

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 September 30, 2025
2. SEC Identification No. CS200516361
3. BIR Tax Identification No. 242-186-710-000
4. Exact name of issuer as specified in its charter Kepwealth Property Phils., Inc.
5. Province, country or other jurisdiction of incorporation or organization Philippines
6. Industry Classification Code (SEC Use Only)
7. Address of principal office Unit U01-23 Burgundy Corporate Tower 252 Sen. Gil Puyat Ave., Makati City
Postal Code 1230
8. Issuer's telephone number, including area code (02) 7978-5080
9. Former name or former address, if changed since last report N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

<u>Title of Each Class</u>	<u>Number of Shares of Common Stock Outstanding</u>
<u>COMMON</u>	<u>201,057,609</u>

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:

Philippine Stock Exchange - All Outstanding Common Shares

12. Are any or all of the securities listed on a Stock Exchange?

(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 []

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

Yes [] No []

PART I - FINANCIAL INFORMATION

Section 1. Financial Statements
- *See Attached.*

Section 2. Management's Discussion and Analysis of Financial Condition and Results of Operations
- *See Attached.*

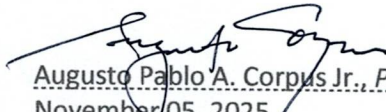
PART II - OTHER INFORMATION

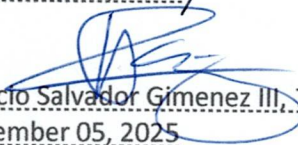
There are no other information for the period not previously reported in SEC Form 17-C.

SIGNATURES

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

Issuer KEPWEALTH PROPERTY PHILS., INC.

Signature and Title 
Augusto Pablo A. Corpus Jr., President
Date November 05, 2025

Signature and Title 
Ignacio Salvador Gimenez III, Treasurer
Date November 05, 2025

KEPWEALTH PROPERTY PHILS., INC.

PART I - FINANCIAL INFORMATION

Section 1. Financial Statements

KEPWEALTH PROPERTY PHILS., INC.**Unaudited Interim Statements of Financial Position**

As at September 30, 2025 and December 31, 2024

	Note	2025 UNAUDITED	2024 AUDITED
ASSETS			
Current Assets			
Cash and cash equivalents	5	172,640,572	161,580,940
Short-term investments		68,776,374	68,768,964
Financial assets at fair value through profit or loss		120,652,508	141,940,291
Trade and other receivables	6	20,547,500	14,083,928
Due from Related Parties		34,752,703	257,312
Other current assets		15,895,183	17,850,110
Total Current Assets		433,264,840	404,481,545
Noncurrent Assets			
Investment properties - net	7	311,693,315	322,128,379
Property and equipment - net	8	1,304,102	468,883
Investment in equity securities	8	125,555,000	125,555,000
Net deferred tax asset	14	7,827,495	9,606,631
Total Noncurrent Assets		446,379,912	457,758,893
		879,644,752	862,240,438
		-	-

LIABILITIES AND EQUITY**Current Liabilities**

Accounts and other payables	9	40,164,021	36,959,608
Income tax payable		-	-
Total Current Liabilities		40,164,021	36,959,608

Noncurrent Liabilities

Advance rent - net of current portion	15	2,135,384	2,135,384
Security deposits - net of current portion	15	2,346,407	2,346,407
Total Noncurrent Liabilities		4,481,791	4,481,791
Total Liabilities		44,645,812	41,441,399

Equity

Capital stock	10	456,057,609	456,057,609
Additional paid-in capital	10	299,519,764	299,519,764
Retained earnings		79,421,567	65,221,666
Total Equity		834,998,940	820,799,039
		879,644,752	862,240,438

See accompanying Notes to Unaudited Interim Financial Statements.

KEPWEALTH PROPERTY PHILS., INC.**Unaudited Interim Statements of Comprehensive Income**

For The Nine Months Period Ended September 30, 2025 and 2024

	Note	2025		2024	
		Jul-Sept	Jan-Sept	Jul-Sept	Jan-Sept
REVENUES					
Leasing		16,774,704	48,110,580	13,047,063	35,187,856
		16,774,704	48,110,580	13,047,063	35,187,856
COSTS OF SERVICES					
		9,931,015	31,129,402	9,980,217	30,038,625
GROSS INCOME					
		6,843,689	16,981,178	3,066,846	5,149,231
GENERAL AND ADMINISTRATIVE EXPENSES					
		7,223,808	15,345,956	4,848,236	15,050,065
OTHER INCOME					
		4,954,360	14,547,472	4,750,141	12,518,593
INCOME BEFORE INCOME TAX					
		4,574,241	16,182,694	2,968,751	2,617,759
INCOME TAX EXPENSE					
Current		213,405	203,657	93,784	198,863
Deferred		222,934	1,779,136	(115,710)	(1,436,415)
		436,339	1,982,793	(21,926)	(1,237,552)
NET INCOME					
		4,137,902	14,199,901	2,990,677	3,855,311
OTHER COMPREHENSIVE INCOME					
		-	-	-	-
TOTAL COMPREHENSIVE INCOME					
		4,137,902	14,199,901	2,990,677	3,855,311

See accompanying Notes to Unaudited Interim Financial Statements.

KEPWEALTH PROPERTY PHILS., INC.**Unaudited Interim Statements of Changes in Equity**

For The Nine Months Period Ended September 30, 2025 and 2024

	Note	2025	2024
CAPITAL STOCK			
Common			
Balance at beginning of period		201,057,609	201,057,609
Issuances		-	
Stock Dividends			
Balance at end of period		201,057,609	201,057,609
Preferred			
Balance at beginning and end of period		255,000,000	255,000,000
		456,057,609	456,057,609
ADDITIONAL PAID-IN CAPITAL		299,519,764	299,519,764
RETAINED EARNINGS			
Balance at beginning of period		65,221,666	57,907,611
Stock Dividends			-
Net Income		14,199,901	3,855,311
Balance at end of period		79,421,567	61,762,922
		834,998,940	817,340,295
		-	-

See accompanying Notes to Unaudited Interim Financial Statements.

KEPWEALTH PROPERTY PHILS., INC.
UNAUDITED INTERIM STATEMENTS OF CASH FLOWS
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2025
AND 2024

	Note	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax		16,182,694	2,617,757
Adjustments for:			
Depreciation		26,465,144	25,787,332
Gain on sale of FA @ FVTPL		(5,719,471)	(3,599,407)
Unrealized loss (gain) on FA @ FVTPL		462,972	(1,104,159)
Interest Income		(9,034,025)	(7,567,968)
Operating cash flows before changes in working capital		28,357,314	16,133,555
Decrease (Increase) in operating assets:			
Trade and other receivables		(6,463,572)	(3,745,313)
Prepayments and other current assets		1,954,927	1,759,116
Deferred input VAT		-	658,712
Increase (decrease) in operating liabilities:			
Trade and other payables		3,204,413	1,108,331
Advance rent		-	1,005,103
Security deposits		(0)	2,212,475
Cash generated from operations		27,053,082	19,131,979
Income taxes paid		(203,657)	(198,863)
Interest received		1,842,613	1,784,922
Net cash from operating activities		28,692,038	20,718,038
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of financial assets measured at FVTPL		26,544,282	(142,271,577)
Interest received		7,191,412	5,783,046
Loan payments received from related party			825,195
Advances to related parties - net		-	1,625,627.68
Purchase of investment in trust accounts		-	-

Purchase of property and equipment	(1,084,641)	(14,863)
Loans given to related party	(34,495,391)	
Purchase of investment properties	(15,780,657)	(2,072,517)
Purchase of financial assets measured at FVTPL		
Net cash from (used in) investing activities	(17,624,995)	(136,125,088)
CASH FLOWS FROM FINANCING ACTIVITIES		
Advances from (payment to) related parties		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	11,067,043	(115,407,050)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	230,349,904	275,173,075
CASH AND CASH EQUIVALENTS AT END OF PERIOD	241,416,946	159,766,023
NONCASH FINANCIAL INFORMATION	(0)	-

KEPWEALTH PROPERTY PHILS., INC.

NOTES TO UNAUDITED INTERIM FINANCIAL STATEMENTS

1. Corporate Information

KEPWEALTH PROPERTY PHILS., INC. (the Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on September 23, 2005. The principal activities of the Company are to invest in, purchase, or otherwise acquire and own, hold, use, sell, assign, transfer, lease, mortgage, exchange, maintain, administer, manage, and operate alone or jointly with others, or otherwise dispose of real property, such as but not limited to office, commercial, agricultural and residential properties, hotels, inns, resorts, apartments, or personal property of every kind and description.

