

COVER SHEET

SEC Registration Number

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Company Name

L	F	M		P	R	O	P	E	R	T	I	E	S		C	O	R	P	O	R	A	T	I	O	N			

Principal Office (No./Street/Barangay/City/Town/Province)

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Form Type

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Department requiring the report

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Secondary License Type, If Applicable

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COMPANY INFORMATION

Company's Email Address

finance@lfmproperty.com

Company's Telephone Number/s

(02) 8893-7790

Mobile Number

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No. of Stockholders

479

Annual Meeting Month/Day

Last Wednesday of May

Fiscal Year Month/Day

December 31

CONTACT PERSON INFORMATION

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

Name of Contact Person

William L. Ang

Email Address

williamlimang@gmail.com

Telephone Number/s

(02)8893-7790

Mobile Number

-

Contact Person's Address

3rd Floor Liberty Building, 835 A. Arnaiz Avenue, Makati City

Note: In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A, AS AMENDED

ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SECTION 141 OF THE CORPORATION CODE OF THE PHILIPPINES

- 1. For the fiscal year ended December 31, 2025
- 2. SEC Identification Number **ASO95012561**
- 3. BIR Tax Identification No. **004-656-232-V**
- 4. Exact name of issuer as specified in its charter **LFM PROPERTIES CORPORATION**
- 5. Metro Manila (SEC Use Only)
Province, Country or other jurisdiction of incorporation or organization Industry Classification Code:
- 7. 3rd Floor Liberty Building, A. Arnaiz Avenue, Makati City 1229 -
Address of principal office Postal Code
- 8. (632) 8893-7790
Issuer's telephone number, including area code

9. NONE
Former name, former address, and former fiscal year, if changed since last report.

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

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON	25,000,000,000
.....
.....

11. Are any or all of these securities listed on a Stock Exchange.
 Yes [] No []
 If yes, state the name of such stock exchange and the classes of securities listed therein:
PHILIPPINE STOCK EXCHANGE COMMON

12. Check whether the issuer:
 (a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 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 that the registrant was required to file such reports);
 Yes [] No []

(b) has been subject to such filing requirements for the past ninety (90) days.
 Yes [] No []

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant. The aggregate market value shall be computed by reference to the price at which the stock was sold, or the average bid and asked prices of such stock, as of a specified date within sixty (60) days prior to the date of filing. If a determination as to whether a particular person or entity is an affiliate cannot be made without involving unreasonable effort and expense, the aggregate market value of the common stock held by non-affiliates may be calculated on the basis of assumptions reasonable under the circumstances, provided the assumptions are set forth in this Form. (See definition of "affiliate" in "Annex B").

**APPLICABLE ONLY TO ISSUERS INVOLVED IN
INSOLVENCY/SUSPENSION OF PAYMENTS PROCEEDINGS
DURING THE PRECEDING FIVE YEARS:**

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the Code subsequent to the distribution of securities under a plan confirmed by a court or the Commission.

Yes [] No []

DOCUMENTS INCORPORATED BY REFERENCE

15. If any of the following documents are incorporated by reference, briefly describe them and identify the part of SEC Form 17-A into which the document is incorporated:

- (a) Any annual report to security holders; **-NA-**
- (b) Any information statement filed pursuant to SRC Rule 20; **-NA-**
- (c) Any prospectus filed pursuant to SRC Rule 8.1. **-NA-**



LFM PROPERTIES CORPORATION

2025 ANNUAL REPORT

PART I - BUSINESS AND GENERAL INFORMATION

1. Business of the Company

LFM Properties Corporation (“Company” or “LPC”) is a real estate company incorporated with the Philippine Securities and Exchange Commission (“SEC”) on December 18, 1995 under its original name, Alfaro Land Holdings Corporation, and was given the SEC Registration Number/Company Reg. No. ASO95-012561. It changed its corporate name to its current name, LFM Properties Corporation, on November 12, 1996, which was approved by the SEC on January 9, 1997.

On October 4, 2005, the SEC approved the Articles and Plan of Merger executed on April 28, 2005 by and between LPC, the surviving corporation, and the following as absorbed corporations namely: LFM Land Corporation and Valero Land Corporation. In the said Merger, the entire assets and liabilities of LFM Land Corporation and Valero Land Corporation were transferred to and absorbed by LPC. Other than the aforementioned merger, the Company has not been involved in any material reclassification, merger, consolidation, purchase, or sale of significant amount of assets not in the ordinary course of business.

There is currently no bankruptcy, receivership or any other similar proceedings involving the Company.

The Company currently derives all its revenues from lease rentals of real estate properties owned by the Company and located in the busy central business districts/commercial hubs in Metro Manila, namely Liberty Plaza Building, Liberty Center Building, Liberty Building along A. Arnaiz and a Vacant Commercial Land.

The relative contribution of the Company’s products and services to its sales or revenues are as follows:

Properties	Percentage of Sales/Revenues
Liberty Center Building	45%
Liberty Plaza Building	38%
Liberty Building Along Arnaiz	15%
Ortigas Vacant Commercial Lot	2%

Customer

The Company has a broad base of customers, comprised of both local and foreign institutional clients. Out of 89 active tenants as of December 31, 2025, the Company considers only two (2) tenants as material leases due to amount of rental income.

Competition

The Company operates in a highly competitive real estate industry.

For Liberty Plaza Building and Liberty Center Building, main competitors are those offering similar office and commercial spaces within Salcedo Village, Makati City such as the Citibank Center, Pacific Star, Petron Megaplaza and V-Corporate Buildings.

Should a development project be constructed in the Ortigas Vacant Commercial Land in the future, main competitors will be those offering office and commercial areas in Pasig CBD.

