstances, the adoption of the foregoing new and amended PFRSs is not expected to have any material effect on the financial statements of the Company.

4. Use of Judgments and Estimates

In preparing the condensed interim financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgments made by management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those the applied to the financial statements as at and for the year ended December 31, 2023.

Operating Segments

The reporting format of the Company's operating segment is determined based on the Company's risks and rates of return which are affected predominantly by differences in the services rendered. The Company has one business segment, which is related to its leasing business.

5. Cash and Cash Equivalents

This account consists of:

	September 30 2024	December 31 2023
Cash on hand and in banks	P212,092,678	P206,371,483
Cash on Hand	10,000	10,000
	P212,102,678	P206,381,483

Cash in banks earn annual interest at the respective bank deposit rates. Interest income from cash in banks and short-term placements amounted to P39,085 and P93,696 for the nine months ending September 30, 2024 and in 2023 respectively.

6. Receivables

This account consists of:

	September 30 2024	December 31 2023
Rent receivable	P1,705,676,346	P1,751,896,738
Non-trade receivable	44,073,105	43,317,584
Receivables from tenants	10,987,153	10,987,153
Others	667,239	696,294
	1,761,403,843	1,806,897,769
Less: Allowance for impairment loss	626,192,636	626,192,636
	P1,135,211,207	P1,180,705,133

Rent receivable pertains to receivables arising from the lease of office and commercial spaces relating to the Company's operations. These are generally collectible within thirty (30) days. This account consists mainly of accrued rentals arising from the excess of rent income over rental collections made by lessees in accordance with straight-line rental recognition as

mandated by PFRS 16, Leases amounting to P462.93 million and 495.98 million as at September 30, 2024 and December 31, 2023, respectively.

7. Prepaid Expenses and Other Current Assets

This account consists of:

	September 30 2024	December 31 2023
Prepaid real property taxes	24,254,334	5,719,269
Prepaid tax	68,789,953	68,789,953
Other current asset	6,811,946	594,663
	P99,856,233	P75,103,884

Prepaid real property taxes pertain to payments made as at September 30, 2024 and December 31, 2023 for real property taxes of building and machinery and equipment applicable to the subsequent periods.

8. Investment Property

The Company's investment property mainly relates to the Company's DD Meridian Park property.

The Company's investment property is stated at fair value.

The following table provides the fair value hierarchy of the Company's investment property as at September 30, 2024 and December 31, 2023:

	Level 2	
	September 30 2024	December 31 2023
Land	P12,860,643,388	P12,860,643,388
Buildings	46,154,503,238	46,133,235,668
	P59,015,146,626	P58,993,879,056

9. Accounts Payable and Other Current Liabilities

This account consists of:

	September 30 2024	December 31 2023
Trade payables	P893,261,797	P707,777,854
Accrued expenses:		
Project costs	713,066,297	752,560,670
Others	39,060,158	23,985,474
Retention payable - current portion	-	61,760,683

Construction bond	45,713,894	45,534,988
Withholding tax payable	1,612,449	1,275,140
Others	16,418,492	16,298,247
	P1,709,133,087	P1,609,193,056

Trade payables and accrued project costs are liabilities arising from services provided by the contractors and subcontractors. These are non-interest bearing and are normally settled within thirty (30) days.

Construction bond pertains to the cash deposit made by the tenants which function as security during fit-out period. Any damage caused to the leased property during the fit-out will be deducted from the construction bond and the balance will be refunded to the tenant.

10. Income Taxes

As REIT entity, DDMP is entitled to the following:

- Exemption from the 2% minimum corporate income tax;
- Exemption from VAT and documentary stamp tax on the transfer of property in exchange of its shares;
- Deduction of dividend distribution from its taxable income, and
- Fifty percent (50%) of the standard DST rate on the transfer of real property into the Company, including the sale or transfer of any security interest thereto.

The Company availed these tax incentives as a REIT after its listing.

As of September 30, 2024 and December 31, 2023, deferred tax assets and liabilities are recognized based on the effective income tax rate of 0% under REIT law.

11. Equity/Earnings Per Share/Distributable Income

Capital Stock

The composition of the Company's capital stock as at September 30, 2024 and December 31, 2023 are as follows:

	September 30, 2024		December 31, 2023	
	Number of Shares	Amount	Number of Shares	Amount
CAPITAL STOCK - P1 par value				
Authorized - 17,830,000,000 shares				
Issued and outstanding	17,827,465,406	P17,827,465,406	17,827,465,406	P17,827,465,406

On October 16, 2014, DD entered into an Investment and Shareholders Agreement (ISA) with Benedicto V. Yujuico (BVY), wherein the parties would contribute cash and parcels of land (the "Property"), respectively, that would result in a 70% and 30% interests to DD and BVY. In compliance with the ISA, DD initially invested P3.12 billion and BVY contributed the Property with third-party appraised value of P7.27 billion as determined by an accredited independent appraiser, of which P5.35 billion is treated as payment for BVY's subscribed shares. DD made an additional subscription amounting to P9.36 billion to maintain its 70% equity interest.