On March 9, 2019, the SEC approved the amendment of the Company's Articles of Incorporation. The amendment includes the following:

- change in business purpose from engaging in real estate business, excluding land ownership, to investing, purchasing, or otherwise acquiring and owning, holding, using, selling, assigning, transferring, leasing, mortgaging, exchanging, maintaining, administering, managing and operating alone or jointly with others, or otherwise disposing of real property, such as but not limited to office, commercial, agricultural and residential properties, hotel inns, resorts, apartments, or personal property of every kind and description;

The Company's registered office is located at Unit IJ01-23 Burgundy Corporate Tower, 252 Sen. Gil Puyat Ave., Makati City and is domiciled in the Philippines.

2. Adoption of New and Amended PFRS

The Philippine Financial and Sustainability Reporting Standards Council (FSRSC) approved the issuance of new and revised Philippine Financial Reporting Standards (PFRS). The term "PFRS" in general includes all applicable PFRS, Philippine Accounting Standards (PAS), and Interpretations issued by the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the FSRSC and adopted by SEC.

These new and revised PFRS prescribe new accounting recognition, measurement and disclosure requirements applicable to the Company. When applicable, the adoption of the new standards was made in accordance with their transitional provisions, otherwise the adoption is accounted for as change in accounting policy under PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*.

2.01 New and Revised PFRSs With No Material Effect on Financial Statements

The following new and revised PFRSs have been adopted in these financial statements. The application of these new and revised PFRSs has not had any material impact on the amounts reported for the current and prior years but may affect the accounting for future transactions or arrangements.

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-Current*

The amendments to PAS 1 are the following:

- Clarify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period and align the wording in all affected paragraphs to refer to the “right” to defer settlement by at least twelve months and make explicit that only rights in place “at the end of the reporting period” should affect the classification of a liability;
- Clarify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability; and
- Make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

The amendments defer the effective date of the January 2020 Classification of Liabilities as Current or Non-Current (Amendments to PAS1) to annual reporting periods beginning on or after January 1, 2024.

2.02 New and Revised PFRSs in Issue but Not Yet Effective

The Company will adopt the following standards and interpretations enumerated below when they become effective. Except as otherwise indicated, the Company does not expect the adoption of these new and amended PFRS, to the significant impact on the financial statements.

- Amendments to PFRS 9 and PFRS 7, *Amendments to the Classification and Measurement of Financial Instruments*

The amendments cover the following areas:

- Derecognition of a financial liability settled through electronic transfer – the amendments allow entities to discharge a financial liability settled in cash using an electronic payment system if specific criteria are met and apply the derecognition option to all settlements made through the same system.
- Classification of financial assets:
 - Contractual terms that are consistent with a basic lending arrangement – the amendments outline how entities can evaluate whether contractual cash flows of a financial asset align with a basic lending arrangement, illustrating this through examples of financial assets with or without principal and interest payments.
 - Assets with non-recourse features – the term ‘non-recourse’ is enhanced, defining a financial asset has non-recourse features if an entity’s ultimate right to receive cash flows is contractually limited to the cash flows generated by specified assets.
 - Contractually linked instruments – the amendments clarify that not all transactions with multiple debt instruments meet classification criteria, and that instruments in the underlying pool can include financial instruments not covered by classification requirements.
- There are amendments in the required disclosure for financial assets and liabilities with contractual terms that reference a contingent event and equity instruments classified at fair value through other comprehensive income.

The amendments are effective for annual reporting periods beginning on or after January 1, 2026. Earlier application of either all the amendments at the same time or only the amendments to the classification of financial assets is permitted.

An entity is required to apply the amendments retrospectively. An entity is not required to restate prior periods to reflect the application of the amendments, but may do so if, and only if, it is possible to do so without the use of hindsight.

- Annual Improvements to PFRS Accounting Standards – Volume 11

The International Accounting Standards Board (IASB) has published proposed narrow-scope amendments to PFRS Accounting Standards and accompanying guidance as part of its periodic maintenance of the accounting standards.

The proposed amendments included in the Exposure Draft Annual Improvement to PFRS Accounting Standards – Volume 11 relate to:

- *PFRS 7 Financial Instruments: Disclosures*
 - Gain or Loss on Derecognition – the amendment addresses potential confusion in paragraph B38 of PFRS 7 arising from an obsolete reference to a paragraph that was deleted from the standard when PFRS 13 *Fair Value Measurement* was issued.
 - Disclosure of Deferred Difference Between Fair Value and Transaction Price – the amendment addresses an inconsistency between paragraph 28 of PFRS 7 and its accompanying implementation guidance that arose when a consequential amendment resulting from the issuance of PFRS 13 was made to paragraph 28, but not to the corresponding paragraph in the implementation guidance.
 - Introduction and Credit Risk Disclosures – the amendment addresses a potential confusion by clarifying in paragraph IG1 that the guidance does not necessarily illustrate all the requirements in the referenced paragraphs of PFRS 7 and by simplifying some explanations.
- *PFRS 9 Financial Instruments*
 - Lessee derecognition of lease liabilities – the amendment addresses a potential lack of clarity in the application of the requirements in PFRS 9 to account to an extinguishment of a lessee’s lease liability that arises because paragraph 2.1 (b)(ii) of PFRS 9 includes a cross-reference to paragraph 3.3.1, but not also to paragraph 3.3.3 of PFRS 9.
 - Transaction price – the amendment addresses a potential confusion arising from a reference in Appendix A to PFRS 9 to the definition of ‘transaction price’ in PFRS 15, *Revenue from Contracts with Customers* while term ‘transaction price’ is used in particular paragraphs of PFRS 9 with a meaning that is not necessarily consistent with the definition of that term in PFRS 15.
- *PAS 7 Statement of Cash Flows, Cost Method* – the amendment addresses a potential confusion in applying paragraph 37 of PAS 7 that arises from the use of the term ‘cost method’ that is no longer defined in PFRS Accounting Standards.

The amendments are effective for annual reporting periods beginning on or after January 1, 2026 with earlier application permitted.

- *PFRS 18, Presentation and Disclosure in Financial Statements*

PFRS 18 supersedes PAS 1 *Presentation and Disclosure in Financial Statements*. The new standard is a result of IASB’s Primary Financial Statements project, which aimed at improving comparability and transparency of communication in financial statements.

While several sections from PAS 1 have been retained with minimal changes in wording, PFRS 18 introduces new requirements for the presentation and disclosures in financial statements.

The new requirements include:

- Improved comparability in the statement of profit or loss (income statement);

- Enhanced transparency of management-defined performance measures; and
- More useful grouping of information in the financial statements.

Retrospective application is required in both annual and interim financial statements. PFRS 18 is effective beginning on or after January 1, 2027, with early application permitted.

3. Summary of Significant Accounting Policies

Basis of Preparation

The accompanying financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS). This financial reporting framework includes PFRS, Philippine Accounting Standards (PAS) and Philippine Interpretations from International Financial Reporting Interpretations Committee (IFRIC), and adopted by the SEC, including SEC pronouncements.

The significant accounting policies used in the preparation of financial statements are consistently applied to all the years presented, unless otherwise stated.

Measurement Bases

The financial statements have been prepared on a historical cost basis and presented in Philippine Peso (Peso), which is the Company's functional currency. Amounts are rounded off to the nearest Peso, except when otherwise indicated.

Historical cost is generally based on the fair value of the consideration given in exchange for an asset and fair value of the consideration received in exchange for incurring a liability. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the transaction date.

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

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

Level 1 – Quoted (unadjusted) market prices in active market for identical assets or liabilities.

Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

If the inputs used to measure the fair value of an asset or liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

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

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting year during which the change has occurred.

Further information about the assumptions made in measuring fair value is included in Note 8, *Investment Properties* and Note 18, *Fair Values of Financial Instruments*.

Financial Instruments

a. Recognition Policies

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

Financial instruments are recognized initially at fair value, which is the fair value of the consideration given (in case of an asset) or received (in case of a liability). The initial measurement of financial instruments, except for those designated at fair value through profit and loss (FVPL), includes transaction cost.

“Day 1” Difference. Where the transaction in a non-active market is different from the fair value of other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Company recognizes the difference between the transaction price and fair value (a “Day 1” difference) in profit or loss. In cases where there is no observable data on inception, the Company deems the transaction price as the best estimate of fair value and recognizes “Day 1” difference in profit or loss when the inputs become observable or when the instrument is derecognized. For each transaction, the Company determines the appropriate method of recognizing the “Day 1” difference.

b. Classification and Subsequent Measurement Policies

The Company classifies its financial assets at initial recognition under the following categories: (a) financial assets at amortized cost, (b) financial assets at fair value through OCI (FVOCI), and (c) financial assets at FVPL. Financial liabilities, on the other hand, are classified as either financial liabilities at FVPL or financial liabilities at amortized cost. The classification of a financial instrument largely depends on the Company’s business model and its contractual cash flow characteristics.

