

Remarks = pls. use black ink for scanning purposes.

SEC No. 201420992

File No. _____

DDMP REIT, INC.
(Company's Full Name)

DD Meridian Park Bay Area corner Macapagal Avenue and EDSA Extension
Boulevard Brgy 76 Zone 10 San Rafael Pasay City 1302
(Company's Address)

(632) 8856-7111
(Telephone Number)

December 31
(Fiscal Year ending)

SEC Form 17-O for the First Quarter of 2021
(Form Type)

N/A
Amendment Designation

N/A
Period Ended Date

N/A
(Secondary License Type and File Number)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **March 31, 2021**
2. Commission identification number **CS201420992** 3. BIR Tax Identification No. **008-893-096**
4. Exact name of issuer as specified in its charter: **DDMP REIT, INC.**
5. Province, country or other jurisdiction of incorporation or organization: **Republic of the Philippines**
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office and Postal Code: **DD Meridian Park Bay Area corner Macapagal Avenue and EDSA Extension Boulevard Brgy 76 Zone 10 San Rafael Pasay City 1302**
8. Issuer's telephone number, including area code: **(632) 8856-7111**
9. Former name, former address and former fiscal year, if changed since last report: **N/A**
10. Securities registered pursuant to Sections 8 and 12 of the Code, 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. Are any or all of the securities listed on a Stock Exchange?
Yes ☒ No ☐

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Stock Exchange: **Philippine Stock Exchange**

Securities Listed: **Common Shares**

12. Indicate by check mark whether the registrant:

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

Yes ☒ No ☐ N/A

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

Yes ☒ No ☐ N/A

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

The following financial statements are submitted as part of this report:

- a) Unaudited Condensed Consolidated Interim Statements of Comprehensive Income for the three months ended March 31, 2021 and March 31, 2020;
- b) Notes to the Unaudited Condensed Consolidated Interim Financial Statement;
- c) Unaudited Condensed Consolidated Interim Statements of Financial Position as of March 31, 2021 and December 31, 2020 (audited);
- d) Unaudited Condensed Consolidated Interim Statements of Changes in Equity for the three months ended March 31, 2021 and March 31, 2020; and
- e) Unaudited Condensed Consolidated Interim Statements of Cash Flows for the three months ended March 31, 2021 and March 31, 2020

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

PART II—OTHER INFORMATION

Item 3. Summary of Real Estate transactions for Q1 2021

Item 4. Property Performance and Valuation

Item 5. Comparative summary of the quarterly financial performance

- Please refer to Item 2

Item 6. Status of the implementation of the Reinvestment Plan

- Please refer to the attached Application of Proceeds for the First Quarter of 2021 generated from the Initial Public Offering (IPO) of DDMP REIT, Inc. ("DDMPR") pursuant to the Reinvestment Plan of DoubleDragon Properties Corp., as Sponsor of DDMP REIT, Inc.

DDMP REIT, INC.

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

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

**As of March 31, 2021 and December 31, 2020 and
For the Three Months Ended March 31, 2021 and 2020**

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

CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	March 31, 2021 (Unaudited)	December 31, 2020 (Audited)
	<i>Amount in PHP</i>	
ASSETS		
Current Assets		
Cash and cash equivalents	1,221,972,844	1,088,817,817
Receivables	1,874,455,648	1,553,569,222
Due from Parent Company	-	2,356,247
Prepaid expenses and other current assets	648,523,066	724,467,731
Total Current Assets	3,744,951,558	3,369,211,017
Noncurrent Assets		
Property and equipment – net	16,452,123	18,069,828
Investment property	40,539,549,525	41,477,970,085
Finance lease receivable	1,009,706,664	-
Deferred tax Asset	-	188,172
Other noncurrent assets	454,502,542	488,225,160
Total Noncurrent Assets	42,020,210,854	41,984,453,245
Total Assets	45,765,162,412	45,353,664,262
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities	943,745,449	984,303,820
Due to Related Party	-	400
Income Tax Payable	52,471,970	44,923,595
Total Current Liabilities	996,217,419	1,029,227,815
Noncurrent Liabilities		
Deferred tax liability – net	7,911,461,661	7,876,959,548
Other noncurrent liabilities	941,085,901	931,164,876
Total Noncurrent liabilities	8,852,547,562	8,808,124,424
Total Liabilities	9,848,764,981	9,837,352,239
Equity		
Capital stock	17,827,465,406	17,827,465,406
Retained earnings	18,088,932,025	17,688,846,617
Total Equity	35,916,397,431	35,516,312,023
Total Liabilities and Equity	45,765,162,412	45,353,664,262

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

**UNAUDITED CONDENSED INTERIM
STATEMENTS OF COMPREHENSIVE INCOME**

	March 31, 2021	March 31, 2020
	(Unaudited)	(Unaudited)
INCOME	<i>Amount in PHP</i>	
Rent income	508,589,894	499,522,710
Interest income	9,626,585	3,103,400
Other income	43,757,650	19,774,199
	561,974,129	522,400,309
COSTS AND EXPENSES		
General and administrative expenses	53,141,253	44,968,653
Marketing expenses	6,158,381	8,414,657
Interest expense	9,050,596	9,100,141
	68,350,230	62,483,451
INCOME BEFORE INCOME TAX	493,623,899	459,916,858
INCOME TAX EXPENSE	93,977,559	102,120,325
NET INCOME AND TOTAL COMPREHENSIVE INCOME	399,646,340	357,796,533

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

UNAUDITED CONDENSED INTERIM
STATEMENTS OF CHANGES IN EQUITY

	Three Months Ended March 31	
	2021	2020
CAPITAL STOCK - P1 par value		
Issued and outstanding		
Balance at end of year	P17,827,465,406	P17,827,465,406
RETAINED EARNINGS		
Balance at beginning of year	P17,689,285,685	P13,372,372,986
Net income/total comprehensive income for the year	399,646,340	357,796,533
Balance at end of year	18,088,932,025	13,730,169,519
	P35,916,397,431	P31,557,634,925