In 2019, DD subscribed to an additional 50,000 shares to the Company. The Company

collected subscriptions receivable from DD amounting to P2,775,025,154 and P925,008,385 in 2019 and 2018, respectively. Upon full collection, 12,479,190,784 shares were issued to DD.

On November 23, 2020, the Company filed its Registration Statement with the SEC for the registration of up to 5,942,488,469 secondary common shares, with an over-allotment option up to 594,248,847 secondary common shares through an IPO at the price up to P2.25 per share.

On March 24, 2021, in accordance with the certificate of permit to offer securities for sale issued by the SEC, 6,536,737,316 secondary common shares of the Company with par value of P1 were registered and offered for sale at an offer price of P2.25 per share.

EPS

EPS is computed as follows:

	Nine Months Ended September 30	
	2024	2023
Net income attributable to the equity holders of the Company	P1,196,620,403	P1,547,515,758
Weighted average number of shares	17,827,465,406	17,827,465,406
Basic/Diluted EPS	P0.0671	P0.0868

As at September 30, 2024 and December 31, 2023, the Company has no dilutive debt or equity instruments.

Dividends

The summary of dividend declarations of the Company are as follows:

2024

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	April 15, 2024	May 7, 2024	May 31, 2024	0.0231370	P412,474,067
Cash dividend	May 15, 2024	June 19, 2024	July 15, 2024	0.0234760	418,517,578
Cash dividend	September 27, 2024	October 31, 2024	November 26, 2024	0.0235610	420,032,912
Total					P1,251,024,557

2023

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	April 17, 2023	May 5, 2023	May 31, 2023	0.0226599	P403,968,583
Cash dividend	May 15, 2023	June 19, 2023	July 13, 2023	0.0253889	452,619,736
Cash dividend	September 29, 2023	November 06, 2023	November 29, 2023	0.0254766	454,183,205
Cash dividend	December 13, 2023	January 22, 2024	February 14, 2024	0.0256820	457,844,967
Total					P1,768,616,491

Distributable Income

The computation of distributable income of the Company for the nine months ended September 30, 2024 and 2023 are shown below:

	Nine Months Ended September 30	
	2024	2023
Net income of the Company	P1,196,620,403	P1,547,515,758
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS	(25,042,966)	(14,185,156)
	P1,171,577,437	P1,533,330,602

As of September 30, 2024, the Company has declared P838.55 million of dividends from its nine months ending September 30, 2024 distributable income.

12. Financial Risk and Capital Management Objectives and Policies

Objectives and Policies

The Company has significant exposure to the following financial risks primarily from its use of financial instruments:

- Credit Risk
- Liquidity Risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risks, and the Company's management of capital.

The main purpose of the Company's dealings in financial instruments is to fund its operations and capital expenditures.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. The BOD has established the Executive Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee identifies all issues affecting the operations of the Company and reports regularly to the BOD on its activities.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. All risks faced by the Company are incorporated in the annual operating budget. Mitigating strategies and procedures are also devised to address the risks that inevitably occur so as not to affect the Company's operations and forecasted results. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Company's principal financial assets include cash and cash equivalents, receivables, due related parties and refundable deposits. These financial assets are used to fund the Company's operations and capital expenditures.

Credit Risk

Credit risk represents the risk of loss the Company would incur if the counterparty fails to perform their contractual obligations. The risk arises principally from the Company's cash in banks and short-term placements, receivables, due from related parties and refundable

deposits. The Company manages credit risk by dealing with recognized and creditworthy financial institutions. The objective is to reduce the risk of loss through default by counterparties.

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date follows:

	September 30 2024	December 31, 2023
Cash and cash equivalents*	P 212,092,678	P206,371,483
Receivables (current and noncurrent)	1,135,211,207	1,180,705,133
Finance lease receivable	1,193,225,894	1,169,504,094
Refundable deposits**	11,340,089	11,513,861
	P2,551,869,868	P2,568,094,571

*Excluding cash on hand.

**This is presented as part of "Other noncurrent assets" account.

Past due receivables are aging from 180 days to more than 360 days.

The Company assessed the credit quality of cash in banks and short-term placements as high grade since these are deposited in a reputable bank with low probability of insolvency.

Credit risk arising from rental income is primarily managed through a tenant selection process and requiring lessees security deposits and advance rentals which helps reduce the Company's credit risk exposure in case of defaults. Further, lessees are required to issue post-dated checks, which provide additional credit enhancement.