The Company expects that it will continue to compete with said property companies in the next several years. With the Company's competitive strengths in terms of pricing, branding, and reputation, the company believes that it will be able to compete effectively with its peers and solidify its position as it enters new markets, grow its business and expand its portfolio.

Employees

As of December 31, 2025, the Company has 17 regular employees as follows:

Rank	Number of Employees
Directors/Officers	4
Manager	1
Supervisors	3
Rank and File	9
Total	17

The Company has no existing collective bargaining agreement between its employees, and the Company's employees are not part of any labor union. The Company has not experienced any disruptive labor disputes, strikes or threats of strikes in the past three (3) years. The Company has no information of any threatened strike to be undertaken by the Company's employees. The Company's management believes that the Company's relationship with its employees is satisfactory, in general.

The Company complies with minimum compensation and benefits standards as well as all other applicable labor and employment regulations. Other than the said standard compensation and benefits, the Company does not have any supplemental benefits or incentive arrangements for the Company's employees.

Working Capital

The working capital required by the Company in its business is from internally generated funds and bank borrowings.

Revenues

The Company leases out spaces in its buildings and vacant lot under various operating leases.

Effect of any existing or probable government regulation on the business of the Company

The Company operates a material part of its businesses in a regulated environment. The Company is subject to numerous environmental laws and regulations relating to the protection of the environment and human health and safety. These include laws and regulations governing air emissions, water and waste water discharges, odor emissions, and the management of, disposal of, and exposure to hazardous materials.

The Company is compliant with government regulating agencies relative to this. Clearances and permits are secured required reports are submitted within the mandated period

Research and Development

None of the research and development expenses are borne directly by the Company's customers.

Patents

The Company does not own, hold, or in any other way, have patents, trademarks, copyrights, licenses, franchises, concessions, and royalty agreements

Cost of Compliance with Environmental Laws

All government approvals and permits issued by the appropriate government agencies or bodies which are material and necessary to conduct the business and operations of the Company have been obtained and are in full force and effect.

The Company was granted Environmental Compliance Certificate (ECC) by the DENR-NCR after with Permit numbers NCR9907-14-0137- 216, ECC-OL-NCR-2016- 0046 and CNC-OL-NCR 2017-02-00033.

The costs of compliance with environmental laws are included in the cost for permits and licenses procured by the Company.

Major Risks Involved

The Company's business, financial condition, and results of operations could be adversely affected in the event a material number of leases are terminated. If these leases are prematurely terminated, then the Company stands to lose revenues until the space is leased to a new tenant.

To mitigate this risk, the Company intends to maintain the current tenant base and continue to carefully screen prospective lessees and impose penalty charges in case tenants pre-terminate their lease contracts

The properties of the Company are sufficiently insured with reputable insurance companies.

2. Properties

The properties of the Company consist of the following:

Land and Building

Liberty Plaza Building is a 21-storey building with ground floor spaces, two (2) basement parking, five (5) levels of podium parking and 13 floor offices (without 13th floor) located at 102 H.V. Dela Costa Street corner Valero and San Agustin Streets, Salcedo Village, Makati City, Metro Manila. The ground floor is being utilized and leased for commercial spaces. Parking spaces are in basement 1 and 2 and podium 2 to 6th floor. The seventh to nineteenth floors are used as office spaces. Gross floor area of the building is 18,056.68 square meters and leasable area is 8,549 square meters, more or less. Completed in Year 2019, the building is not organized as a condominium development and the Company is the sole registered owner of the entire building. The building is not PEZA accredited. The land where the building is situated consists of an area of approximately 997 square meters.

Liberty Center Building is a 21-storey building with ground floor spaces, three (3) basement parking, four (4) levels of podium parking and 13 floor offices (without 13th floor) located at 104 H.V. Dela Costa Street corner L.P. Leviste and San Agustin Streets, Salcedo Village, Makati City, Metro Manila. The ground floor is being utilized and leased for commercial spaces. Parking spaces are in basement 1 to 3 and podium 2 to 5th floor. The sixth to nineteenth floors are used as office spaces. Gross floor area of the building is 20,265.85 square meters and leasable area is 8,103 square meters, more or less. Completed in Year 2000, the building is not organized as a condominium development and the Company is the sole registered owner of the entire building. The building is not PEZA-accredited. The land where the building is situated consists of an area of approximately 1,035 square meters.

The land and all improvements thereon where Liberty Center Building is situated is covered by a real estate mortgage in favor of BDO Unibank, Inc. (BDO) covering the amount of ₱600,000,000.00. Said mortgage secures a term loan with BDO under a Facility Agreement notarized on February 18, 2021 covering the amount ₱600,000,000.00 payable for up to five (5) years. The purpose of the said loan is to term-out the outstanding balance of the Company's credit line with BDO. The outstanding balance of said term loan as of December 31, 2025 is ₱34,117,647 and the interest to be charged will either be a variable interest rate (higher of 3-month Benchmark Rate plus a margin of 1.20% divided by Applicable Premium Factor and 7.6079% per annum) or a fixed interest rate (higher of 5 year Benchmark Rate plus a margin of 1.20% divided by the Applicable Premium Factor and 4.875% per annum).

Liberty Building

On March 27, 2023, the Board of Directors of the Company approved the purchase of the Liberty Building from the Parent Company. The proposed terms of the sale were subjected to a fairness opinion issued by an independent third-party financial adviser. On May 3, 2023, the independent financial adviser concluded that the fair price for the Liberty Building was approximately 27% of the value of LFM's total assets. After being given the opportunity to review the fairness opinion and following negotiations between the parties, the Board of Directors, on May 31, 2023, approved the execution of a contract to sell, with a tentative execution date of June 2, 2023. On December 2, 2024, after full payment had been made, the Company and the Parent Company executed a Deed of Absolute Sale, thereby consummating the purchase of a parcel of land with an area of 1,009 square meters, located along A. Antonio Arnaiz Avenue, Makati City, covered by TCT No. 374464, together with all improvements thereon, including the building known as the Liberty Building. As a result, the Company now owns the Liberty Building and the 1,009-square meter parcel of land on which it stands.