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

**UNAUDITED CONDENSED INTERIM
SEPARATE STATEMENTS OF CASH FLOWS**

	Three Months Ended March 31	
	2021	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	P493,623,899	P459,916,858
Adjustments for:		
Interest expense	9,050,596	9,100,141
Interest income	1,692,705	1,662,490
Depreciation and amortization	(9,626,585)	(3,103,400)
Operating income before working capital changes	494,740,615	467,576,089
Decrease (increase) in:		
Receivables	(236,054,105)	(120,661,295)
Due from related parties	2,983,487	49,708,122
Prepaid expenses and other current assets	24,017,594	98,618,857
Increase (decrease) in:		
Accounts payable and other current liabilities	(40,558,371)	(66,002,352)
Due to related parties	(400)	9,544,629
Other noncurrent liabilities	870,429	27,112,338
Cash generated from operations	245,999,249	465,896,388
Interest received	9,626,585	(4,672,054)
Net cash provided by operating activities	255,625,834	461,224,334
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to investment property	(150,368,425)	(219,689,581)
Investments in subsidiaries	51,250,000	-
Increase in other noncurrent assets	33,647,618	73,144,640
Finance lease	(5,750,000)	-
Net cash used in investing activities	(71,220,807)	(146,544,941)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	184,405,027	314,679,393
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,037,567,817	2,211,941,451
CASH AND CASH EQUIVALENTS AT END OF YEAR	P1,221,972,844	P2,526,620,844

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

**NOTES TO THE UNAUDITED CONDENSED
INTERIM 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.

As at March 31, 2021 and December 31, 2020, the Parent Company is a 70%-owned subsidiary of DoubleDragon Properties Corp. (“DD” or “Ultimate Parent Company”), 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 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 Parent 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 Parent Company’s Articles of Incorporation (AOI). The SEC approved the amendment of the Parent Company’s AOI on November 26, 2020. Relevant amendments include:

- Change in the Parent Company’s name to DDMP REIT, INC.; and
- Amendment of the primary purpose of the Parent Company. The amended primary purpose of the Parent 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 Parent Company completed its initial public offering and was listed in the Philippine Stock Exchange (“PSE”) under the stock symbol “DDMPR”. DD remains as the ultimate parent company and controlling shareholder of DDMP.

On February 10, 2021, the Parent Company sold all of its investments in the subsidiaries to DD and Benedicto Yujuico.

The financial statements as at and for the year ended December 31, 2020 refers to the consolidated financial statements of the Group, comprising the financial statements of the Parent Company and DDMP REIT Fund Managers, Inc. (DRFMI) and DDMP REIT Property Managers, Inc. (DRPMI) (collectively referred to as the “Subsidiaries”) (together with the Parent Company, collectively referred to as the “Group”), while the financial statements as at and for the quarters ended March 31, 2021 and 2020 refers to the individual financial statements of the Parent Company.

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 consolidated 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 Group since the last annual consolidated financial statements as at and for the year ended December 31, 2020. 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 consolidated financial statements of DDMP REIT, INC. as at and for the year ended December 31, 2020. The audited financial statements are available upon request from the Group'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 condensed interim financial statements are presented in Philippine peso and all values are rounded off to the nearest peso, except when otherwise indicated.

Basis of Consolidation

The financial statements include the accounts of the Parent Company and the Subsidiaries as December 31, 2020.

The equity interests of the Parent Company in the Subsidiaries as at March 31, 2021 and December 31, 2020 are as follows:

Subsidiaries	Percentage of Ownership	
	March 31, 2021	December 31, 2020
DRFMI ^(a)	-	100
DRPMI ^(a)	-	100

(a) Incorporated on November 19, 2020

The financial statements include the accounts of the Parent Company and the Subsidiaries as December 31, 2020.

DRFMI

DRFMI was incorporated and registered with the SEC on November 19, 2020 primarily to engage in the business of providing fund management services to real estate investment trust (REIT) companies, as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009) and its implementing rules and regulations.

DRPMI

DRPMI was incorporated and registered with the SEC on November 19, 2020 primarily to engage in the business of property management, providing functions like formulate and implement leasing strategies; enforce tenancy conditions; ensure compliance with government regulations in respect to the real estate under management; perform tenancy administration work, such as managing tenant occupancy and ancillary amenities; conduct rental assessment, formulating tenancy terms, preparing tenancy agreement, rent collection and accounting; secure and administer routine management services; maintain and manage the physical structures/real properties; and formulate and implement policies and programs in respect of building management, maintenance and improvement; and initiate refurbishments and monitoring of such activities.

A subsidiary is an entity controlled by the Group. The Group controls an entity if, and only if, the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

When the Group has less than majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including the contractual arrangement with the other vote holders of the investee, rights arising from other contractual arrangements and the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are included in the consolidated financial statements from the date when the Group obtains control, and continue to be consolidated until the date when such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company, using uniform accounting policies for like transactions and other events in similar circumstances. Intergroup balances and transactions, including intergroup unrealized profits and losses, are eliminated in preparing the consolidated financial statements

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, the Group: (i) derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any non-controlling interests and the cumulative transaction differences recorded in equity; (ii) recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss; and, (iii) reclassify the Parent Company's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

The Subsidiaries are all domiciled in the Philippines.

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 consolidated financial statements as of and for the year ended December 31, 2020. The following changes in accounting policies are also expected to be reflected in the Group's consolidated financial statements as of and for the year ended December 31, 2021.

Adoption of New or Revised Standards, Amendments to Standards and Interpretations

The Company has adopted the following new or revised standards, amendments to standards and interpretations starting January 1, 2020 and accordingly, changed its accounting policies. Except as otherwise indicated, the adoption did not have significant impact on the Company's separate financial statements. The Company has not early adopted any standards, interpretations or amendments that have been issued but are not yet effective.