Financial Assets at Amortized Cost. Financial assets are measured at amortized cost because both of the following conditions are met:

- The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and,
- The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial recognition, financial assets at amortized cost are subsequently measured at amortized cost using the effective interest method, less allowance for impairment, if any. Amortized cost is calculated by taking into account any discount or premium on acquisition

and fees that are an integral part of the effective interest rate. Gains and losses are recognized in profit or loss when the financial assets are derecognized and through amortization process. Financial assets at amortized cost are included under current assets if realizability or collectability is within 12 months after the reporting year. Otherwise, these are classified as noncurrent assets.

The Company's cash and cash equivalents, short-term investments, trade receivables and due from related parties are classified under this category.

Financial Asset at Fair Value through Profit or Loss. A financial asset shall be measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income.

The Company at initial recognition irrevocably designates a financial asset as measured at fair value through profit of loss, because it eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases.

The Company's financial asset at fair value through profit or loss pertains to investment in Unit Investment Trust Funds (UITF). The Company's financial assets at FVTPL are classified as held for trading that can be disposed within 12 months after the reporting period.

The Company does not have financial assets at fair value through other comprehensive income in both years

Financial Liabilities at Amortized Cost. Financial liabilities are categorized as financial liabilities at amortized cost when the substance of the contractual arrangement results in the Company having an obligation either to deliver cash or another financial asset to the holder, or to settle the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of its own equity instruments.

These financial liabilities are initially recognized at fair value less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest method. Amortized cost is calculated by taking into account any discount or premium on the issue and fees that are an integral part of the effective interest rate. Gains and losses are recognized in profit or loss when the liabilities are derecognized or through the amortization process. Financial liabilities which are expected to be paid within 12 months after reporting period are classified as current. Otherwise, these are classified as noncurrent liabilities.

The Company's accounts payable, security deposits, accruals, due to a related party and other payables are classified under this category.

c. Reclassification Policies

The Company reclassifies its financial assets when, and only when, it changes its business model for managing those financial assets. The reclassification is applied prospectively from the first day of the first reporting year following the change in the business model (reclassification date).

For a financial asset reclassified out of the financial assets at amortized cost category to financial assets at FVPL, any gain or loss arising from the difference between the previous amortized cost of the financial asset and fair value is recognized in profit or loss.

For a financial asset reclassified out of the financial assets at amortized cost category to financial assets at FVOCI, any gain or loss arising from a difference between the previous amortized cost of the financial asset and fair value is recognized in OCI.

d. Impairment Policy on Financial Assets at Amortized Cost

The Company recognizes an allowance for expected credit loss (ECL) for financial assets at amortized cost. ECL is based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive. The difference is then discounted at an approximation to the asset's original effective interest rate.

For trade receivables, the Company has applied the simplified approach, which requires that ECL should always be based on the lifetime ECL. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment and an assessment of both the current as well as the forecast direction of conditions at the reporting year, including time value of money where appropriate.

For other financial assets at amortized cost, the ECL is based on the 12-month ECL, which pertains to the portion of lifetime ECL that result from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since initial recognition, the allowance will be based on the lifetime ECL. When determining whether the credit risk of a financial asset has increased significantly since initial recognition, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and consider reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

e. Derecognition of Financial Assets and Liabilities

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

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

When the Company has transferred its right to receive cash flows from a financial asset or has entered into a pass-through arrangement, and has neither transferred nor retained substantially all the risks and rewards of ownership of the financial asset nor transferred control of the financial asset, the financial asset is recognized to the extent of the Company's continuing involvement in the financial asset. Continuing involvement that takes the form of a guarantee over the transferred financial asset is measured at the lower of the original

carrying amount of the financial asset and the maximum amount of consideration that the Company could be required to repay.

Financial Liabilities. A financial liability is derecognized when the obligation under the liability is discharged, cancelled or has expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statements of comprehensive income. A modification is considered substantial if the present value of the cash flows under the new terms, including net fees paid or received and discounted using the original effective interest rate, is different by at least 10% from the discounted present value of remaining cash flows of the original liability. The fair value of the modified financial liability is determined based on its expected cash flows, discounted using the interest rate at which the Company could raise debt with similar terms and conditions in the market. The difference between the carrying amount of the original liability and fair value of the new liability is recognized in the statements of comprehensive income.

On the other hand, if the difference does not meet the 10% threshold, the original debt is not extinguished but merely modified. In such case, the carrying amount is adjusted by the costs or fees paid or received in the restructuring.

f. Offsetting of Financial Assets and Liabilities

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

g. Classification of Financial Instrument between Liability and Equity.

A financial instrument is classified as liability if it provides for a contractual obligation to:

- Deliver cash or another financial asset to another entity;
- Exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Company; or,
- Satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Company does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability.

Other Current Assets

Other current assets consist of deposit to contractors, prepayments and deferred input value-added tax (VAT).

Deposit to Contractors. Deposits to contractors are amounts paid in advance for the purchase of properties, goods and services. These are carried in the statements of financial position at face

amount and are recognized as expense in profit or loss or to the corresponding asset account when the properties, goods or services for which the deposits were made are received by and delivered to the Company.

Prepayments. Prepayments are expenses paid in advance and recorded as assets before these are utilized. Prepayments are apportioned over the period covered by the payment and charged to profit or loss when incurred.

VAT. Revenues, expenses and assets are recognized net of the amount of VAT except:

- where the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the tax is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with the amount of tax included.

The net amount of VAT payable to the taxation authority is included as part of “Accounts and other payables” account in the statements of financial position.

Deferred Input VAT is recognized when the Company enters into a Vatable transaction, but it can only be claimed once the invoice is received. This is carried at cost less allowance for impairment loss, if any. Impairment loss is recognized when deferred input VAT can no longer be recovered.

Investment Properties

Investment properties include condominium units and parking slots that are held for rentals and/or capital appreciation, and that are not occupied by Company. Investment properties are carried at cost, less any accumulated depreciation and any impairment losses.

Depreciation and amortization are calculated using the straight-line method to allocate the cost over the estimated useful life of 40 years. Initial leasing cost is capitalized as cost of investment properties and is amortized over the lease term on the same basis as leasing revenue. The amortization of initial leasing cost is presented as “Commission” under “Costs of Services” account in the statements of comprehensive income.

Transfers are made to or from investment property only when there is a change in use. A transfer between investment property and owner-occupied property does not change the carrying amount of the property transferred nor does it change the cost of that property for measurement or disclosure purposes.

An investment property shall be derecognized on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Gains or losses arising from the retirement or disposal of investment property is determined as the difference between the net disposal proceeds and the carrying amount of the asset and recognized in profit or loss in the year of retirement or disposal.

Property and Equipment

Property and equipment is carried at historical cost less accumulated depreciation and any impairment in value. Historical cost includes expenditure that is directly attributable to the acquisition of the asset, including borrowing costs on qualifying assets.

Subsequent costs are included in the asset’s carrying amount or recognized as a separate asset when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the year in which these are incurred.

Major renovations that qualify for capitalization are depreciated and amortized over the remaining useful life of the related asset or up to the date of the next major renovation, whichever is shorter.

Depreciation is calculated using the straight-line method over the following estimated useful lives of the property and equipment:

Asset Type	Number of Years
Office Improvement	3 to 5
Office Equipment	3

The estimated useful lives and depreciation method are reviewed, and adjusted if appropriate, periodically to ensure that these are consistent with the expected pattern of economic benefits from the items of property and equipment.

Fully depreciated property and equipment is retained in the books until these are no longer being used in the operations.

When an asset is disposed or is permanently withdrawn from use and no future economic benefits are expected from its disposal, the cost and accumulated depreciation and any impairment are derecognized. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the assets and are recognized in profit or loss.

Impairment of Nonfinancial Assets

The Company assesses each reporting year whether there is an indication that nonfinancial assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount. The recoverable amount is the higher of an asset's or cash-generating unit (CGU)'s fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Fair value less costs to sell is the amount obtainable from the sale of an asset or CGU in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Any impairment loss is recognized in the statements of comprehensive income in the expense category consistent with the function of the impaired asset.

An assessment is made at each reporting year as to whether there is any indication that previously recognized impairment loss may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation for office equipment, had no impairment loss been recognized for the asset in prior years.

Equity

Capital Stock. Capital stock is measured at par value for all shares issued.

The change in authorized capital structure resulted to an increase in authorized common shares by 356,200,000. On the other hand, the authorized preferred shares have decreased due to reclassification of 277,000,000 preferred shares to common shares.

The Company's stockholders and Board of Directors (BOD) declared stock dividends of 49,000,000 common shares on January 30, 2019.