Vacant Commercial Land

The Company owns a piece of land with an area of 2,094 square meters, more or less, located at Lot 5 Block 1 Ortigas Ave. corner F. Ortigas Jr. and Sapphire Roads, Ortigas Center, Brgy. San Antonio, Pasig City, Metro Manila ("Ortigas Vacant Commercial Land"). The Ortigas Vacant Commercial Land is registered under the name of the Company and covered by Transfer Certificate of Title No. PT-138927 issued on June 30, 2008 by the Register of Deeds of Pasig City. The Ortigas Vacant Commercial Land is currently being leased to a lessee who is currently using the land as a staging area for construction.

The Ortigas Vacant Commercial Land is approximately 80 meters northeast from Garnet Road, 290 meters southeast from the corner of Garnet Road and ADB Avenue, or about 575 meters southeast from the intersection of Ortigas Avenue and Epifanio Delos Santos Avenue (EDSA). The land is not PEZA-accredited.

The Ortigas Vacant Commercial Land is zoned as Commercial (C-3) under Pasig City Zoning Ordinance adopted in Year 2015. Ortigas Center is a financial and central business district located at the boundaries of Pasig, Mandaluyong, and Quezon City in the Philippines. It is Metro Manila's second most important business district after the Makati CBD.

The land and all improvements thereon where Liberty Center Building, Liberty Plaza Building and Liberty Arnaiz are situated are covered by a real estate mortgage in favor of BDO Unibank, Inc. (BDO) covering the amount of ₱2,100,000,000.00

3. Legal Proceedings

The Company is not a party to and the Company's Properties are not the subject of any material pending legal proceeding.

Further, there are no pending criminal cases filed against the Company or any of its directors and key officers.

4. Submission of Matters to a Vote of Security Holders

There were no matters submitted to a vote of security holders during the fourth quarter of the fiscal year covered by this Report.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

5. Market for Company's Common Equity and Related Stockholder Matters

Market Information

The shares of the Company consist solely of common shares which are presently listed and traded in the Philippine Stock Exchange. The high and low sales prices for the shares of the Company for each quarter within the last two fiscal years are as follows:

2025	High	Low
First Quarter	0.0590	0.0320
Second Quarter	0.0470	0.0380
Third Quarter	0.0970	0.0350
Fourth Quarter	0.0780	0.0380

Holdings

As of December 31, 2025, there are 479 holders of common shares of stocks of the Company.

The top 20 stockholders of the Company as of December 31, 2025 are as follows:

	Name of Stockholder	Number of Shares held	Percentage
1.)	PARITY VALUES INC.	9,985,414,346	39.94%
2.)	PCD NOMINEE CORPORATION	8,076,818,065	32.31%
3.)	BACSAY MANAGEMENT CORPORATION	927,897,172	3.71%
4.)	SEBRING MANAGEMENT CORPORATION	518,268,932	2.07%
5.)	E.K.I.TOURIST DEVELOPMENT CORPORATION	474,013,830	1.90%
6.)	L & J AGRICULTURAL INC.	401,361,606	1.61%
7.)	PCD NOMINEE CORPORATION (NON-FILIPINO)	161,597,406	0.65%
8.)	MORENO JR. JOSE	154,093,982	0.62%
9.)	LOPEZ JR. EDUARDO S.	151,967,688	0.61%
10.)	PULMONES AMELIA KALAW	151,659,758	0.61%
11.)	CARVINA FARMS INC.	127,806,720	0.51%
12.)	FERIA PAULA K.	122,360,592	0.49%
13.)	FAJARDO ERWIN M.	115,757,942	0.46%
14.)	LOPEZ JOSE MA. S.	114,445,845	0.46%
15.)	KALAW REGINA	104,267,256	0.42%
16.)	LIBERTY FLOUR MILLS INC.	99,999,993	0.40%
17.)	GALAN NORMA YU	87,107,670	0.35%
18.)	JAVELLANA MARIA TERESA V.	84,575,838	0.34%
19.)	MARAMBA III FELIX R.	80,997,044	0.32%
20.)	QUIROS MA. CRISTINA V.	78,907,104	0.32%

Dividends

No Cash Dividends is paid during the fiscal year.

Stock Dividends

On March 27, 2023, the BOD has approved the declaration of stock dividends in the total amount of ₱150,000,000 corresponding to 15,000,000,000 common shares. The stock dividend declaration was ratified during the Annual Stockholders' Meeting held last July 26, 2023. Such stock dividend distribution is subject to SEC's approval of the capital increase and the record date.

Below is the schedule of Retained Earnings available for Dividend Declaration:

	Amount
Unappropriated retained earnings, beginning of reporting period	₱214,982,515
Less: Category A: Items that are directly credited to unappropriated retained earnings	-
Category B: Items that are directly debited to unappropriated retained earnings	-
Unappropriated retained earnings, as adjusted	214,982,515
Add: Net income for the current year	5,939,573
Less: Category C.1: Unrealized income recognized in the profit or loss during the reporting period (net of tax)	6,142,714
Add: Category C.2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	-
Add: Category C.3: Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting (net of tax):	
Reversal of previously recorded fair value adjustments (mark- to-market gains) of financial instruments at fair value through profit or loss (FVPTL)s	
Adjusted Net Income	(₱203,141)
Add: Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax)	-
Add: Category E: Adjustments related to relief granted by the SEC and BSP	-
Add/Less: Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution:	
Net movement in deferred tax asset not considered in the reconciling items under the previous categories	(2,887,054)
Total retained earnings, end of the reporting period available for dividend	₱211,892,320

Recent Sales of Unregistered or Exempt Securities, including Recent Issuance of Securities Constituting an Exempt Transaction

The Company has not sold any securities, whether unregistered or exempt or any issuance constituting an exempt transaction under the Revised Securities Act (RSA) or the Securities Regulation Code (SRC), during the past three (3) years.