- Amendments to References to Conceptual Framework in PFRS set out amendments to PFRS, their accompanying documents and PFRS practice statements to reflect the issuance of the revised Conceptual Framework for Financial Reporting in 2018 (2018 Conceptual Framework). The 2018 Conceptual Framework includes: (a) a new chapter on measurement; (b) guidance on reporting financial performance; (c) improved definitions of an asset and a liability, and guidance supporting these definitions; and (d) clarifications in important areas, such as the roles of stewardship, prudence and measurement uncertainty in financial reporting.

Some standards, their accompanying documents and PFRS practice statements contain references to, or quotations from, the International Accounting Standards Committee's Framework for the Preparation and Presentation of Financial Statements adopted by the International Accounting Standards Board (IASB) in 2001 or the Conceptual Framework for Financial Reporting issued in 2010. The amendments update some of those references and quotations so that they refer to the 2018 Conceptual Framework and make other amendments to clarify which version of the Conceptual Framework is referred to in particular documents.

- Definition of Material (Amendments to PAS 1, *Presentation of Financial Statements*, and PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*). The amendments refine the definition of what is considered material. The amended definition of what is considered material states that such information is material if omitting, misstating or obscuring it could reasonably be expected to influence the decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The amendments clarify the definition of what is considered material and its application by: (a) raising the threshold at which information becomes material by replacing the term 'could influence' with 'could reasonably be expected to influence'; (b) including the concept of 'obscuring information' alongside the concept of 'omitting' and 'misstating' information in the definition; (c) clarifying that the users to which the definition refers are the primary users of general purpose financial statements referred to in the Conceptual Framework; (d) clarifying the explanatory paragraphs accompanying the definition; and (e) aligning the wording of the definition of what is considered material across PFRS and other publications. The amendments are expected to help entities make better materiality judgments without substantively changing existing requirements.

New and Amended Standards and Interpretation Not Yet Adopted

A number of new and amended standards and interpretation are effective for annual periods beginning after January 1, 2020 and have not been applied in preparing these separate financial statements.

- Property, Plant and Equipment - Proceeds Before Intended Use (Amendments to PAS 16, *Property, Plant and Equipment*). The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds received from selling items produced while the entity is preparing the asset for its intended use. The sales proceeds, together with the costs of production associated with the sales are recognized in profit or loss.

The amendments apply for annual reporting periods beginning on or after January 1, 2022, with early application permitted.

- Onerous Contracts: Costs of Fulfilling a Contract (Amendments to PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*). The amendments clarify that the costs of fulfilling a contract comprise both the incremental costs (e.g., direct labor and materials); and an allocation of other direct costs (e.g., an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

The amendments apply for annual reporting periods beginning on or after January 1, 2022, with early application permitted.

Annual Improvements to PFRS 2018 - 2020 Cycles contain changes to four standards, of which the following are applicable to the Company:

- Fees Included in the 10 percent Test for Derecognition of Financial Liabilities (Amendment to PFRS 9). The amendment clarifies that for the purpose of performing the 10 per cent test for derecognition of financial liabilities, in determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.
- Illustrative Examples Accompanying PFRS 16 (Amendment to PFRS 16). The amendment removes the illustration of payments from the lessor relating to leasehold improvements.

The amendments are effective for annual reporting periods beginning on or after January 1, 2022, with early application permitted.

- Classification of Liabilities as Current or Noncurrent (Amendments to PAS 1). The amendments clarify that the classification of a liability as current or noncurrent is based on the rights that exist at the end of the reporting period; specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability; add guidance about lending conditions and how these can impact the classification; and include requirements for liabilities that can be settled using an entity's own instruments.

The amendments apply retrospectively for annual reporting periods beginning on or after January 1, 2023, with early application permitted.

Under prevailing circumstances, the adoption of the foregoing new and amended PFRSs is not expected to have any material effect on the separate 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 applied to the consolidated financial statements as at and for the year ended December 31, 2020.

Operating Segments

The reporting format of the Group's operating segment is determined based on the Group's risks and rates of return which are affected predominantly by differences in the services rendered. The Group has one business segment, which is related to its leasing business.

5. Cash and Cash Equivalents

This account consists of:

	March 31, 2021	December 31, 2020
Cash on hand and in banks	P1,221,972,844	P579,784,386
Short-term placements	-	509,033,431
	P1,221,972,844	P1,088,817,817

Cash in banks earn annual interest at the respective bank deposit rates. Short-term placements are made for varying periods of up to three months depending on the immediate cash requirements of the Group, and earn annual interest at the respective short-term placement rates. Interest income from cash in banks and short-term placements amounted to P305,110 and P20,708,383 for the three months ending March 31, 2021 and in 2020 respectively.

6. Receivables

This account consists of:

	March 31, 2021	December 31, 2020
Rent receivable	P1,584,909,901	P1,342,123,223
Non-trade receivable	192,613,972	192,219,259
Finance lease receivable	77,942,083	-
Receivables from tenants	17,749,998	17,792,480
Accrued interest	-	120,188
Others	1,239,694	1,314,072
	P1,874,455,648	P1,553,569,222

Rent receivable pertains to receivables arising from the lease of office and commercial spaces relating to the Group'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 P787,832,044 and P747,440,316, as at March 31, 2021 and December 31, 2020, respectively.

7. Prepaid Expenses and Other Current Assets

This account consists of:

	March 31, 2021	December 31, 2020
Input VAT – net	P430,076,310	P474,723,081
Prepaid real property taxes	211,515,396	207,560,850
Prepaid tax	5,994,661	35,470,056
Other current asset	936,699	6,713,744
	P648,523,066	P724,467,731

Input VAT represents accumulated input taxes from purchases of goods and services which can be applied against future output VAT.

Prepaid real property taxes pertain to payments made as at March 31, 2021 and December 31, 2020 for real property taxes of building and machinery and equipment applicable to the subsequent periods.

8. Investment Property

The Group's investment property mainly relates to the Group's DD Meridian Park property.

The Group's investment property is stated at fair value, which has been determined based on valuations performed by an accredited independent appraiser.