On the same date, the stockholders and the BOD authorized the Company to undertake an initial public offering (IPO) of its common shares with the Philippine Stock Exchange (PSE). Subsequently, on July 23, 2019 and July 24, 2019, the SEC and the PSE approved the Company's application for IPO.

On August 19, 2019, the Company's common shares were listed with the PSE. The Company offered 67,032,607 new common shares to the public at an offer price of up to 5.74 per share. Net proceeds from the IPO amounted to ₱360.0 million, net of offer expenses of ₱24.8 million (Notes 4 and 12).

Additional Paid-in Capital. Additional paid-in capital represents the excess of proceeds and/or fair value of considerations received over the par value of the subscribed capital stock. Incremental costs directly attributable to the issuance of new shares are recognized as a deduction from equity, net of tax.

Retained Earnings. Retained earnings represent the cumulative balance of net income, net of any dividend declaration.

Dividend Distribution. Stock dividend distribution to the Company's stockholders is recognized immediately as an addition to capital and deducted from retained earnings in the year in which the dividends are approved by the Company's BOD. Cash dividends are recognized as a liability and deducted from equity when these are approved by the BOD of the Company for declaration.

Stock Split. Stock split pertains to issuance of additional shares to existing stockholders for no additional consideration.

Revenue Recognition

Revenue from contract with customers is recognized when the performance obligation in the contract has been satisfied, either at a point in time or over time. Revenue is recognized over time if one of the following criteria is met: (a) the customer simultaneously receives and consumes the benefits as the Company perform its obligations; (b) the Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or (c) the Company's performance does not create an asset with an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date. Otherwise, revenue is recognized at a point in time.

The Company also assesses its revenue arrangements to determine if it is acting as a principal or as an agent. The Company has assessed that it acts as a principal in all of its revenue sources.

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

Leasing. Revenue under non-cancellable leases on investment properties is recognized on a straight-line basis over the term of the lease.

Asset Management. Asset management revenue pertains to management of various properties and commission revenues for the lease of these properties. Management revenue is recognized when related services are rendered while commission revenue is recognized when earned based

on certain percentage of monthly rate of new lease and renewal of both unit and parking slot.

Interest Income. Interest income is recognized as interest accrues, taking into account the effective yield on the asset.

Other Income. Other income is recognized as earned.

Cost and Expense Recognition

Costs and expenses are recognized in the statements of comprehensive income when a decrease in future economic benefit related to a decrease in an asset or an increase has arisen that can be measured reliably.

Costs of Services. Costs of services are recognized as expense when the related services are rendered.

General and Administrative Expenses. General and administrative expenses constitute costs of administering the business and costs incurred to sell and market goods. These are expensed as incurred.

Leases

a. Assessment Policies

The Company assesses whether a contract is, or contains, a lease. To assess whether a contract conveys the right to control the use of an identified assets for a period of time, the Company assesses whether, throughout the period of use, it has both of the following:

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

If the Company has the right to control the use of an identified asset for only a portion of the term of the contract, the contract contains a lease for that portion of the term.

The Company also assesses whether a contract contains a lease for each potential separate lease component.

b. Lessor Accounting

Leases where the Company retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized on a straight-line basis over the lease term on the same basis as leasing revenue. Contingent rents are recognized as revenue in the period in which these are earned.

Rent received in advance is recognized as "Advance rent" in the statements of financial position. Unamortized day-1 gain is recognized as "Deferred credits" in the statements of financial position. Security deposits received are refundable at the end of the lease term. These security deposits are measured at amortized cost using the effective interest rate method at the inception of the lease agreements. Advance rent, deferred credits and security deposit, which are expected to be settled within 12 months after reporting year are classified as current and presented under "Accounts and other payables" in the statements of financial position. Otherwise, these are classified as noncurrent liabilities.

Income Tax

Current Tax. Current tax is the expected tax payable on the taxable income for the year, using the tax rate enacted or substantively enacted at the reporting year, and any adjustment to tax payable in the previous years.

Deferred Tax. Deferred tax is recognized on differences between the carrying amounts of assets and liabilities in the financial statements and their corresponding tax bases. Deferred tax liabilities are recognized for all temporary differences that are expected to increase taxable profit in the future. Deferred tax assets are recognized for all temporary differences that are expected to reduce taxable profit in the future. Deferred tax assets are measured at the highest amount that, on the basis of current or estimated future taxable profit, is more likely than not to be recovered.

The carrying amount of deferred tax assets is reviewed at each reporting year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting year and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rate (and tax laws) that have been enacted or substantively enacted at reporting year.

Current tax and deferred tax are recognized in profit or loss except to the items recognized directly in equity or in OCI.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Earnings per Share (EPS)

Basic EPS is calculated by dividing net income by the weighted average number of common shares outstanding during the year, with retroactive adjustments for any stock split and stock dividends declared.

Diluted EPS is calculated in the same manner as basic EPS, adjusted for the effects of all dilutive potential common shares.

Segment Reporting

Operating segments are components of the Company: (a) that engage in business activities from which this may earn revenue and incur expenses; (b) whose operating results are regularly reviewed by the Company's senior management, its chief operating decision maker, to make decisions about resources to be allocated to the segment and assess its performance; and (c) for which discrete financial information is available.

Related Parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. In considering each possible related party relationship,

attention is directed to the substance of the relationship and not merely on legal form. A related party transaction is a transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed in the notes to financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed in the notes to financial statements when an inflow of economic benefits is probable.

Events after the Reporting Date

Events after the reporting date that provide additional information about the Company's position at the reporting year (adjusting events) are reflected in the financial statements. Events after the reporting date that are not adjusting events are disclosed in the notes to financial statements when material.

4. Significant Judgment, Accounting Estimates and Assumptions

The preparation of the unaudited interim financial statements in accordance with PFRS requires the Company to make judgment, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in estimates are reflected in the unaudited interim financial statements as they become reasonably determinable.

Judgment, accounting estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgment

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

Determining Classification of Financial Assets. Classification of financial assets under PFRS 9 depends on the results of the business model test and sole payment of principal and interest (SPPI) test performed by the Company.

The Company exercises judgment in determining the business model to be used in managing its financial instruments to achieve its business objectives. The Company also determines whether the contractual terms of financial assets at amortized cost give rise to specified dates to cash flows that are solely payments for principal and interest, with interest representing time value of money and credit risk associated with the outstanding principal amount. Any other contractual term that changes the timing or amount of cash flows does not meet the SPPI test.

The Company determined that its operating segments are organized and managed separately based on the nature of the business segment, with each business representing a strategic business segment (Note 19).

Classifying Leases - The Company as a Lessor. The Company classifies leases in accordance with the substance of the contractual agreement and the transfer of the risks and benefits incidental to the ownership of the leased property. Leases, where management has determined that the risks and rewards related to the leased property are transferred to the Company, are classified as finance leases. On the other hand, leases entered into by the Company, where management has determined that the risks and rewards of the leased property are retained with the lessor, are accounted for as operating leases.

The Company entered into a number of operating lease agreements as a lessor. As a lessor, the Company has determined that it retains substantially all the risks and rewards of ownership of the assets being leased out under operating lease agreements.

The Company recognized leasing revenue amounting to 48.11 million and 35.19 million for the nine-month periods ended September 30, 2025 and 2024, respectively and 16.77 million and 13.05 million for the quarters ended September 30, 2025 and 2024 (Note 16).

Determining the Classification of Investment Properties. The Company determines whether a property qualifies as an investment property. In making its judgment, the Company considers the property as an investment property when it is held primarily to earn rentals or capital appreciation or both and is not substantially for use by, or in the operations of, the Company.

The Company classified condominium units and parking slots and initial leasing costs as investment properties. The carrying amounts of the Company's investment properties amounted to ₱311 million and ₱322 million as at September 30, 2025 and December 31, 2024, respectively (Note 8).

Estimates and Assumptions

Estimates and underlying assumptions are reviewed on an on-going basis. Revision to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

Estimating the ECL on Trade Receivables. The Company estimates ECL on trade receivables using a provision matrix that is based on the days past due for groupings of various customer segments that have similar loss patterns. Depending on the diversity of its debtor's base, the Company uses its historical credit loss experience adjusted for forward-looking factors, as appropriate. The Company regularly reviews the methodology and assumptions used for estimating ECL to reduce any differences between estimates and actual experience. The allowance for ECL on trade receivables amounted to nil as at September 30, 2025 and December 31, 2024, (Note 7). No provision for ECL was recognized for the nine-month periods ended September 30, 2025 and 2024.

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

When determining if there has been a significant increase in credit risk, the Company considers reasonable and supportable information that is available without undue cost or effort and that is relevant for the particular financial instrument being assessed such as, but not limited to, the following factors: (a) actual or expected external and internal credit rating downgrade; (b) existing or forecasted adverse changes in business, financial or economic conditions; and (c) actual or expected significant adverse changes in the operating results of the debtor.