6. Management's Discussion and Analysis or Plan of Operation.

The selected financial information of the Company set forth below are derived from the audited financial statements submitted by Sycip Gorres Velayo & Co. for 2025:

Income Statement Data

For the Year December 31
(in Thousands of Pesos)

	2025	2024	2023
Rental Income	₱231,012	₱271,843	₱194,837
Direct Cost	97,850	98,222	85,240
Gross Profit	133,162	173,621	109,597
Operating Expense	57,251	57,737	32,238
Income before other income (charges) and income tax	75,911	115,884	77,359
Other Income (Charges)	(70,030)	(65,201)	5,599
Income before income tax	5,881	50,683	82,958
Provision for (Benefit from) income tax	(59)	14,891	31,331
Net Income	₱5,940	₱35,792	₱51,627

BALANCE SHEET DATA

As of December 31
(in Thousands of Pesos)

	2025	2024	2023
ASSETS			
Current Assets			
Cash	39,107	31,132	34,536
Receivables	8,795	11,864	12,713
Financial assets at fair value through profit or loss	14,760	8,617	27,066
Accrued rent - current portion	4,827	8,665	1,880
Prepaid Expenses and other current assets	55,522	46,160	47,220
Total Current Assets	123,011	106,438	123,415
Noncurrent Assets			
Investment properties	2,853,166	1,726,276	1,767,247
Financial assets at fair value through other comprehensive income	149,726	139,684	126,594
Accrued rent - net of current portion	11,215	8,714	8,199
Net retirement plan asset	-	1,544	3,025
Property and equipment	331	351	946
Other noncurrent assets	173,407	280,198	81,559
Total noncurrent Assets	3,187,845	2,156,767	1,987,570
TOTAL ASSETS	3,310,856	2,263,205	2,110,985
LIABILITIES AND EQUITY			
Current Liabilities			
Current portion of notes Payable	1,417,118	960,474	590,195
Accounts payable and other current liabilities	153,278	82,284	40,266
Current portion of payable to a related party	1,166,000	568,400	851,200
Current portion of deposits on long-term leases	32,455	36,913	26,000
Current portion of unearned rental income	5,187	4,618	6,475
Income tax payable	-	-	7,494
Total Current Liabilities	2,774,038	1,652,689	1,521,630
Noncurrent Liabilities			
Notes payable - net of current portion	-	34,250	-
Deposits on long-term leases - net of current portion	17,898	18,448	17,354
Unearned rental income - net of current portion	2,163	1,402	1,338
Deferred tax liabilities - net	218	3,825	1,770
Retirement liability	2,430	-	-
Other noncurrent liability	-	51,819	116,116
Total Noncurrent Liabilities	22,709	109,744	136,578
Total Liabilities	2,796,747	1,762,433	1,658,208
Equity			
Capital stock	250,000	250,000	250,000
Stock Dividend distributable	150,000	150,000	150,000
Other components of equity:			
Fair value changes on financial assets at FVOCI	(104,449)	(114,491)	(127,581)
Accumulated remeasurement gains on defined benefit plan	2,419	5,063	5,950
Retained Earnings	216,139	210,200	174,408
Total Equity	514,109	500,772	452,777
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	3,310,856	2,263,205	2,110,985

2025

Results of Operations

The Company generated total gross revenues of ₱231 million for the year ended December 31, 2025, 15% decreased from ₱271.8 million total gross revenues for the year ended December 31, 2024. This is primarily due primarily due to vacant units in Liberty Plaza Building.

Cost of rental services amounted to ₱97.8 million versus to ₱98.2 million last year, with a very minimal changes.

General and administrative expenses amounted to ₱57.3 million, with very slight changes compared to last year's ₱57.7 million or ₱0.4 million. The difference is primarily due to ₱1.1 million increase in personnel cost, ₱2.9 million increase in taxes and licenses particularly in documentary stamp tax paid on additional loans, ₱1 million increase professional fees paid for legal fees and for various services such as preparation and registration of data privacy policy, listing of minority shares and assistance with BIR audit. Other expenses such as commission and miscellaneous expenses decreased by ₱1.5 million and ₱2.5 million, respectively.

Other income (expenses) net amounted to (₱70 million), up by ₱4.8 million from same period last year. The increase is primarily due to ₱20.5 million increase in interest expense due to availment of loan offset by increase in fair value changes of financial assets at fair value through profit or loss amounting to ₱6.6 million and increase in dividend income of ₱9 million.

Financial Condition

Total Assets of the Company as of December 31, 2025 stood at ₱3.311 billion, an increase of 46% or ₱1.048 billion from ₱2.263 billion as of December 31, 2024.

Cash and cash equivalents increased by 26% or ₱7.8 million.

The decrease in Receivables by ₱3 million or 26% is primarily attributed to enhanced collection efficiency.

Financial Assets at FVPL – The increase of ₱6 million or 71% is due to mark to market adjustment at December 31, 2025.

The increase in other current assets of ₱9.4 million or 20% is primarily due to unutilized creditable withholding taxes.

The increase in Investment Properties of ₱1.13 billion is primarily attributed to the parcel of lot acquired from Parity Values Inc.