The following table provides the fair value hierarchy of the Group's investment property as at March 31, 2021 and December 31, 2020:

	Level 2	
	March 31, 2021	December 31, 2020
Land	P11,768,624,224	P11,768,624,224
Buildings	28,770,925,301	29,709,345,861
	P40,539,549,525	P41,477,970,085

1. Accounts Payable and Other Current Liabilities

This account consists of:

	March 31 2020	December 31 2020
Trade payables	P34,358,543	P126,286,574
Accrued expenses:		
Project costs	784,329,253	725,079,841
Others	3,523,288	11,703,945
Retention payable - current portion	86,882,463	84,286,295
Construction bond	34,651,902	36,947,165
	P943,745,449	P984,303,820

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.

9. Income Taxes

The components of the income tax expense are as follows:

	Three Months Ended March 31	
	2021	2020
Current	P59,475,446	P59,451,829
Deferred	34,502,113	42,668,496
	P93,977,559	P102,120,325

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:

	Three Months Ended March 31	
	2021	2020
Income before income tax	P493,623,899	P459,916,858
Income tax at the statutory income tax rate of 30%	P148,087,170	137,975,057
Income tax effects of:		
Optional standard deduction	(42,041,726)	(39,634,552)
Nondeductible expense (nontaxable income) – net	(9,179,909)	4,710,840
Interest income subjected to final tax	(2,887,976)	(931,020)
	P93,977,559	P102,120,325

10. Equity/Earnings Per Share/Distributable Income

Capital Stock

The composition of the Parent Company's capital stock as at March 31, 2021 and December 31, 2020 are as follows:

	March 31, 2021		December 31, 2020	
	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 Parent Company. The Parent Company collected subscriptions receivable from DD amounting to P2,775,025,154 in 2019 and P925,008,385 in 2019 and 2018, respectively. Upon full collection, 12,479,190,784 shares were issued to DD.

EPS

EPS is computed as follows:

	Three Months Ended March 31	
	2021	2020
Net income attributable to the equity holders of the Parent Company	P399,646,340	P357,796,533
Weighted average number of shares	17,827,465,406	17,827,465,406
Basic/Diluted EPS	P0.22	P0.02

As at March 31, 2021 and December 31, 2020, the Parent Company has no dilutive debt or equity instruments.

Dividends

The summary of dividend declarations of the Parent Company are as follows:

2020

Type of Dividend	Date of Declaration	Date of Record	Date of Payment	Per Share	Amount
Cash dividend	March 31, 2020	March 31, 2020	June 5, 2020	P0.02000	P326,242,617
Cash dividend	June 30, 2020	June 30, 2020	August 15, 2020	P0.01580	281,673,953
Cash dividend	November 11, 2020	September 30, 2020	November 11, 2020	P0.01773	316,038,021
Total					P923,954,591

Distributable Income

The computation of distributable income of the Parent Company as at March 31, 2021 is shown below:

	March 31, 2021
Net income of the Parent Company	P399,646,340
Fair value adjustments of investment Property resulting to gain (after tax)	-
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS	(40,662,607)
	P358,983,733

11. Financial Risk and Capital Management Objectives and Policies

Objectives and Policies

The Group 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 Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risks, and the Group's management of capital.

The main purpose of the Group'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 Group's risk management framework. The BOD has established the Executive Committee, which is responsible for developing and monitoring the Group's risk management policies. The committee identifies all issues affecting the operations of the Group and reports regularly to the BOD on its activities.

The Group's risk management policies are established to identify and analyze the risks faced by the Group, 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 Group's activities. All risks faced by the Group 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 Group's operations and forecasted results. The Group, 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 Group's principal financial assets include cash and cash equivalents, receivables, due related parties and refundable deposits. These financial assets are used to fund the Group's operations and capital expenditures.

Credit Risk

Credit risk represents the risk of loss the Group would incur if the counterparty fails to perform their contractual obligations. The risk arises principally from the Group's cash in banks and short-term placements, receivables, due from related parties and refundable deposits. The Group 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:

	March 31 2021	December 31, 2020
Cash and cash equivalents*	P1,170,710,844	P1,088,805,817
Receivables	1,874,455,648	1,553,569,222
Due from related parties	-	2,356,247
Refundable deposits**	14,907,984	14,907,984
	P3,060,074,476	P2,659,639,270

*Excluding cash on hand.

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

The table below presents the summary of the Group'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.

March 31, 2021

	Financial Assets at Amortized Cost			Total
	12-month ECL	Lifetime ECL - not Credit Impaired	Lifetime ECL - Credit Impaired	
Cash and cash equivalents*	P1,170,710,844	P -	P -	P1,170,710,844
Receivables	192,613,972	1,681,841,676	-	1,874,455,648
Refundable deposits**	14,907,984	-	-	14,907,984
	P1,378,232,800	P1,681,841,676	P -	P3,060,074,476

*Excluding cash on hand..

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

December 31, 2020

	Financial Assets at Amortized Cost			Total
	12-month ECL	Lifetime ECL - not Credit Impaired	Lifetime ECL - Credit Impaired	
Cash and cash equivalents*	P1,088,805,817	P -	P -	P1,088,805,817
Receivables	211,445,999	1,342,123,223	-	1,553,569,222
Due from related parties	2,356,247	-	-	2,356,247
Refundable deposits**	14,907,984	-	-	14,907,984
	P1,317,516,047	P1,342,123,223	P -	P2,659,639,270

*Excluding cash on hand.

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

The Group's financial assets are neither past due nor impaired.

The Group 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 Group will encounter difficulty to meet payment obligations when they fall under normal and stress circumstances.

The Group 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 Group'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 March 31, 2021				
	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	P940,246,792	P940,246,792	P940,246,792	P -	P -
Security deposits*	P632,256,622	P776,612,452	P1,692,297	P570,683,862	P204,236,293
	P1,572,503,414	P1,716,859,244	P941,939,089	P570,683,862	P204,236,293

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

	As at December 31, 2020				
	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	P984,303,820	P984,303,820	P984,303,820	P -	P -
Due to related parties	400	400	400	-	-
Security deposits*	619,048,115	771,937,567	-	569,896,866	202,040,701
	P1,603,352,335	P1,756,241,787	P984,304,220	P569,896,866	P202,040,701

*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 and Cash Equivalents, Receivables, Due from Related Parties, Accounts Payable and Other Current Liabilities and Due to Related Parties

The carrying amounts of the Group'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.

