2024 ANNUAL REPORT

SHANG

PROPERTIES

CONTENTS

VISION

Shang Properties is committed to be the leading developer and manager of prime properties in the Philippines

MISSION

Leading through product innovation

Delighting with excellent service

Fostering fair treatment and mutual respect

Empowering people to attain their full potential

Upholding good corporate citizenship

CORE VALUES

Service

Honesty

Asian

Nobility

Global

MESSAGE TO OUR SHAREHOLDERS

Dear Shareholders,

I am happy to report that 2024 was another successful year for Shang Properties Inc. (SPI). Despite various global challenges, we remained steadfast in our mission to develop world-class properties that elevate urban living in the Philippines. Our strong financial performance, strategic expansion and commitment to sustainability have together kept us well positioned for long-term success.

Financial Performance

SPI delivered strong results in 2024, reflecting growing demand for our developments in the luxury and premium markets. Revenue growth was driven across all business segments, with residential sales reaping the benefit of successful pre-sales, on-time project completions and healthy rental revenue. Profitability remained robust, supported by disciplined cost-management measures and operational efficiency.

Total group revenue in 2024 was P11.8 billion (2023: P9.8 billion), representing an 20% increment year-on-year. Property Sales revenue rose to P4.6 billion (2023: P3.1 billion), an increase of 48% year-on-year. Leasing rental revenues from malls and offices increased to P2.7 billion (2023: P2.5 billion), equivalent to an 8% increase.

Profit after tax in 2024 was P9.4 billion in 2024 (2023: P5.5 billion), representing a 71% increase from 2023. Excluding the non-cash adjustment from investment properties valuation gain, the group recorded a P6.0 billion underlying profit (2023: P5.5 billion) representing a 9% increase year-on-year.

Strategic Expansion and Notable Developments

Previous strategic land acquisitions bore fruit in 2024 with the launch of two landmark projects cementing our presence in new key cities.

The 80-storey **Shang Summit** in Quezon City, which we began pre-selling in July, will be the tallest residential building in the Philippines. With two towers comprising close to 1,900 units, it will exemplify luxury living with fine contemporary design, state-of-the-art amenities and convenient access to major urban hubs. This entry to the Quezon City market represents our commitment to expansion within new areas of Metro Manila.

Shang Bauhinia Residences will be a prestigious residential community blending modern elegance with Cebu's renowned cultural heritage. The project will be the first of its kind, with two types of development within one building. We have already introduced the signature units, being the more exclusive living spaces.

We also marked a milestone last October in handing over **Shang Residences at Wack Wack**, delivering premium living spaces to our valued homeowners.

With the successful launches of these two new projects and with promising sales across our existing projects, we have also strategically acquired parcels of land to secure steady supply for future years. SPI has acquired 100% ownership of a company that owns a parcel of land in Barangay Wack-Wack in Mandaluyong and look forward to developing this into another premium development in the future.

Residential

Our residential business segment continues to be a major contributor, with close to 40% in gross revenue coming from this segment. We have been resilient and adaptive to the changing market landscape by offering projects and schemes to best serve our clients.

Total contracted sales for the year amounted to P19.8 billion, an increase of 36% from 2023. Our new launches, together with our existing portfolio of **Shang Residences at Wack Wack, Laya by Shang Properties, Aurelia Residences, Haraya Residences** and **The Rise Makati** resulted in favourable sales for the year.

Recurring Income and Commercial Leasing

Our commercial leasing portfolio and hospitality operations comprised 60% of gross revenue for the year, with our office and retail spaces also preforming well.

The Enterprise Center in Makati maintains steady occupancy rates driven by resilient demand for premium office space in the central business district.

Shangri-La Plaza continues to solidify its position as a premier lifestyle and shopping destination. The major renovation of Streetscape, a mall strip dedicated to restaurants, was completed in 2024, with a fresher look and a variety of exciting new food outlets. The mall continues to attract a diverse mix of tenants and shoppers with occupancy rates significantly improving as the market reverts to the traditional retail experience.