Total Liabilities of the Company as of December 31, 2025 amounted to ₱2.797 billion an increased by 59% or ₱1.035 billion from 2024 of ₱1.762 billion. The increase is primarily

due to liability for the purchase of parcel of lot from Parity Values Inc. and additional loan availed during the year to settle payable to related party.

Total Equity stood at ₱514.1 million as of December 31, 2025, versus ₱500.8 million as of December 31, 2024. The Company generated net income of ₱5.9 million for the year ended December 31, 2025.

The Company has no knowledge of any trends, events or uncertainties which are reasonably expected to have a material impact on the net sales or revenues of the Company. There are no seasonal aspects which had a material effect on the Company's financial condition or results of operation.

Further discussion of material changes in amount of accounts with 5.0% or more change:

Accounts Receivable – The decrease in account is mainly attributed to enhanced collection efficiency.

Financial Assets at FVPL – The increase is a result of selling marketable of securities during the year and mark to market adjustment at December 31, 2025.

Other current assets - increase is primarily due to unutilized creditable withholding taxes

Investment Properties – The increase is due primarily attributed to the parcel of lot acquired from Parity Values Inc.

Financial assets at fair value through other comprehensive income (FVOCI) – The increase is due to mark to market adjustment at December 31, 2025.

Other noncurrent assets – The decrease is primarily due to ₱220 million deposit to vendor that was refunded to the company during the year offset by increase in the input taxes from the purchase of investment properties.

Notes payable – The Increase is due to availment of the loan to pay related party payable and deposit to vendor.

Accounts payable – The Increase is primarily due to the withholding tax expanded related to the acquisition of the parcel of lot.

Payable to related party – The Increase is primarily due to the liability related to the acquisition of the parcel of lot from Parity Values Inc.

Unearned rental income current and non current – The increase is due to advance payment of rental fee received from new tenants.

Deposits on longterm lease - The decrease is due to refund of deposit from tenants.

Other non current liabilities - The decrease is due to settlement of the account.

Retained earnings – The increase is due primarily income earned during the year.

2024

Results of Operations

The Company generated total gross revenues of ₱271.8 million for the year ended December 31, 2024, 40% increased from ₱194.8 million total gross revenues for the year ended December 31, 2023. This is primarily due to the rental income generated from Liberty Building acquired from its parent company and also due to improved occupancy rate for Liberty Plaza building.

Cost of rental services amounted to ₱98.2 million versus to ₱85.2 million last year, with 15% increase or ₱13 million. The increase is primarily due to heightened expenditures on communication, light and water, outside services and other operating cost.

General and administrative expenses amounted to ₱57.7 million, 79% higher than last year's ₱32.2 million or ₱25.5 million. The increase is primarily due to ₱1.5 million increase in personnel cost, and ₱23.7 million increase in taxes and licenses particularly in documentary stamp tax paid on additional loans and deed of absolute sale related to the acquisition of Liberty building from the parent company.

Other income (expenses) net amounted to ₱65.2 million, down by ₱70.8 million from same period last year. The decrease was primarily due to the gain on sale of condominium unit realized last year amounting to ₱88.6 million, Interest expense increase by ₱21.5 million due to availment of loan, offset by increase in fair value changes of financial assets at fair value through profit or loss amounting to ₱41.5 million as of December 31, 2024.

Financial Condition

Total Assets of the Company as of December 31, 2024 stood at ₱2.263 billion, an increase of 7% or ₱152 million from ₱2.111 billion as of December 31, 2023.

Cash and cash equivalents decreased by 10% or ₱3.4 million.

The decrease in Receivables by ₱.8 million or 7% is primarily attributed to enhanced collection efficiency.

The decrease in Investment Properties of ₱40.9 million is primarily attributed to the depreciation of existing investment properties.

Total Liabilities of the Company as of December 31, 2024 amounted to ₱1.762 billion increased by 6% or ₱104.2 million from 2023 of ₱1.658 billion. The increase is primarily due to availment of loan for the deposit to vendor.

Total Equity stood at ₱500.8 million as of December 31, 2024, versus ₱452.8 million as of December 31, 2023. The Company generated net income of ₱35.8 million for the year ended December 31, 2024.

The Company has no knowledge of any trends, events or uncertainties which are reasonably expected to have a material impact on the net sales or revenues of the Company. There are no seasonal aspects which had a material effect on the Company's financial condition or results of operation.

Further discussion of material changes in amount of accounts with 5.0% or more change:

Accounts Receivable – The decrease in account is mainly attributed to enhanced collection efficiency.

Financial Assets at FVPL – The decrease is a result of selling marketable of securities during the year and mark to market adjustment at December 31, 2024.

Property and Equipment – The decrease is due to depreciation of existing property and Equipment net of acquisition for the year.

Net retirement assets- The decrease is due to mark to market adjustment at December 31, 2025 of marketable securities under retirement plan account.

Financial assets at fair value through other comprehensive income (FVOCI) – The increase is due to mark to market adjustment at December 31, 2024.

Other noncurrent assets – The increase is primarily due primarily due to deposit to vendor.

Notes payable – The Increase is due to availment of the loan to pay related party payable and deposit to vendor.

Income tax payable – The decrease is due to creditable withholding taxes collected during the year.

Unearned rental income current and non current – The increase is due to advance payment of rental fee received from new tenants.

Deposits on longterm lease - The increase is due to collection of deposit from new tenants.

Deferred tax Liability – The decrease is primarily due to the reduction of deferred tax liability pertaining to net retirement plan assets.

Retained earnings – The increase is due primarily income earned during the year.