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 Group'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 Group 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 Group's external environment and the risks underlying the Group'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 Group defines capital as total equity, as presented in the statements of financial position. The Group is not subject to externally-imposed capital requirements.

12. Other Matters

Events after the Reporting Date

The following are the events after the reporting date:

- On April 14, 2021, the BOD approved a regular cash dividend to the common shareholders in the gross amount of P365,056,218 or P0.02047718 per share. The regular dividends will be paid to all Common Shareholders on record as of April 28, 2021 and will be paid on May 10, 2021.
- On May 14, the BOD approved a regular cash dividend to the common shareholders in the gross amount of P358,973,843 or P0.0201360 per share. The regular dividends will be paid to all Common Shareholders on record as of May 28, 2021 and will be paid on June 10, 2021.

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Properties Corp.)

LOANS AND RECEIVABLES**As at March 31, 2021**

	Total	Neither past due nor impaired	Past due but not impaired			
			1 - 90 days	91 - 180 days	181 - 360 days	> 360 days
Receivables	1,874,455,648	624,282,163	341,757,963	290,908,923	386,352,237	231,154,362

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Properties Corp.)

UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**For the quarters ended March 31, 2021 and March 31, 2020**

	March 31, 2021 (Unaudited)	March 31, 2020 (Unaudited)	Horizontal Analysis Increase (Decrease)		Vertical Analysis 2021 2020	
INCOME		<i>Amount in PHP</i>				
Rent income	508,589,894	499,522,710	9,067,184	1.8%	90.5%	95.6%
Interest income	9,626,585	3,103,400	6,523,185	210.2%	1.7%	0.6%
Other income	43,757,650	19,774,199	23,983,451	121.3%	7.8%	3.8%
	561,974,129	522,400,309	39,573,820	7.6%	100.0%	100.0%
COSTS AND EXPENSES						
General and administrative expenses	53,141,253	44,968,653	8,172,600	18.2%	9.5%	8.6%
Marketing expenses	6,158,381	8,414,657	(2,256,276)	-26.8%	1.1%	1.6%
Interest expense	9,050,596	9,100,141	(49,545)	-0.5%	1.6%	1.7%
	68,350,230	62,483,451	5,866,779	9.4%	12.2%	12.0%
INCOME BEFORE INCOME TAX	493,623,899	459,916,858	33,707,041	7.3%	87.8%	88.0%
INCOME TAX EXPENSE	93,977,559	102,120,325	(8,142,766)	-8.0%	16.7%	19.5%
NET INCOME AND TOTAL						
COMPREHENSIVE INCOME	399,646,340	357,796,533	41,849,807	11.7%	71.1%	68.5%

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS.

RESULTS OF OPERATIONS

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Properties Corp.)

UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the quarters ended March 31, 2021 and March 31, 2020

	March 31, 2021	March 31, 2020	Horizontal Analysis		Vertical Analysis	
	(Unaudited)	(Unaudited)	Increase (Decrease)		2021	2020
INCOME	Amount in PHP					
Rent income	508,589,894	499,522,710	9,067,184	1.8%	90.5%	95.6%
Interest income	9,626,585	3,103,400	6,523,185	210.2%	1.7%	0.6%
Other income	43,757,650	19,774,199	23,983,451	121.3%	7.8%	3.8%
	561,974,129	522,400,309	39,573,820	7.6%	100.0%	100.0%
COSTS AND EXPENSES						
General and administrative expenses	53,141,253	44,968,653	8,172,600	18.2%	9.5%	8.6%
Marketing expenses	6,158,381	8,414,657	(2,256,276)	-26.8%	1.1%	1.6%
Interest expense	9,050,596	9,100,141	(49,545)	-0.5%	1.6%	1.7%
	68,350,230	62,483,451	5,866,779	9.4%	12.2%	12.0%
INCOME BEFORE INCOME TAX	493,623,899	459,916,858	33,707,041	7.3%	87.8%	88.0%
INCOME TAX EXPENSE	93,977,559	102,120,325	(8,142,766)	-8.0%	16.7%	19.5%
NET INCOME AND TOTAL						
COMPREHENSIVE INCOME	399,646,340	357,796,533	41,849,807	11.7%	71.1%	68.5%

Revenues

Total revenues increased by ₱39.6 million, or 7.6%, from ₱522.4 million for the three months ended March 31, 2020 to ₱562.0 million for the three months ended March 31, 2021.

The increase in total revenues is due to higher rental income and higher other income for the period.

Rent income increased by ₱9.1 million, or 1.8%, to ₱508.6 million for the three months ended March 31, 2021 compared to ₱499.5 million for the same period in 2020, driven by increase in occupancy and rental rates.

The Company's interest income for the three months ended March 31, 2021 also increased by ₱6.5 million or, 210.2%, to ₱9.6 million, compared to ₱3.1 million for the three months ended March 31, 2020, due to the increase in interest related to security deposit discounting.

Other income increased by ₱24.0 million, or 121.3% increase, to ₱43.8 million for the three months ended March 31, 2021 compared to ₱19.8 million for the same period in 2020 primarily due to the increase in other service charges collected from tenants, and increase in interest and penalties for the period.

Costs and expenses

The Company's costs and expenses increased by ₱5.9 million, or 9.4%, to ₱68.4 million for the three months ended March 31, 2021 compared to ₱62.5 million for the same period in 2020.

The Company's general and administrative expenses increased by ₱8.2 million, or 18.2%, to ₱53.1 million for the three months ended March 31, 2021 compared to ₱45.0 million for the same period in 2020. The increase was mainly due to increase in taxes and licenses.

The Company's marketing expenses decreased by ₱2.3 million, or -26.8%, to ₱6.2 million for the three months ended March 31, 2021 compared to ₱8.4 million for the same period in 2020. The decrease was mainly due to decrease in print and multimedia advertisements and marketing for Islas Pinas for the period.