The Company also considers financial assets that are more than 30 days past due to be the latest point at which lifetime ECL should be recognized unless it can demonstrate that this does not represent a significant risk in credit risk such as when non-payment was an administrative oversight rather than resulting from financial difficulty of the debtor.

The Company has assessed that the ECL on other financial assets at amortized cost is not material because the transactions with respect to these financial assets were entered into by the Company only with reputable counterparties with good credit standing and relatively low risk of defaults. Accordingly, no provision for ECL on other financial assets at amortized cost was recognized for the nine-month periods ended September 30, 2025 and 2024.

The carrying amounts of other financial assets at amortized cost as at September 30, 2025 and December 31, 2024 are as follows:

	Note	September 30, 2025 Unaudited	December 31, 2024 Audited
Cash and cash equivalents	5	241,416,946	230,349,904
		241,416,946	230,349,904

Estimating the Useful Life of Investment Properties and Property and Equipment. The Company estimates the useful life of its investment properties and property and equipment based on the periods over which the assets are expected to be available for use. The Company reviews annually the estimated useful lives of the assets based on factors that include asset utilization, internal technical evaluation, technological changes, environmental changes, and anticipated use of the assets.

There were no changes in the estimated useful lives of investment properties for nine-month periods ended September 30, 2025 and 2024.

The carrying amount of investment properties amounted to ₱311 million and ₱322 million as at September 30, 2025 and December 31, 2024 respectively (Note 7). The carrying amounts of property and equipment amounted to ₱1.27 million and ₱.5 million as at September 30, 2025 and December 31, 2024, respectively (Note 8).

Assessing the Impairment of Nonfinancial Assets. PFRS requires that an impairment review be performed when certain impairment indicators are present. Determining the recoverable amount of nonfinancial assets which requires the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets requires the Company to make estimates and assumptions that can materially affect its financial statements. Future events could cause the Company to conclude that the nonfinancial assets are impaired. Any resulting impairment loss could have a material adverse impact on the financial condition and results of operations.

There were no impairment indicators on the Company's nonfinancial assets. Accordingly, no impairment loss was recognized for the nine-month periods ended September 30, 2025 and

2024. The carrying amounts of nonfinancial assets as at September 30, 2025 and December 31, 2024 are as follows:

	Note	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Investment Properties	7	311,693,315	322,128,379
Other Noncurrent Assets		7,827,495	9,606,631
Other Current Asset		15,895,183	17,850,110
Property And Equipment	8	1,268,433	468,883

Assessing Realizability of Deferred Tax Asset. The Company reviews its deferred tax asset at each reporting date and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

As at September 30, 2025 and December 31, 2024, the Company's recognized deferred tax assets amounted to ₱11.9 million and ₱10.2 million, respectively (Note 15).

5. Initial Public Offering

On August 19, 2019, the Company's 67,032,607 common shares were officially listed at the PSE at an offer price of up to ₱5.74 per share. Net proceeds from the IPO aggregated ₱360.0 million, net of disbursements for offer expenses of ₱24.8 million (Notes 3 and 11).

The unapplied proceeds from the IPO of ₱170.5 million as at September 30, 2025 are maintained in various current and saving accounts. It will be used to fund key property acquisitions for leasing purposes.

On March 6, 2020, the Company acquired two floors and eighteen parking slots at a commercial building located within in Metro Manila for ₱189.5 million, inclusive of VAT.

6. Cash, Cash Equivalents and Short-term Investments

Cash and Cash Equivalents

Details of this account are as follows:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Cash on Hand	25,741	25,741
Cash in Banks	172,614,831	161,555,199
Cash Equivalents	68,776,374	68,768,964
	241,416,946	230,349,904

Cash in banks earn interest at the respective bank deposit rates. Cash in banks include unused proceeds from IPO (Note 6). Cash equivalents as at September 30, 2025 are made for varying periods of up to nine months depending on the immediate cash requirements of the Company and earn annual interest ranging from 3% to 4%.

7. Trade and Other Receivables

This account consists of:

	Note	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Trade:			
Third parties		13,732,204	7,361,342
Related parties	13	919,969	516,899
Accrued rent		-	-
Others		5,895,327	6,205,687
		20,547,500	14,083,928
Less allowance for ECL		-	-

Aging Analysis of Trade and Other Receivables

September 31, 2025	Neither Past Due nor Impaired	Past Due but not Impaired			Total
		1 to 30 Days	31 to 60 Days	More than 60 Days	
RECEIVABLES					
Trade receivables		1,586,743	1,146,765	10,998,697	13,732,204
Accrued receivables		-	-	919,969	919,969
Advances to suppliers		516,420	(251,667)	1,999,095	2,263,848
Advances to officers and employees		91,299	2,677	1,422,331	1,516,307
Receivable Others		257,763	317,517	1,539,892	2,115,172
Less allowance for doubtful accounts		-	-	-	-
		2,452,225	1,215,292	16,879,984	20,547,501

No provision for ECL on trade and other receivables was recognized for the nine months period ended September 30, 2025 and December 31, 2024.

Trade receivables are noninterest-bearing and are generally collectible in the succeeding month.

Accrued rent receivable pertains to straight-line adjustments in accordance with the accounting for leases.

8. Investment Properties

Movements in this account are as follows:

	Sept 30, 2025		
	Condominium Units and Parking Slots	Initial Leasing Costs	Total
Cost			
Balance at beginning of period	844,958,767	9,430,644	854,389,411
Additions	0	15,780,657	15,780,657
Balance at end of period	844,958,767	25,211,301	870,170,068
Accumulated Depreciation and Amortization			
Balance at beginning of period	524,437,466	7,823,563	532,261,029
Depreciation and amortization	24,926,298	1,289,424	26,215,721
Balance at end of period	549,363,764	9,112,986	558,476,750
Carrying Amount	295,595,003	16,098,314	311,693,318

December 31, 2024

	Condominium Units and Parking Slots	Initial Leasing Costs	Total
Cost			
Balance at beginning of period	844,403,913	7,417,086	851,820,999
Additions	554,854	2,013,558	2,568,412
Balance at end of period	844,958,767	9,430,644	854,389,411
Accumulated Depreciation and Amortization			
Balance at beginning of period	491,205,671	7,207,959	498,413,630
Depreciation and amortization	33,231,795	615,604	33,847,400
Balance at end of period	524,437,466	7,823,563	532,261,029
Carrying Amount	320,521,301	1,607,081	322,128,381

This account consists mainly of condominium units and parking slots in Kepwealth Center (previously Keppel Center) located in Cebu Business Park, Cebu City and in One San Miguel located in San Miguel Ave. cor Shaw Blvd. Ortigas Center Brgy. San Antonio Pasig. These units are being leased out to third parties with lease terms ranging from one to six years. This also includes initial direct cost which consists of unamortized portion of commission incurred for lease transactions.

On March 6, 2020, the Company acquired two floors and eighteen parking slots at a commercial building located within in Metro Manila for ₱189.5 million, inclusive of VAT.

Leasing revenue earned from investment properties amounted to ₱ 48.11 million and 35.19 million for the nine months period ended September 30, 2025 and 2024, respectively.

Direct costs incurred related to the investment properties amounted to 21.1 million and 20 million for the nine-month periods ended September 30, 2025 and 2024, respectively (Note 13).

The fair value of the investment properties amounted to ₱1.8 billion based on the appraisal made by an accredited independent appraiser. The latest appraisal report is dated February 06, 2025. The fair value of investment properties has been categorized as Level 2. Fair value was based on the market data and income approach. Market data relies on the comparison of sale transactions or offering of similar properties which were offered in the market as of valuation date and income approach measures the current value of a property by calculating the present value of its future economic benefits by discounting expected cash flows at a rate of return that compensates the risks associated with the property.

Depreciation recognized in the statements of comprehensive income consists of the following:

	Note	For the Nine-Month Period Ended September 30	
		2025 Unaudited	2024 Audited
Investment Properties:			
Condominium Units and Parking Slots		24,926,298	24,923,029
Initial Leasing Cost		1,289,424	360,556
		26,215,722	25,283,585
Property Equipment		249,422	503,747
		26,465,145	25,787,332

The depreciation of initial leasing cost is presented as “Commission” under “Costs of Services” account (Note 11). The depreciation of property and equipment is included in “Others” under “General and Administrative Expenses” account (Note 12).