2023

Results of Operations

The Company generated total gross revenues of ₱194.8 million for the year ended December 31, 2023, 16% decreased from ₱230.7 million total gross revenues for the year ended December 31, 2022. This is primarily due to the pretermination of rental lease contract of one of the major tenants of the Company that leases the entire office spaces in Liberty Plaza Building. As of December 31, 2023, the occupancy rate on the said building stood at approximately 79%, which increased to 93% as of March 31, 2024.

Cost of rental services amounted to ₱85.2 million versus to ₱77.3million last year, with 10% increase or ₱7.9 million. The increase is primarily due to heightened expenditures on communication, light and water, outside services and other operating cost.

General and administrative expenses amounted to ₱32.2 million, 27% higher than last year's ₱25.4 million or ₱6.8 million. The increase is primarily due to several factors: ₱1.5million increase in personnel cost, ₱1.4million increase in documentary stamp taxes related to an additional loan obtained during the year, and ₱3.7 million increase in commission payments, with the majority attributed to the sale of two (2) condominium units.

Other income (expenses) net amounted to ₱5.6 million, up by ₱175.5 million from same period last year. The increase was mainly due to ₱88.6 million gain on sale of two (2) condominium units, to ₱16.8 million increase in fair value changes of financial assets as of December 31, 2023, and loss on pretermination of lease contract of ₱85.4 million. The interest expense however increased by ₱15.7 million due to additional loan obtained during the year.

Financial Condition

Total Assets of the Company as of December 31, 2023 stood at ₱2.111 billion, an increase of 63% or ₱814 million from ₱1.297 billion as of December 31, 2022. The increase is primarily due to investment property acquired from the parent company

Cash and cash equivalents decreased by 20% or ₱8.5 million.

The decrease in Receivables by ₱16.6 million or 57% is primarily attributed to enhanced collection efficiency.

Other Current Assets increased by 1347% or ₱44 million. The significant increase is primarily attributable to deferred input VAT - current portion associated with the acquisition of investment property from the parent company.

The increase in Investment Properties of ₱953 million is primarily attributed to acquisition of investment property from the parent company net of depreciation of existing investment properties.

Total Liabilities of the Company as of December 31, 2023 amounted to ₱1.658 billion increased by 84% or ₱755.4 million from 2022 of ₱902.8 million. The increase is primarily attributable the following factors: ₱851.2 million payable to related party related to the acquisition of investment property, ₱2.9 million increase on Deposits on longterm leases received from new tenants and ₱2.3 million increase in income tax payable which has been offset by payments toward other liabilities such as ₱37.7million payable to related party associated with the acquisition of Airrights, ₱18.4million payment of payable in relation to acquisition of Nuvali lot million and ₱40.5 million payments of company's notes payable net of availments.

Total Equity stood at ₱452.8 million as of December 31, 2023, versus ₱394.2 million as of December 31, 2022. The Company generated net income of ₱51.6 million for the year ended December 31, 2023.

The Company has no knowledge of any trends, events or uncertainties which are reasonably expected to have a material impact on the net sales or revenues of the Company. There are no seasonal aspects which had a material effect on the Company's financial condition or results of operation.

Further discussion of material changes in amount of accounts with 5.0% or more change:

Accounts Receivable – The decrease in account is mainly attributed to enhanced collection efficiency..

Financial Assets at FVPL – The decrease is a result of selling marketable of securities during the year and mark to market adjustment at December 31, 2023.

Other current assets – The increase is attributable to deferred input VAT - current portion associated with the acquisition of investment property from the parent company.

Investment properties – The increase is primarily attributable to the acquisition of investment property from parent company.

Property and Equipment – The decrease is due to depreciation of existing property and equipment of the company.

Net retirement assets- The decrease is due to mark to market adjustment at December 31, 2023 of marketable securities under retirement plan account.

Deposit amounting to ₱130 million has been applied as initial payment to the acquisition of investment property from parent company.

Financial assets at fair value through other comprehensive income (FVOCI) – The increase is due to mark to market adjustment at December 31, 2023.

Other noncurrent assets – The increase is primarily due to the non current portion of input VAT associated with the acquisition of the investment property from parent company

Notes payable – The decrease is due to ₱40.5 million payments of company's notes payable net of availments.

Income tax payable – The increase is due to higher recognition of income tax payable the year 2023.

Unearned rental income current and non current – The increase is due to advance payment of rental fee received from new tenants.

Deferred tax Liability – The decrease is primarily due to the reduction of deferred tax liability pertaining to net retirement plan assets.

Retained earnings – The decrease is due primarily to the declaration of stock dividends.

Summary of Forecasted Financial Statements

The company projects sustained net income generation beginning in 2026 and extending over the succeeding ten-year period. Following the planned SRO within the year and in the next few years, management expects a reduction in outstanding debt, which should materially lower operating expenses and support improved profitability and a stronger bottom line. Furthermore, the company forecasts almost full occupancy across its property portfolio within the year, reinforcing revenue stability and overall financial performance.

As the forecast is based on assumptions about circumstances and events that have not yet occurred and are subject to significant uncertainties beyond the Company's control, there can be no assurance that the forecast will be realized. Actual results may be materially different from those shown in the forecast. Under no circumstances should the inclusion of the forecasted financial statements be regarded as a representation, warranty or prediction with respect to the accuracy of the underlying assumptions, or that the Company will achieve or is likely to achieve the particular results.

7. CHANGES IN AND DISAGREEMENT WITH ACCOUNTANTS ON ACCOUNTING DISCLOSURE

There have been neither changes in nor disagreements with accountants on accounting and financial disclosure.

The Company incurs P800,000 excluding of VAT and OPE for the audit.

In the selection of auditors, the audit committee give nominations to the Board which, the Board along with the stockholders select and approve during the annual stockholders' meeting.