Income before income tax

The Company's income before income tax for the three months ended March 31, 2021 was ₱493.6 million, an increase of ₱33.7 million or, 7.3% increase from its income before income tax of ₱459.9 million recorded for the same period last year.

Income tax expense

The Company's income tax expense for the three months ended March 31, 2021 was ₱94.0 million, a decrease of ₱8.1 million, or -8.0% decrease from its income tax expense of ₱102.1 million recorded for the same period last year, due to the impact of the CREATE Law.

Net Income

As a result of the foregoing, the Company's net income for the three months ended March 31, 2021 was ₱399.6 million, an increase of ₱41.8 million, or 11.7% increase from its net income of ₱357.8 million recorded for the same period in 2020.

STATEMENTS OF FINANCIAL POSITION

DDMP REIT, INC.

(formerly DD-Meridian Park Development Corp.)

(A Subsidiary of DoubleDragon Properties Corp.)

UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As At March 31, 2021

	March 31, 2021	December 31, 2020	Horizontal Analysis	Vertical Analysis	
	(Unaudited)	(Audited)	Increase (Decrease)	2021	2020
	<i>Amount in PHP</i>				
ASSETS					
Current Assets					
Cash and cash equivalents	1,221,972,844	1,088,817,817	133,155,027	12.2%	2.7%
Receivables	1,874,455,648	1,553,569,222	320,886,426	20.7%	4.1%
Due from Parent Company	-	2,356,247	(2,356,247)	-100.0%	0.0%
Prepaid expenses and other current assets	648,523,066	724,467,731	(75,944,665)	-10.5%	1.4%
Total Current Assets	3,744,951,558	3,369,211,017	375,740,541	11.2%	8.2%
Noncurrent Assets					
Property and equipment - net	16,452,123	18,069,828	(1,617,705)	-9.0%	0.0%
Investment property	40,539,549,525	41,477,970,085	(938,420,560)	-2.3%	88.6%
Finance lease receivable	1,009,706,664	-	1,009,706,664	0.0%	2.2%
Deferred tax Asset	-	188,172	(188,172)	-100.0%	0.0%
Other noncurrent assets	454,502,542	488,225,160	(33,722,618)	-6.9%	1.0%
Total Noncurrent Assets	42,020,210,854	41,984,453,245	35,757,609	0.1%	91.8%
Total Assets	45,765,162,412	45,353,664,262	411,498,150	0.9%	100.0%

LIABILITIES AND EQUITY

Current Liabilities

Accounts payable and other current liabilities	943,745,449	984,303,820	(40,558,371)	-4.1%	2.1%	2.2%
Due to Related Party	-	400	(400)	-100.0%	0.0%	0.0%
Income Tax Payable	52,471,970	44,923,595	7,548,375	16.8%	0.1%	0.1%
Total Current Liabilities	996,217,419	1,029,227,815	(33,010,396)	-3.2%	2.2%	2.3%

Noncurrent Liabilities

Deferred tax liability - net	7,911,461,661	7,876,959,548	34,502,113	0.4%	17.3%	17.4%
Other noncurrent liabilities	941,085,901	931,164,876	9,921,025	1.1%	2.1%	2.1%
Total Noncurrent liabilities	8,852,547,562	8,808,124,424	44,423,138	0.5%	19.3%	19.4%
Total Liabilities	9,848,764,981	9,837,352,239	11,412,742	0.1%	21.5%	21.7%

Equity

Capital stock	17,827,465,406	17,827,465,406	-	0.0%	39.0%	39.3%
Retained earnings	18,088,932,025	17,688,846,617	400,085,408	2.3%	39.5%	39.0%
Total Equity	35,916,397,431	35,516,312,023	400,085,408	1.1%	78.5%	78.3%
Total Liabilities and Equity	45,765,162,412	45,353,664,262	411,498,150	0.9%	100.0%	100.0%

ASSETS

The Company's assets were at ₱45.8 billion as of March 31, 2021, an increase of ₱411.5 million, or 0.9%, from assets of ₱45.4 billion as of December 31, 2020.

Cash and cash equivalents

The Company's cash and cash equivalents were ₱1,222.0 million as of March 31, 2021, an increase of ₱133.2 million, or 12.2%, from cash and cash equivalents of ₱1,088.8 million as of December 31, 2020. The increase was to cash generated from the Company's operation.

Receivables – net

The Company's net receivables were ₱1,874.5 million as of March 31, 2021, a ₱320.9 million, or 20.7% increase from net receivables of ₱1,553.6 million as of December 31, 2019 primarily due to the increase in accrued rent receivable from the straight-line rent income.

Due from Parent Company

The Company's due from Parent Company was nil as of March 31, 2021, a ₱2.4 million, or 100.0% decrease from ₱2.4 million as of December 31, 2020 due to receipt of advances made.

Prepaid expenses and other current assets

The Company's prepaid expenses and other current assets were ₱648.5 million as of March 31, 2021, a ₱75.9 million, or -10.5% 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 advances from suppliers and contractors.

Property and equipment - net

The Company's property and equipment (net) were ₱16.5 million as of March 31, 2021, a ₱1.6 million, or -9.0% decrease from property and equipment (net) of ₱18.1 million as of December 31, 2020 due to depreciation for the period.

Investment property

The Company's investment property amounted to ₱40.5 billion as of March 31, 2021, a ₱938.41 million, or -2.3% decrease from investment property of ₱41.5 billion as of December 31, 2020, due the derecognition of the construction in progress for DoubleDragon Tower as a result of the finance lease adjustment.

Finance lease receivable

The Company reported finance lease receivable of ₱1.0 billion as of March 31, 2021 as result of the finance lease classification of DoubleDragon Tower.

Other noncurrent assets

The Company's other noncurrent assets were ₱454.5 million as of March 31, 2021, a ₱33.7 million, or -6.9% decrease from other noncurrent assets of ₱488.2 million as of December 31, 2020. The decrease was due to the decrease in noncurrent portion of advances to contractors and suppliers.