9. Property and Equipment

Movements in this account are as follows:

	Sept 30, 2025		
	Office Improvement	Office Equipment	Total
Cost			
Balance at beginning of period	3,122,840	681,375	3,804,215
Additions	1,045,536	39,105	1,084,641
Disposal			-
Balance at end of period	4,168,376	720,480	4,888,856
Accumulated Depreciation and Amortization			
Balance at beginning of period	2,676,241	659,091	3,335,332
Depreciation and amortization	237,265	12,157	249,422
Disposal			-
Balance at end of period	2,913,507	671,248	3,584,754
Carrying Amount	1,254,869	49,233	1,304,102
<hr/>			
	December 31, 2024		
	Office Improvement	Office Equipment	Total
Cost			
Balance at beginning of period	3,115,120	673,786	3,788,906
Additions	7,720	7,589	15,309
Disposal			-
Balance at end of period	3,122,840	681,375	3,804,215
Accumulated Depreciation and Amortization			
Balance at beginning of period	2,035,551	637,965	2,673,516
Depreciation and amortization	640,690	21,126	661,816
Disposal			-
Balance at end of period			

	2,676,241	659,091	3,335,332
Carrying Amount	446,598	22,284	468,883

10. Accounts and Other Payables

	Sept 30, 2025	December 31, 2024
Security deposits	22,339,699	21,122,345
Advance rent	7,327,781	6,393,778
Accruals	2,056,310	1,833,814
Statutory payables	1,450,131	1,665,184
Reservation deposit	218,700	218,700
Others	6,771,400	5,725,787
	40,164,021	36,959,608

Accrued expenses mainly pertain to condominium dues, professional fees, salaries and employee benefits, among others. These are normally settled within one year.

Statutory payables include output VAT payable and withholding taxes which are normally settled within the next month.

11. Equity

Capital Stock

This account consists of:

	Sept 30, 2025		December 31, 2024	
	Number of Shares	Amount	Number of Shares	Amount
Common Shares				
Authorized:				
Balance at beginning of period - 10 par value	365,000,000	365,000,000	365,000,000	365,000,000
Recapitalization - 1 par value				
Reclassification from preferred shares	277,000,000	277,000,000		
Effect of stock split	0	0		
Balance at end of period	642,000,000	642,000,000	365,000,000	365,000,000
Issued and outstanding:				
Balance at beginning of period	201,057,609	201,057,609	201,057,609	201,057,609
Effect of stock split	0	0		
Stock dividends	0	0		
Issuance	0	0		
Balance at end of period	201,057,609	201,057,609	201,057,609	201,057,609

	Sept 30, 2025		December 31, 2024	
	Number of Shares	Amount	Number of Shares	Amount
Preferred Shares				
Authorized:				
Balance at beginning of period - 10 par value	255,000,000	255,000,000	255,000,000	255,000,000
Recapitalization - 1 par value				
Reclassification from preferred shares	0	0		0
Effect of stock split	0	0	0	0
Balance at end of period	255,000,000	255,000,000	255,000,000	255,000,000
Issued and outstanding:				
Balance at beginning of period	255,000,000	255,000,000	255,000,000	255,000,000
Effect of stock split	0	0		0
Balance at end of period	255,000,000	255,000,000	255,000,000	255,000,000

Preferred shares are non-voting and shall be redeemable at such dates and in such number of shares as may be determined by the BOD.

On March 7, 2019, the SEC approved the Company's change in authorized capital structure from 8,800,000 common shares at ₱10 par value a share and 53,200,000 preferred shares at ₱10 par value a share to 365,000,000 common shares at ₱1 par value a share and 255,000,000 preferred shares at ₱1 par value a share, respectively. The change in par value in the Company's authorized capital resulted to an increase in common shares by 76,522,500 and an increase in preferred shares by 229,500,000.

The Company's BOD and stockholders declared stock dividends of 49,000,000 common shares at ₱1 par value a share equivalent to ₱49.0 million from the resulting increase in authorized common shares on January 30, 2019. The stock dividends were issued upon the approval of the change in authorized capital structure by the SEC.

On August 19, 2019, the Company's common shares were listed with the PSE. The Company offered 67,032,607 new common shares to the public at an offer price of up to ₱5.74 per share. Net proceeds from the IPO amounted to ₱360.0 million, net of offer expenses of ₱24.8 million (Notes 4.05).

Additional Paid-in Capital

Movements in this account are as follows:

	September 30, 2025	December 31, 2024
Balance at beginning of period	299,519,764	299,519,764
Additions	-	
Costs of issuance	-	
Balance at end of period	299,519,764	299,519,764

EPS

Basic and diluted EPS were computed as follows:

	For the Nine-Month Period Ended September 30	
	2025	2024
Net Income	14,199,901	3,855,311
Divided by weighted average number of outstanding common shares	201,057,609	201,057,609
	0.07	0.02

12. Cost of Services

This account consists of:

	Note	For the Nine-Month Period Ended September 30	
		2025 Unaudited	2024 Audited
Depreciation	7	24,926,298	24,923,029
Taxes and licenses		2,612,199	2,727,772
Salaries and employee benefits		1,626,497	1,846,063
Commission	7	1,289,424	360,556
Repairs and maintenance		674,984	181,206
		31,129,402	30,038,626

13. General and Administrative Expenses

This account consists of:

	For the Nine-Month Period Ended September 30	
	2025 Unaudited	2024 Audited
Taxes and Licenses	838,332	703,401
Condominium Dues	6,561,782	9,046,801
Professional Fees	1,727,945	935,354
Salaries and Other Employee Benefits	933,763	1,122,719
Selling and Marketing	186,843	7,473
Transportation and Travel	115,447	82,858
Contracted Services	2,225,267	989,707
IPO-related Expenses	50,000	50,000
Repairs and Maintenance	951	11,260
Directors' Fees	171,000	130,000
Subscription Expense	37,156	57,658
Office Supplies	15,486	48,011
Utilities	239,068	118,339
Penalties	1,703,016	

Others	539,900	1,746,484
	15,345,956	15,050,065

Others mainly pertain to depreciation of property and equipment, representation, and miscellaneous expenses.

14. Related Party Transactions and Balances

The Company, in the normal course of its operations, has various transactions and balances with its related parties as described below:

Related Party	Nature of Transactions	Year	Transactions during the period	Trade and Other Receivables (Note 6)	Accounts and Other Payables Due to Related Parties (Note 9)
Entities under common management	Asset Management	2025	-		
		2024	-		
	Contracted Services	2025	2,225,267		
		2024	989,707		
	Commission Expense	2025	1,289,424		
		2024	360,556		
	Condominium Dues	2025	6,561,782		
		2024	9,046,801		
	Leasing Revenue	2025	-		
		2024	-		
	Management Fee	2025	-		
		2024	-		
	Management Income	2025	247,059		
		2024	247,059		
Cash Advance	2025				
	2024				
Stockholders	Director's Fee	2025	171,000		
		2024	130,000		
	Non-interest bearing cash advances	2025			
		2024			
		2025	10,494,532	-	-
		2024	10,774,123	-	-

Outstanding accounts and other payables to related parties are included as part of "Accrued expenses" account (Note 11).

Management Agreements

The Company has entered into management agreements with its related parties as follows:

- Asset management, legal and finance services agreement for a fixed monthly fee until February 28, 2019. Management fee expense amounted to nil for the nine months period ended September 30, 2025.
- Operational, financial and administration services agreement for a fixed monthly fee. Management income earned amounted to ₱82,353 for the nine months period ended September 30, 2025 and 2024.
- Asset management for a fixed monthly fee starting March 2019. Total asset management revenue amounted to nil for the nine months period ended September 30, 2025 and 2024, respectively.
- Commission agreement for a predetermined fee. Commission revenue which is included as part of asset management revenue, amounted to nil for the nine months period ended September 30, 2025 and 2024, respectively.

Service Agreement

On March 1, 2019, the Company has entered into a service agreement with a related party under common management for a fixed monthly fee for the finance, human resources, information and communication technology, and internal audit services.

Addendum of the service agreement was approved last January 2024, monthly fee is equivalent to 2.5% of the company's revenue for the month for the finance, human resources, information and communication technology, and internal audit services.

On January 20, 2025, the Company proposed an adjustment to the fee structure and was subsequently approved, charging a management fee equivalent to 2.71% of revenue, effective January 2025

The agreement is for a period of one year and is renewable upon mutual agreement by the parties. Contracted services amounted to 2.23 million and ₱ .989 million for the nine-month periods ended September 30, 2025 and 2024. (Note 14).

Compensation of Key Management Personnel

The remuneration of directors and other members of key management personnel of the Company are as follows:

	For the Nine Months Period Ended September 30	
	2025	2024
Short term benefits	2,250,000	2,250,000
Directors' fees	171,000	130,000
	2,421,000	2,380,000

Terms and Conditions of Transactions with Related Parties

Transactions with related parties are noninterest-bearing, unsecured, settled in cash, and are either payable on demand or settled within one year.

15. Income Tax

The current income tax expense represents regular corporate income taxes using itemized deductions in 2025 and 2024.