Assembly Grounds continues to thrive as a vibrant community hub, offering a dynamic retail and dining experience.

Shangri-La The Fort, Manila – of which SPI owns 60% – generated P4.5 billion in revenues, an increase of 8% over the previous year. Hotel operations remained resilient and adaptive, with refinement of services and offerings for guests and visitors.

Commitment to Sustainability and Innovation

Sustainability remains a vital consideration in our development strategy. In 2024, we continued to integrate green building initiatives across new projects that focus on energy efficiency, sustainable materials and eco-friendly construction practices.

Looking Forward

We remain optimistic about the national real estate market and with substantial new developments in the pipeline, we are in a strong position for growth and value creation.

I would like to thank the Board of Directors for their steadfast support and guidance over the years which has allowed us to expand with confidence, as well as everyone at SPI for their commitment and hard work to deliver the results of 2024 – thank you!

Edward Kuok Khoon Loong
Chairman

Artist's perspective of Shang Bauhinia Tower

RESIDENTIAL

SHANG BAUHINIA RESIDENCES

Artist's perspective of three-bedroom signature

Shang Bauhinia Residences is set to redefine Cebu City's skyline. Situated within the lush and beautifully-landscaped Bauhinia Drive, with proximity to schools, restaurants, parks, healthcare facilities, and the exclusive Cebu Country Club, this residential development provides a unique balance of timeless elegance and convenience in the city's most coveted neighborhood.

Artist's perspective of The Sky Lounge rooftop pool

Recognizing that luxury must harmonize with its surroundings, top firms designed Shang Bauhinia Residences to reflect Cebu's elegance and blend seamlessly with its urban setting.

Shang Bauhinia Residences aims to accommodate a diverse set of homeowners with its pioneering approach of having two living concepts in one tower, with a key distinction between its typical units and the "Shang Bauhinia Signature" units. The typical units, including studios, one-, and two-bedroom configurations, provide residents with well-appointed homes and intimate luxury. The Signature units represent an elevated level of luxury. These larger and more spacious two- and three-bedroom units are aptly situated on the upper floors.

Amenities are stylishly done, emphasizing Shang's international renown as a hospitality brand. The Clubhouse, an expansive 4,015 sqm amenities hub is open to all residents and features an array of social and wellness facilities. The Signature units enjoy access to both The Clubhouse and The Sky Lounge, an intimate 1,105 sqm amenities space located on the rooftop that includes a sky pool, gym, sauna, and entertainment venues.

Shang Bauhinia Residences was launched in October 2024. The construction of the foundation system, including bored piles and diaphragm walls are ongoing. As of 31 December 2024, 122 units have been sold with a total sales revenue of PhP3.1 billion.

Please scan the code to view Shang Bauhinia Residences website

Artist's perspective of Shang Summit

RESIDENTIAL

SHANG SUMMIT

Shang Summit is a new development launched in July 2024. Rising to record-setting heights, this two-tower development is designed by world-renowned architects and designers P&T Group, CASAS + Architects, and FM Architettura.

Located in the quiet enclave of South Triangle, Quezon City, Shang Summit offers a balance of privacy and convenience, allowing residents to enjoy a relaxed living environment while remaining connected to the city's dynamic urban landscape. The strategic location of Shang Summit places residents in proximity to a variety of key destinations. The area is known for its eclectic mix of dining options, cafes, and entertainment venues. Essential establishments such as schools, hospitals, and shopping malls are also easily accessible.

The first of the two towers to be constructed, the East Tower features 1,020 residences with panoramic city views and rising 250 meters in height, making it the tallest residential development in the Philippines to date. Each unit has an expansive floor plan featuring a combination of classic and modern interiors, delivering a familiar sense of ease and comfort.