LIABILITIES

The Company's liabilities were at ₱9,848.8 million as of March 31, 2021, an increase of ₱11.4 million, or 0.1% increase from liabilities of ₱9,837.4 million as of December 31, 2020.

Accounts payable and other current liabilities

The Company's accounts payable and other current liabilities were ₱943.7 million as of March 31, 2021, a ₱40.6 million, or -4.1% decrease from accounts payable and other current liabilities of ₱984.3 billion as of December 31, 2020. The decrease was mainly due to the increase in accrued project costs.

Income tax payable

The Company's income tax payable was ₱52.5 million as of March 31, 2021, a ₱7.5 million, or 16.8% increase compared to ₱44.9 million as of December 31, 2020, due additional income tax payable for the first quarter of 2021.

Deferred tax liability

The Company's deferred tax liability was ₱7,911.5 million as of March 31, 2021, a ₱34.5 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 deferred tax effect of accrued rent income and depreciation of expense of depreciable investment property.

Other noncurrent liabilities

The Company's other noncurrent liabilities were ₱941.1 million as of March 31, 2021, a ₱9.9 million, or 1.1% increase from other noncurrent liabilities of ₱931.2 million as of December 31, 2020.

EQUITY

The Company's equity were at ₱35.9 billion as of March 31, 2021, an increase of ₱400.1 million, or 1.1% increase from equity of ₱35.5 billion as of December 31, 2020, due to the net income recognized for the quarter.

KEY PERFORMANCE INDICATORS OF THE COMPANY

	Unaudited MARCH 31, 2021	Audited DECEMBER 31, 2020
Current Ratio	3.76	3.27
Asset to Equity	1.27	1.28
Debt to Equity Ratios		
On Gross Basis	-	-
On Net Basis	-	-
Acid Test Ratio	3.11	2.57

	Unaudited FOR THE QUARTER ENDED MARCH 31, 2021	Unaudited FOR THE QUARTER ENDED MARCH 31, 2020
Return on Equity	1.18%	1.13%
Net Income to Revenue	71.11%	68.49%
Revenue Growth	7.58%	-67.2%
Income Growth	11.70%	-67.5%
EBITDA	PHP 504.4 million	PHP 470.7 million
Solvency Ratio	0.04	0.03
Interest Coverage Ratio	-	-

(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. Return on Equity	$\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Average Equity Attributable to the Owners of the Parent}}$
6. Net Income to Revenue	$\frac{\text{Net Income Attributable to Owners of the Parent}}{\text{Total Revenue}}$
7. Revenue Growth	$\frac{\text{Total Revenue (Current Period)} - \text{Total Revenue (Prior Period)}}{\text{Total Revenue (Prior Period)}}$
8. Income Growth	$\frac{\text{Net Income Attributable to Owners of the Parent (Current Period)} - \text{Net Income Attributable to Owners of the Parent (Prior Period)}}{\text{Net Income Attributable to Owners of the Parent (Prior Period)}}$
9. EBITDA	Net Income + Depreciation and Amortization + Interest Expense
10. Acid Test Ratio	$\frac{\text{Cash} + \text{Accounts Receivable} + \text{Marketable Securities}}{\text{Current Liabilities}}$
11. Solvency Ratio	$\frac{\text{Net Income} + \text{Depreciation and Amortization}}{\text{Total Liabilities}}$
12. Interest Coverage Ratio	$\frac{\text{Earnings Before Interest and Taxes}}{\text{Interest Paid}}$

Item 3. Summary of Real Estate transactions for Q1 2021

Other than the usual lease contracts entered into with tenants, the Company entered on the following real estate transactions:

On January 1, 2021, the Company handed over DoubleDragon Tower to DD TOWER, INC. On February 17, 2021, the Company executed an Addendum to the long-term lease contract leasing such property and land to DD TOWER, INC. The addendum allocated the annual lease payments as follows:

Leased Property	Lessee	Annual Lease payments	Allocation of Annual Lease Payments	
			Building Component	Land Component
DoubleDragon Tower	DD TOWER, INC.	₱33,000,000	₱23,000,000	₱10,000,000

On January 1, 2021, the Company handed over Ascott-DD Meridian Park to DDMP SERVICED RESIDENCES, INC. On February 17, 2021, the Company executed an Addendum to the long-term lease contract leasing such property and land to DDMP SERVICED RESIDENCES, INC. The addendum allocated the annual lease payments as follows:

Leased Property	Lessee	Annual Lease payments	Allocation of Annual Lease Payments	
			Building Component	Land Component
Ascott-DD Meridian Park	DDMP SERVICED RESIDENCES, INC.	- 5.5% of rental income from retail space - 3.2% of revenues from serviced residences	70.00%	30.00%

Item 4. Property Performance and Valuation

Property Performance and Valuation

	DoubleDragon Plaza	DoubleDragon Center East	DoubleDragon Center West
Valuation	P29,007.4 million	P2,931.9 million	P3,450.2 million
WALE (years)	3.63	3.28	3.08
Rental Income	P381.1 million	60.4 million	64.5 million
Revenue Contribution in Year 2020	74.9%	11.9%	12.7%

DoubleDragon Plaza, DoubleDragon Center East and DoubleDragon Center West are all located in DD Meridian Park, Pasay City, with a blended occupancy rate of 97.2% as of March 31, 2021.

Properties under development

	DoubleDragon Tower	Ascott-DD Meridian Park
Lessee	DD TOWER, INC.	DDMP SERVICED RESIDENCES, INC.
Rental income from building and land	P8.25 million*	-
Remaining Lease Term	99 years	99 years

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

Item 5. Comparative summary of the quarterly financial performance

- Please refer Item 2

Item 6. Status of the implementation of the Reinvestment Plan

- Please refer to the attached Application of Proceeds for the First Quarter of 2021 generated from the Initial Public Offering (IPO) of DDMP REIT, Inc. ("DDMPR") pursuant to the Reinvestment Plan of DoubleDragon Properties Corp., as Sponsor of DDMP REIT, Inc.

DOUBLEDRAGON PROPERTIES CORP.