The Company applies the PFRS 9 simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables and other receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The security deposits, advance rent and estimated value of the lessees' leasehold improvements are considered in the assessment of the credit loss for past due receivables.

The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

The total loss allowance based is P626.2 million as of September 30, 2024 and December 31, 2023.

The Company did not provide any allowance relating to receivable from related parties in prior year. There are also no ECL recognized in the current year for related party receivables since there are no history of default payments. This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

The Company assessed the credit quality of cash in banks and short-term placements as high grade since these are deposited in a reputable bank with low probability of insolvency.

Receivables were assessed as high grade as there is no current history of default. Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts.

The credit risk for refundable deposits is considered negligible since the counterparties are reputable entities with high quality external credit ratings.

Liquidity Risk

Liquidity risk pertains to the risk that the Company will encounter difficulty to meet payment obligations when they fall under normal and stress circumstances.

The Company manages liquidity risks by forecasting projected cash flows and maintaining balance between continuity of funding and flexibility in operations. Treasury controls and procedures are in place to ensure that sufficient cash is maintained to cover daily operational working capital requirements.

Management closely monitors the Company's future and contingent obligations and set up required cash reserves as necessary in accordance with internal requirements.

Fair Values

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

Cash and Cash Equivalents, Receivables, Due from Related Parties, Accounts Payable and Other Current Liabilities and Due to Related Parties

The carrying amounts of the Company's financial assets and liabilities such as cash and cash equivalents, receivables, due from related parties, accounts payable and other current liabilities and due to related parties approximate their fair values due to the relatively short-term nature of these financial instruments.

Finance Lease Receivables. The fair value of finance lease receivable is based on the discounted value of expected future cash flows. The carrying amounts of finance lease receivables approximate their fair values.

Refundable Deposits/Retention Payable

The carrying amounts of refundable deposits and retention payable approximate their fair values since the impact of discounting is immaterial.

Security Deposits

Security deposits are reported at their present values, which approximate fair values.

Capital Management

The Company's objectives when managing capital are to increase the value of shareholders' investment and maintain high growth by applying free cash flows to selective investments. The Company sets strategies with the objective of establishing a versatile and resourceful financial management and capital structure.

The BOD has overall responsibility for monitoring of capital in proportion to risk. Profiles for capital ratios are set in the light of changes in the Company's external environment and the risks underlying the Company's business operations and industry.

The BOD seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company defines capital as total equity, as presented in the statements of financial position. The Company is not subject to externally imposed capital requirements.

Annex E

Compliance with Section 49 of the Revised Corporation Code

List of Required Information under Sec 49 of the Revised Corporation Code	Page
<p>A. The minutes of the most recent regular meeting which shall include, among others: (1) A description of the voting and vote tabulation procedures used in the previous meeting; (2) A description of the opportunity given to stockholders or members to ask questions and a record of the questions asked and answers given; (3) The matters discussed and resolutions reached; (4) A record of the voting results for each agenda item; (5) A list of the directors or trustees, officers and stockholders or members who attended the meeting;</p>	See Annex B of the Definitive Information Statement
<p>B. Material information on the current stockholders, and their voting rights;</p>	See Item 4 on Page 10 of the Definitive Information Statement
<p>C. A detailed, descriptive, balanced and comprehensible assessment of the corporation's performance, which shall include information on any material change in the corporation's business, strategy, and other affairs.</p>	See D.1 of Annex D of the Definitive Information Statement
<p>D. A financial report for the preceding year, which shall include financial statements duly signed and certified in accordance with this Code and the rules the Commission may prescribe,</p>	See D.4 of Annex D of the Definitive Information Statement
<p>E. An explanation of the dividend policy and the fact of payment of dividends</p>	See page 30-31 of the Definitive Information Statement and D1-14 of Annex D of the Information Statement
<p>F. Director profiles which shall include, among others, their qualifications and relevant experience, length of service in the corporation, trainings and continuing education attended, and their board representations in other corporations</p>	See pages 15-18 of the Definitive Information Statement
<p>G. A director or trustee attendance report, indicating the attendance of each director or trustee at each of the meetings of the board</p>	See page 20 of the Definitive Information Statement
<p>H. Appraisals and performance criteria for the board and t and procedure for assessment;</p>	See pages 20-21 of the Definitive Information Statement
<p>I. A director compensation report prepared in accordance with the Revised Corporation Code and the rules the Commission may prescribe</p>	See Item 6 on page 25 of the Definitive Information Statement
<p>J. Director disclosures on self-dealings and related party transactions;</p>	See pages 22-25 of the Definitive Information Statement
<p>K. The profiles of directors nominated or seeking election or reelection</p>	See pages 15-18 of the Definitive information Statement