Shang Summit offers luxury amenities that are carefully designed for residents of all ages, fostering a strong sense of community and catering to diverse lifestyles. The Summit Gallery and The Summit Lounge offers elegant indoor spaces perfect for social and celebratory gatherings. The Alcove offers quiet spaces for work and study. The Yard, which features one of the most comprehensive indoor and outdoor recreation spaces in the metro, comprises multiple themed zones, playground facilities, and plenty of space for kids of all ages. With offerings like these, alongside amenities such as the tropical swimming pool, fitness center, and extensive play areas, Shang Summit truly provides an oasis for the modern family.

Designed with modern families in mind, Shang Summit is an ideal place for people to call home. As of 31 December 2024, 205 units have been sold amounting to PhP4.3 billion in sales revenue.

Please scan the code to view Shang Summit website


Artist's perspective of The Summit Lounge


Artist's perspective of two-bedroom unit

Artist's perspective of one-bedroom unit

RESIDENTIAL

LAYA BY SHANG PROPERTIES

Laya by Shang Properties is both a home and community for the creative and connected. Located in Pasig City, Laya places residents in close proximity to Ortigas Center and provides easy access to Bonifacio Global City (BGC). The surrounding neighborhood offers a seamless connection between work, play, and relaxation. Schools, shopping malls, restaurants, medical institutions, and open spaces are conveniently located nearby.

The residences are meticulously designed to maximize natural light and ventilation, redefining urban living through a harmonious blend of space and comfort. Home to 1,283 residential units ranging from studio, one-, two-, to three-bedroom units, Laya is more than just a home but a place to grow and thrive.