**REPORT OF FACTUAL FINDINGS ON THE
APPLICATION OF PROCEEDS FROM SECONDARY OFFER
RECEIVED FROM THE INITIAL PUBLIC OFFERING OF DDMP REIT,
INC.**



R.G. Manabat & Co.
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Philippines 1226
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REPORT OF FACTUAL FINDINGS

The Board of Directors and Stockholders
DoubleDragon Properties Corp.
DD Meridian Park Bay Area
Corner Macapagal Avenue and EDSA Extension Boulevard
Brgy 76 Zone 10, San Rafael, Pasay City, Metro Manila

We have performed the procedures agreed with you and enumerated below with respect to the Progress Report on the application of proceeds from the secondary offer received by Double Dragon Properties Corp. (the "Company") from the Initial Public Offering ("IPO") of DDMP REIT, Inc. (the "DDMP REIT") on March 24, 2021. The procedures were performed solely to comply with the requirement of the Philippine Stock Exchange (PSE) for the Company to submit an external auditors' report of factual findings on the accuracy of the information being represented by the Company relating to the use of proceeds whenever a report is submitted to the PSE. Our engagement was undertaken in accordance with Philippine Standard on Related Services (PSRS) 4400, Engagements to Perform Agreed-upon Procedures Regarding Financial Information.

The agreed-upon procedures are summarized as follows:

1. Obtain and check the mathematical accuracy of the Quarterly Progress Report from the Company.
2. Compare the net proceeds received in the Quarterly Progress Report to the bank statement and journal voucher noting the date received and amount recorded.
3. Compare the list of all the disbursements in the Quarterly Progress Report with the schedule of planned use of proceeds from the IPO in the Offering Circular ("Prospectus") and agree the amounts to the related supporting documents such as memorandum of agreements, invoices, deposit slips, passbook and letter of instructions.
4. Obtain written management representation as to any reallocation (or absences thereof) on the Company's planned use of proceeds or any change in the work program as disclosed in the Prospectus.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until November 21, 2023
SEC Accreditation No. 0003-SEC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by SEC Accreditation No. 0004-FR-5)
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



The results of the procedures performed are summarized in Annex A, which is an integral part of this report.

The procedures that we performed did not constitute either an audit or review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standard on Review Engagements (PSRE), thus, we do not express any assurance on the use of proceeds from the IPO based on the said standards.

Had we performed additional procedures, or had we performed an audit or review of the financial statements in accordance with PSA and PSRE, other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events or circumstances occurring after the date of this report.

Our report is solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. This report relates only to the report on the Company's use of the proceeds from the IPO and items specified above and do not extend to any financial statements of the Company taken as a whole.

R.G. MANABAT & CO.



Darwin H. Virocel

Partner


CPA License No. 0094495

SEC Accreditation No. 94495-SEC, Group A, effective for five (5) years
covering the audit of 2019 to 2023 financial statements

April 15, 2021
Makati City, Metro Manila

SUBSCRIBED AND SWORN TO, before me this 14th day of April 2021, affiant exhibiting to me his PRC ID No. 0094495 (CPA) and valid until 12/17/2022.

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Page No. 14 ;
Book No. 1 ;
Series of 2021



REGIDOR A. PONFERRADA
NOTARY PUBLIC FOR MAKATI CITY
Appt. No. M-54, Until 31 December 2022
Level 17, 6750 Ayala Office Tower
6750 Ayala Avenue, Makati City
PTR No. 8531351, 01/05/2021, Makati City
IBP Lifetime Member Roll No. 08626, Quezon City
Roll of Attorneys No. 57102
MCLE Compliance No. VI-0014735 - 11/13/2018

Summary of Results of Agreed-Upon Procedures Performed
Annex A

We report the results of our work as follows:

1. We have obtained and checked the mathematical accuracy of the Company's Quarterly Progress Report for the first quarter ended March 31, 2021. No exceptions noted.
2. We have compared the net proceeds received in the Quarterly Progress Report with the bank statements and journal voucher and noted no exceptions. The net proceeds was received on March 24, 2021 and agreed with the amount recorded. The net proceeds is equivalent to the gross proceeds less disbursement for price stabilization activities and IPO expenses amounting P935,943,059.25 and P346,526,083.78, respectively.
3. We have compared the list of all the disbursements in the Quarterly Progress Report with the schedule of planned use of proceeds from the IPO in the Prospectus and agreed the amounts to the related supporting documents. No exceptions noted.

As presented by the Company and based on the above procedures, the table below lists the details of the disbursements made during the first quarter ended March 31, 2021, from the P9,012,904,501.97 net IPO proceeds.

Net proceeds received	P9,012,904,501.97
Less:	
Disbursements for Robinsons DoubleDragon Square	336,527,662.59
Disbursements for Jollibee Tower	603,945,356.77
Total Disbursements	940,473,019.36
Remaining Proceeds as of March 31, 2021	P8,072,431,482.61

Relative to the actual disbursements for the period, the following procedures were also performed:

- a. Compared and agreed the actual disbursements for the quarter ended March 31, 2021 submitted by the Company to the PSE to the related supporting documents which includes bank account passbooks, official receipts, collection receipts and bank deposit slips. No exceptions noted.
 - b. Checked the details of the disbursements made as shown above to the related supporting documents and noted that the total of P940,473,019.36 was disbursed for the capital expenditures for Robinsons DoubleDragon Square and Jollibee Tower. Such transactions and amounts thereof were agreed to the related vouchers official receipts and reflected in the bank statements.
4. We have obtained written management representation and noted that there were no reallocations made on the Company's planned use of proceeds from the IPO or any changes in the work program as disclosed in the Prospectus.

SIGNATURES

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

Issuer DDMP REIT, INC.

Signature and Title  **Josecito L. Barrera, Jr.**
Compliance Officer / Head, Legal Department

Date May 17, 2021

Principal Financial/Accounting Officer/Controller: Gerda Grace G. Dela Victoria

Signature and Title  **Gerda Grace G. Dela Victoria**
Head, Accounting

Date May 17, 2021