PART III - CONTROL AND COMPENSATION INFORMATION

8. DIRECTORS AND EXECUTIVE OFFICERS OF THE COMPANY

The overall management and supervision of the Company is undertaken by the Board of Directors ("Board") composed of seven (7) members, two (2) of whom are independent directors. The term of a director is one (1) year from the date of election and until their successors are elected and qualified

The Directors of the Company are as follows:

Name of Directors	Age	Citizenship	Position
John Carlos Uy	75	Filipino	Chairman of the Board
Jose S. Jalandoni	71	Filipino	President and Director
William L. Ang	75	Filipino	Vice President and Treasurer
Jose Ma. S. Lopez	81	Filipino	Director
Barnaby Barrett T. Ang	41	Filipino	Director
David Ng*	64	Filipino	Director
Philip H. Huang.*	70	Filipino	Director

* Independent Director

The following are the Company's executive officers:

Name	Age	Citizenship	Position
Jose S. Jalandoni	71	Filipino	President
William L. Ang	75	Filipino	Vice President & Treasurer
Ma. Adelina S. Gatdula	63	Filipino	Corporate Secretary

Following is a brief description of the respective backgrounds of the Company's directors and senior management, who have all been nominated for another term, their respective ages and involvement in other businesses for the past five (5) years:

John Carlos Uy. He serves as the Chairman of the Board of Directors of the Company. He is presently the President of Liberty Flour Mills, Inc. and Director and the General Manager of Parity Values, Inc., with both corporations being a non-public stockholder of the Company.

Jose S. Jalandoni. He serves as the Company's President starting April 19, 2021. He is a currently the Chairman of Valueline Realty Development Corp and Unicom Ingredients Phils Inc, Chairperson of Kanlaon Farms, Inc., Vice Chairman of Enterprise Car Lease Phils Inc, President of Beechwood Corp and Percom OPC., Director, and Audit Committee Member of Liberty Flour Mills, Inc. He also serves as Corporate Secretary of Kanlaon Development Corporation, Piliwood Bacolod Corp, Jayjay Realty Corporation JM & Company, Inc., Assistant Treasurer of JM Profreeze, Assistant Corporate Secretary of JM Brenton. And Director and Officer in Charge in Agchem Manufacturing Corporation.

William L. Ang. He serves as the Company's Vice President and Treasurer starting March 1, 2022. He is a Director of Liberty Flour Mills, Inc. Mr. Ang holds the position of First Vice President and Treasurer of Parity Values, Inc. He is also a stockholder and Treasurer of Trade Demands Corporation.

Jose Ma. S. Lopez. He serves as the Company's Director. He is presently a Director and Senior Vice President and Treasurer of Liberty Flour Mills, Inc. He is a Director in other corporations including Agchem Manufacturing Corporation and Liberty Commodities Corporation. He is also the Senior Vice President of Lopez Sugar Corporation.

David Ng. He serves as the Company's Independent Director. He is presently the President of Merlin Mining Corporation, Lucky Jade Corporation and Cotlesloe Trading Corp. He is also the General Manager of New RTC International Co., Inc., Administrator of Logic Pacific, Inc.

Philip Huang. He serves as the president for Upson Resources Corporation. He graduated from the De La Salle University in 1977 with a degree in Bachelor of Science in Commence, and holds a Masters In Business Management from the Asian Institute of Management

Barnaby Barrett T. Ang. He currently serves as the Executive Vice President and Certified Securities Representative at Astra Securities Corporation in Makati City, Philippines, a position he has held since 2007. Additionally, he has been the Corporate Secretary of Astra Securities Corporation since 2020. He is also a business partner at Cork Wine Bar

and Shop in BGC, Philippines, since 2018. He holds a Master of Business Administration (M.B.A.) from Ateneo Graduate School of Business in Makati City, completed between 2012 and 2014. He earned his Bachelor of Science in Business Administration, majoring in Computer Application, from De La Salle University - CSB in Manila, graduating in 2005. His academic journey began at Xavier School in Greenhills, San Juan, where he received his High School Academic Diploma.

Ma. Adelina S. Gatdula. She serves as the Company's Corporate Secretary. She graduated from the University of the Philippines with a degree in A.B. Economics, cum laude, and from the University of the Philippines College of Law. She also serves as Director and/or Corporate Secretary of various Philippine corporations engaged in the real estate business, business process outsourcing, and insurance, among others

Ma. Lourdes Calpo Endozo. She serves as the Company's Assistant Corporate Secretary. She is a Partner at Picazo Buyco Tan Fider & Santos Law Offices, achieved her Juris Doctor from the University of the Philippines College of Law and has been a member of the Philippine Bar since 2009. Atty. Endozo has been a practicing lawyer for the past 15 years and specializes in the areas of mergers and acquisitions, banking and finance, public utilities and infrastructure, bancassurance, education, retail trade, competition law, and real estate and construction.

All the directors and officers of the Company possess a high degree of integrity and character and are fully capable and able to perform their duties as directors and officers, respectively. None of the directors or officers has been declared bankrupt nor has there been any petition filed by or against any of the directors, nor to any businesses of which they were a part of. Nor have any of them been convicted of any crime, domestic or foreign and there are no criminal proceedings presently pending against any of them. Nor have any of them been temporarily or permanently barred, suspended or otherwise limiting any of their involvement in any type of business.

9. Executive Compensation

The aggregate compensation paid to the Company's Executive Officers for the years 2025, 2024, and 2023 are Php3.02, Php2.91 million, and Php2.7 million respectively.

Information as to the aggregate compensation paid or accrued by the Company during the last two (2) fiscal years and to be paid in the ensuing fiscal year to the Company's Chief Executive Officer and two (2) most highly compensated executive officers, namely, Jose S. Jalandoni and William L. Ang.