The reconciliation between the provision for income tax at statutory rate and the Company's tax expense as shown in the unaudited interim statements of comprehensive income is as follows:

	Unaudited For the Nine-Month Period Ended September 30	
	2025 (Unaudited)	2024 (Audited)
Income Tax at Statutory Tax Rate	4,045,674	654,439
Tax effects of:		
Non deductible expenses	195,626	
Interest income subjected to final tax	(2,258,506)	(1,891,992)

1,982,794 (1,237,553)

The components of the Company's net deferred tax assets are as follows:

	September 30,	December 31,
	2025	2024
	(Unaudited)	(Audited)
Deferred tax assets:		
Advance rent	2,365,791	2,132,291
Allowance for ECL		
NOLCO	8,765,039	7,474,267
MCIT	834,965	631,308
Unrealized loss	-	-
	11,965,795	10,237,865
Deferred tax liabilities:		
Initial leasing cost	4,024,579	401,770
Accrued rent	129,225	129,225
Unrealized gain	(15,503)	100,240
	4,138,300	631,235
Net deferred tax assets	7,827,495	9,606,631

16. Significant Contracts and Agreements

Operating Lease Agreements- Company as a Lessor

The Company has various operating lease contracts with third parties and a related party under common management for the lease of its condominium units and parking slots for varying periods (ranging from one up to six years) and renewable upon mutual agreement. These were subjected to certain escalation clauses ranging from 3% to 10% per year.

Total leasing revenue from these operating leases amounted to 48.11P million and 35.19 million for the Nine-month periods ended September 30, 2025 and 2024, respectively, as shown in the unaudited interim statements of comprehensive income.

The aggregate future minimum annual rent receivables are as follows:

	September 30,	December 31,
	2025	2024
	(Unaudited)	(Audited)

Within one year	64,432,334	35,818,996
After one year but not more than five years	64,819,012	39,947,239
	129,251,346	75,766,236

Advance rent presented in the unaudited interim statements of financial position received by the Company in relation to the lease agreements are classified as follows:

	Note	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Current	9	7,327,781	6,393,778
Noncurrent		2,135,384	2,135,384
		9,463,165	8,529,162

Security deposits are refundable at the end of the lease term. These security deposits are measured at amortized cost using the effective interest rate method at the inception of the lease agreements.

Roll forward analysis of security deposits is as follows:

	September 30, 2025	December 31, 2024
Balance at beginning of period	23,468,752	19,780,546
Refund	(393,274)	(682,539)
Additions	1,610,628	4,370,745
Accretion of interest		
Balance at end of period	24,686,106	23,468,752
Current portion	22,339,699	21,122,345
Noncurrent portion	2,346,407	2,346,407

Roll forward analysis of deferred credits is as follows:

	September 30, 2025	December 31, 2024
Balance at beginning of period	-	8,492
Amortization		(8,492)
Additions	-	
Balance at end of period	-	-
Current portion	-	-
Noncurrent portion	-	-

Amortization of deferred credits is recorded as part of "Revenue" in the unaudited interim statements of comprehensive income.

17. Financial Risk Management Objectives and Policies

The Company's financial instruments are composed of cash and cash equivalents, trade and other receivables, due from related parties), security deposits, advance rent, rent payable, accruals, due to related parties and other payables. The main purpose of these financial instruments is to fund the Company's operations. The Company is exposed to financial risks, which result from its operating activities. The key financial risks to which the Company is exposed to are credit risk and liquidity risk.

Credit Risk

The Company assessed that its exposure to credit risk is minimal. Trade receivables arise mainly from transactions with customers with good credit rating or bank standing. The Company regularly updates the status of accounts that remain uncollected beyond a reasonable period of time.

Further, the Company holds post-dated checks for most of its lease contracts to cover the trade receivables.

For due from related parties, management considers the current financial status of the related parties and their available assets to pay the outstanding receivables.

The Company's cash in banks, cash equivalents and short-term investments are deposited with highly reputable and pre-approved financial institutions with good credit standing in the local banking industry thus the management assessed that the ECL from these financial assets are very minimal.

There are no significant concentrations of credit risk within the Company.

Significant Increase in Credit Risk. When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience and expert credit assessment and including forward-looking information. A significant increase in credit risk can be measured by comparing the probability of default of the borrower from the initial recognition and the result of the current probability of default.

Definition of Default. The Company considers a financial asset to be in default when a customer fails to pay the receivables in full or the receivable is more than 30 days past due.

Liquidity Risk

Liquidity risk relates primarily to the Company's working capital requirements. The Company aims to manage working capital and maintain flexibility in funding.

The Company monitors its cash position by a system of cash forecasting. All expected collections, cash disbursements and other payments are determined to arrive at the projected cash position.

Capital Management

The primary objective of the Company's capital management is to ensure that it maintains a strong and healthy financial position to support its current business operations and drive its expansion and growth in the future.

The Company considers the following as its core capital aggregating as follows:

September 30, December 31,

	2025 (Unaudited)	2024 (Audited)
Capital stock	456,057,609	456,057,609
Additional paid-in capital	299,519,764	299,519,764
Retained earnings	79,421,567	65,221,666
	834,998,940	820,799,039

18. Fair Values of Financial Instruments

The following is a comparison by category of carrying amounts and fair values of all the Company's financial instruments that are reflected in the financial statements:

	September 30, 2025 (Unaudited)		December 31, 2024 (Audited)	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Cash and cash equivalents	241,416,946	241,416,946	230,349,904	230,349,904
Trade receivables	18,283,652	18,283,652	12,865,489	12,865,489
Investment in trust accounts	125,555,000	125,555,000	125,555,000	125,555,000
Due from related parties	34,752,703	34,752,703	257,312	257,312
Financial assets at fair value through profit or loss	120,652,508	120,652,508	141,940,291	141,940,291
	540,660,809	540,660,809	510,967,996	510,967,996
Financial Liabilities	-	-	-	-
Trade payable	6,771,400.00	6,771,400.00	5,725,787.00	5,725,787
Security deposits	24,686,106	24,686,106	23,468,752	23,468,752
Accrued expenses	2,056,310	2,056,310	1,833,814	1,833,814
Other payables	218,700	218,700	218,700	218,700
	33,732,516	33,732,516	31,247,053	31,247,053

The carrying amounts of cash in banks and cash equivalents, trade receivables (except advances to suppliers), investment in trust accounts, due from related parties, accrued expenses, due to a related party and other payables approximate their respective fair values due to the short-term nature and maturities of the accounts.

The fair value of security deposits is based on discounted cash flow methodology using the risk free rates similar borrowings with maturities consistent with those of liabilities being valued. The discount rates used ranged from 1.73% to 6.94% for the nine months period ended September 30, 2025 and for the year ended December 31, 2024.

For the nine months period ended September 30, 2025 and for the year ended December 31, 2024, there were no transfers among Level 1, Level 2 and Level 3 fair value measurements.

19. Segment Information

The Company's operating businesses are organized and managed separately according to the nature of the services provided, with each segment representing a strategic business unit that offers different services and serves different market.

Segment Assets and Liabilities. Segment assets include all operating assets used by a segment and consist primarily of cash and cash equivalents, receivables, investment properties and property and equipment, among others. Segment liabilities include all operating liabilities and consist primarily of accounts and other payables.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating income or loss and is measured consistently with operating income in the unaudited interim financial statements.

Business segment information is reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources among operating segments. For management purposes, the Company is organized into business units based on the services rendered and has one reportable operating segment:

- Leasing - This segment includes leasing of condominium units and parking slots in Kepwealth Center (previously Keppel Center) located in Cebu Business Park, Cebu City and in One San Miguel located in San Miguel Ave. cor Shaw Blvd. Ortigas Center Brgy. San Antonio Pasig.

Business Segment Information

The following table presents the revenue and expenses for the periods ended September 30, 2025 and 2024 and certain assets and liabilities for the period ended September 30, 2025 and year-ended December 31, 2024 information of the Company's business segments:

	September 30, 2025		
	(Unaudited)		
	Leasing	Asset Management	Total
Results of Operations			
Revenues:			
Third parties	48,110,580		48,110,580
	48,110,580	-	48,110,580
Cost of services	31,129,402		31,129,402
Other expenses	15,345,956		15,345,956
Operating income	1,635,222	-	1,635,222
Interest income	14,290,524		14,290,524
Other income	256,948		256,948

Income tax expense	1,982,793		1,982,793
Net income (loss)	14,199,901	-	14,199,901

Assets and Liabilities

Assets	879,644,752		879,644,752
Liabilities	44,645,812		44,645,812

Other Segment Information

Additional capital expenditures:

Investment properties	15,780,657		15,780,657
Property and equipment	1,084,641		1,084,641
Depreciation	26,465,144		26,465,144

September 30, 2025

(audited)

	Leasing	Asset Management	Total
Results of Operations			
Revenues	35,187,855	-	35,187,855
Cost of services	30,038,626		30,038,626
Other expenses	15,050,065		15,050,065
Operating income	(9,900,836)	-	(9,900,836)
Interest income	12,271,534		12,271,534
Other income	12,518,593		12,518,593
Income tax expense	(1,237,552)		(1,237,552)
Net income	3,855,309	-	3,855,309

Assets and Liabilities

Assets	855,853,239		855,853,239
Liabilities	38,512,944		38,512,944

Other Segment Information

Additional capital expenditure –

Investment properties	940,271		940,271
Property and Equipment	162,767		162,767
Depreciation	34,194,404		34,194,404

December 31, 2024

(Audited)

	Leasing	Asset Management	Total
Assets and Liabilities			
Assets	862,240,438		862,240,438
Liabilities	41,441,399		41,441,399

KEPWEALTH PROPERTY PHILS., INC.

SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS

As at and for the Period Ended September 30, 2025 AND 2024, AND

As at and for the Year Ended December 31, 2024

	September 30, 2025	September 30, 2024	December 31, 2024
	(Unaudited)	(Audited)	(Audited)
Liquidity Ratio	10.80	11.45	10.94
Current assets	433,264,840	389,547,244	404,481,545
Current liabilities	40,128,351	34,031,153	36,959,608
Solvency Ratio	0.96	0.74	0.99
Income before income tax and depreciation	42,647,838	28,405,089	41,021,890
Total liabilities	44,610,142	38,512,944	41,441,399
Debt-to-equity Ratio	0.05	0.05	0.05
Total liabilities	44,610,142	38,512,944	41,441,399
Total equity	834,998,940	817,340,295	820,799,039
Asset-to-equity Ratio	1.05	1.05	1.05
Total assets	879,609,083	855,853,239	862,240,438
Total equity	834,998,940	817,340,295	820,799,039
Interest Rate Coverage Ratio			
Income before income tax and interest	16,182,694	2,617,757	6,512,675
Interest expense	-	-	-
Profitability Ratio			
Return on equity	1.70%	0.47%	0.89%
Return on total assets	1.61%	0.45%	0.85%
Net income margin	29.52%	10.96%	15.16%
Gross margin	35.30%	14.63%	16.49%
Operating margin	3.40%	-28.14%	-24.19%

KEPWEALTH PROPERTY PHILS., INC.**SUPPLEMENTARY SCHEDULE OF APPLICATION OF PROCEEDS FROM
INITIAL PUBLIC OFFERING**

As at September 30, 2025

	Estimated	Actual	Balance
Gross Proceeds	₱ 384,767,164	₱ 384,767,164	₱-
Offer Expenses	24,781,567	24,781,567	-
Net Proceeds	₱ 359,985,597	₱ 359,985,597	₱-

The details of the estimated and actual application of the proceeds are as follows:

	Estimated	Actual	Balance
Gross Proceeds	₱384,767,164	₱384,767,164	₱-
Use of Proceeds			
Acquisition of office space in:			
Metro Manila	241,957,914	189,533,348	52,424,566
Davao City	120,000,000	-	120,000,000
	22,809,250	195,233,816	(172,424,566)
Offer Expenses	24,781,567	24,781,567	-
Unapplied Proceeds	₱(1,972,317)	170,452,249	(172,424,566)

KEPWEALTH PROPERTY PHILS., INC.

PART I - FINANCIAL INFORMATION

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

KEPWEALTH PROPERTY PHILS., INC.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

As at September 30, 2025 and December 31, 2024 and
For the Nine Months Period Ended September 30, 2025 and 2024

1. FINANCIAL CONDITION

As at September 30, 2025 compared to as at December 31, 2024

The total assets of Kepwealth Property Phils., Inc. (the Company) increased by 17.36 million or by 2.01% from December 31, 2024.

Material changes in asset accounts are analyzed as follows:

- a. The net increase in cash and cash equivalents of 11.1 million (4.8%) is mainly due to the cash inflows for the collections of receivables and increase in investment and decrease in other noncurrent assets of 11.4 million (-2.5%) mainly pertaining to the decrease in investment properties.
- b. The increase in trade and other receivables by 6.4 million (46%) is due to increase in trade receivables from leasing operations.
- c. Other current assets decreased by 1.9 million (-11%) is mainly due to the current portion of deferred input VAT on the acquisition on investment in properties.
- d. Net decrease in investment properties of 10.4 million (-3%) is due to decrease in commission for the year.
- e. Net increase of ₱.79 million (171%) in property and equipment is due to additional purchases for the year.
- f. Net decrease of ₱1.77 million (-19%) in net deferred tax asset is due to effect of changes in leasing costs, accrued rent, unrealized gain, advance rent, NOLCO & MCIT.

The total liabilities of the Company increased by ₱ 3.1 million (8%) due primarily to advance rentals and security deposit and accruals of expenses for the quarter.

Total equity stood at ₱834.9 million as at September 30, 2025 compared to ₱820.8 million as at December 31, 2024 increase by 14.2 million (1.73%) representing the net income for the quarter.

The movements in the Company's retained earnings account represents the net income recognized during the nine months period ended September 30, 2025 amounting to 14.2 million.

Relevant financial ratios related to the Company's financial position are liquidity ratio, solvency ratio, debt-to-equity ratio and asset-to-equity ratio.

The Company's liquidity ratio decreased to 10.80:1 as at September 30, 2025 from 10.94:1 as at December 31, 2024 .

The solvency ratio decreased to 0.96:1 as at September 30, 2025 from 0.99:1 as at December 31, 2024 .

The debt-to-equity ratio remains the same to 0.05:1 as at September 30, 2025 and from 0.05:1 as at December 31, 2024.

The asset-to-equity ratio remains the same to 1.05:1 as at September 30, 2025 and from 1.05:1 as at December 31, 2024.

2. RESULTS OF OPERATIONS

For the Nine months Period Ended September 30, 2025 Compared to for the Nine months Period Ended September 30, 2024

The Company generated a total of 48.11 million revenues from its business segments for the nine months period ended September 30, 2025 which is 12.9 million (37%) higher than the revenue generated for the same period in the prior year, mainly attributed to the increase in occupancy.

Consequently, gross income is higher by 11.83 million (230%). The total comprehensive income of the Company for the nine months period ended September 30, 2025 registered at 14.2 million which is 10.34 million (268%) higher than that of the previous year for the same period.

Key factors to the changes of the items above are as follows:

- a. Revenue increased mainly as a result of increased in occupancy.
- b. Cost of services increased by ₱1.09 million (4%) due to the increase in commission recognized from amortization of initial leasing costs and payment of taxes.
- c. General and administrative expenses increased by .29 million (2%). This increase mainly attributed payment of professional fees, and other misc. expenses.
- d. Other income increased by 2.03 million (16%) due to interest earned in investments in short-term investments and cash equivalents, dividend and realized gain from investment. The unapplied proceeds of the IPO were temporarily placed in short-term time deposits which earns from 3% to 8% (gross) interest per annum.
- e. Income tax expense is calculated at MCIT rate using the itemized deductions amounted to ₱203.6 thousand for the nine months period ended September 30, 2025 vs. 198.89 thousand for the same period last year.

The resulting basic and diluted earnings per share of the Company are 0.02 for the nine months ended September 30, 2025 vs 0.01 per share for the same period last year.

Relevant profitability ratios related to the Company's financial performance are return on equity, return on total assets, net income margin, gross margin and operating margin.

The return on equity of the Company increased from 0.47% to 1.70% due to the increase in net income and increase in the average balance of equity.

The return on assets also increased from 0.45% to 1.61% due also to the increase in net income and increase in the average total asset base.

Net income margin has increased to 29.52% from 10.96% while the gross margin increased to 35.30% from 14.63% when compared to the same period last year.

Operating margin for the period increased to 3.40% from -28.14% for the same period last year .

The leasing operations of the Company accounted for 100% of the total segment net income while the asset management operations accounted for 0%.

3. OTHER DISCLOSURES

There were no material events subsequent to the end of the interim period that have not been reflected in the unaudited interim financial statements.

There were no effects of changes in the composition of the Company during the interim period, including business combinations, acquisitions or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations.

The Company has no contingent liabilities or contingent assets as at September 30, 2025.

There are no material contingencies and any other events or transactions that are material to the understanding of the current interim period.

There are no known trends or demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way.

There are no events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation.

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.

There are no material commitments for capital expenditures which are out of the scope of the use of proceeds from the IPO.

All significant elements of income or loss were generated from the Company's registered and continuing business operations

Apart from the above, there are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net revenues or income from continuing operations.

Management, however, believes that with the Company's strong financial position it can readily meet its maturing obligations and continue as a going concern.