In Million Pesos

Name	Position	Year	Total Compensation	Compensation	Bonus & Others
Jose S. Jalandoni	President	2025	3.02	2.03	0.99
William L. Ang	Vice President and Treasurer				

Name	Position	Year	Total Compensation	Compensation	Bonus & Others
Jose S. Jalandoni	President	2024	2.91	1.98	0.93
William L. Ang	Vice President and Treasurer				

Name	Position	Year	Total Compensation	Compensation	Bonus & Others
Jose S. Jalandoni	President	2023	2.70	1.89	0.81
William L. Ang	Vice President and Treasurer				

Security Holders

As of December 31, 2025, there are 479 holders of common shares of stocks of the Company.

The top 20 stockholders of the Company as of December 31, 2025 are as follows:

	Name of Stockholder	Number of Shares held	Percentage
1.)	PARITY VALUES INC.	9,985,414,346	39.94%
2.)	PCD NOMINEE CORPORATION	8,076,818,065	32.31%
3.)	BACSAY MANAGEMENT CORPORATION	927,897,172	3.71%
4.)	SEBRING MANAGEMENT CORPORATION	518,268,932	2.07%
5.)	E.K.I.TOURIST DEVELOPMENT CORPORATION	474,013,830	1.90%
6.)	L & J AGRICULTURAL INC.	401,361,606	1.61%
7.)	PCD NOMINEE CORPORATION (NON-FILIPINO)	161,597,406	0.65%
8.)	MORENO JR. JOSE	154,093,982	0.62%
9.)	LOPEZ JR. EDUARDO S.	151,967,688	0.61%
10.)	PULMONES AMELIA KALAW	151,659,758	0.61%
11.)	CARVINA FARMS INC.	127,806,720	0.51%
12.)	FERIA PAULA K.	122,360,592	0.49%
13.)	FAJARDO ERWIN M.	115,757,942	0.46%
14.)	LOPEZ JOSE MA. S.	114,445,845	0.46%
15.)	KALAW REGINA	104,267,256	0.42%
16.)	LIBERTY FLOUR MILLS INC.	99,999,993	0.40%
17.)	GALAN NORMA YU	87,107,670	0.35%
18.)	JAVELLANA MARIA TERESA V.	84,575,838	0.34%
19.)	MARAMBA III FELIX R.	80,997,044	0.32%
20.)	QUIROS MA. CRISTINA V.	78,907,104	0.32%

10. Certain Relationships and Related Transactions

Some of the directors of the Company are also directors and stockholders of the Principal Stockholder. All transactions, however, between the Company and related companies are at arm's length transactions and above board.

Family Relationships

Jose Jalandoni and Jose Ma. S. Lopez are cousins.

Other than the above, the Company is not aware of any family relationships among the directors and officers of the Company.

PART IV – CORPORATE GOVERNANCE

11. COMPLIANCE WITH LEADING PRACTICES ON CORPORATE GOVERNANCE

The Company continues to abide by the duly adopted Manual on Corporate Governance of the Company (the “Manual”) and the Code of Corporate Governance promulgated by the Securities and Exchange Commission. Pursuant thereto, the Company appointed Ms. Anna Isabel Chan, as the Compliance Officer of the Company to ensure the Company’s adherence to corporate principles and best practices and monitor compliance with the provisions and requirements of the Manual.

In addition to the Audit Committee composed of Philip Huang as Chairman, David Ng and William Ang as members, the Company also constituted its Nomination Committee and appointed Philip Huang as its Chairman with Jose S. Jalandoni and William L. Ang as members. The Company also created its Compensation and Remuneration Committee composed of David Ng as Chairman and John Carlos Uy and Jose S. Jalandoni as members.

There have been no deviations for the past year from the Company’s Manual of Corporate Governance.

The Company continuously reviews and evaluates its Manual in order to ensure that the Company’s practices are compliant with leading practices on good corporate governance.

PART V – EXHIBITS AND SCHEDULES

Also attached in this report the following attachments:

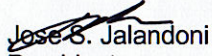
Annex A – Audited Financial Statement and SMR

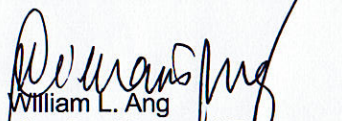
Annex B – Sustainability Report

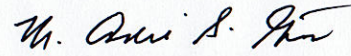
SIGNATURES

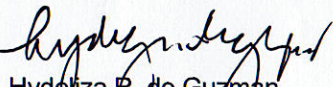
Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Makati on the 15 th of April, 2026.

By:


Jose S. Jalandoni
President


William L. Ang
Vice President and Treasurer


Ma. Adelina S. Gatdula
Corporate Secretary


Hydeliza R. de Guzman
AVP- Finance and Admin

APR 15 2026

SUBSCRIBED AND SWORN to before me this _____ day of _____ affiant(s) exhibiting to me their TIN, as follows:

Name	TIN
Jose S. Jalandoni	134-319-308
William L. Ang	123-205-116
Ma. Adelina S. Gatdula	107-043-114
Hydeliza R. de Guzman	210-147-199

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Series of 2026


ATTY. RENE MA. M. VILLA
Notary Public of Makati City
Appointment No. M-110
(Ren) (2025 - 2026)
Until December 31, 2026
PTR No. 10766722; 01-05-2026; Makati City
IBP Lifetime No. 013595; 12-27-2013; I.C.
Roll No. 37226
MCLE Compliance No. VIII-0012754; 03-27-2024
Ground Floor, Makati Terraces Condominium
3650 Davila St., Tejeros, Makati City