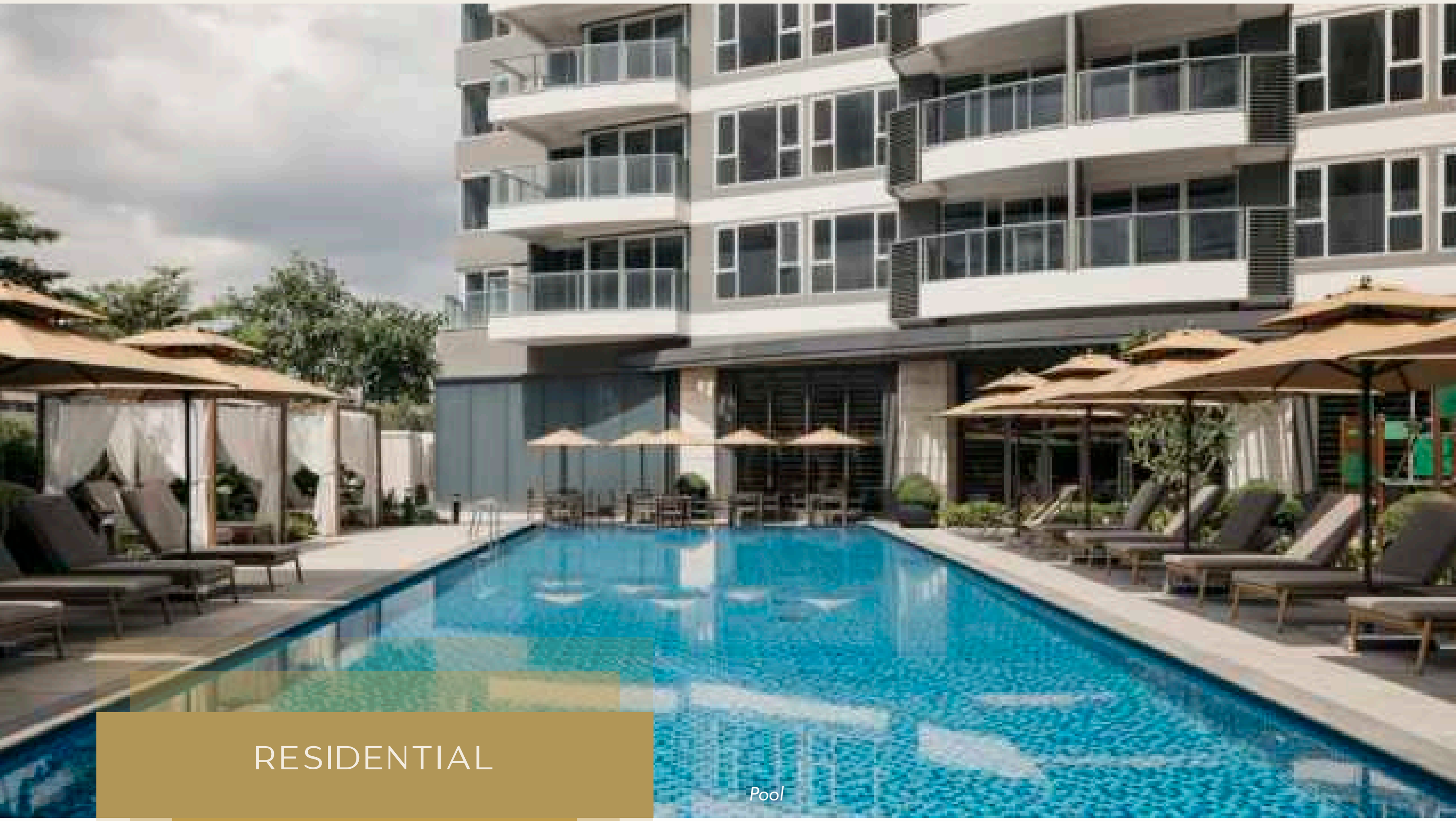

Artist's perspective of one-bedroom unit


Artist's perspective of Laya by Shang Properties

Laya offers over 2,934 sqm of world-class amenities designed with young professionals and expanding families in mind. These include fully-equipped fitness & yoga studios, an outdoor pool & children's pool, a private screening room, an expansive children's playground, a full suite of workspaces, function rooms, lounges, and meeting areas featuring beautifully-curated interiors reflecting the signature style of Shang developments.

The residential tower's structural works are ongoing and expected for completion by 2028.
As of 31 December 2024, 285 units have been sold with a total sales revenue of PhP3.6 billion.

Please scan the code to view Laya by Shang Properties website



Pool

RESIDENTIAL

SHANG RESIDENCES AT WACK WACK

Shang Residences at Wack Wack offers an exclusive, resort-inspired living experience in Mandaluyong City. Conveniently located near major business districts, top-tier schools, hospitals, and overlooking the lush greens of the Wack Wack Golf and Country Club, this prestigious development provides a unique blend of tranquility and accessibility.

The residences feature thoughtfully designed spaces, with expansive windows and balconies that showcase the stunning views. Interiors are crafted with a focus on elegance and comfort, incorporating high-quality materials and finishes.

Residents can enjoy a comprehensive range of world-class amenities, including a resort-like pool, a fully equipped gym, a multi-purpose exercise room, steam & sauna rooms, function rooms, a mini-theater, and garden areas. The development's emphasis on wellness and relaxation creates a serene atmosphere, making it a perfect sanctuary in the city.

The 50-storey condominium tower offers 404 units, composed of one-, two-, and three-bedroom suites. SPI started the handover of units in October 2024. As of 31 December 2024, 333 units have been sold, bringing in a total sales revenue of PhP11.8 billion.

Please scan the code to view Shang Residences at Wack Wack website

Lounge

Lounge

RESIDENTIAL

HARAYA RESIDENCES

Haraya Residences is a vertical gated village that reimagines contemporary living. Located at the heart of Bridgetowne Destination Estate in Pasig City, Haraya Residences offers proximity to educational institutions, medical facilities, shopping malls, business centers and other residential developments.

Each suite features an Italian-inspired *"loggia,"* an extension of one's home that offers a seamless transition from interior to exterior spaces. The bedroom suites are designed to make the spaces feel bright and airy in addition to having a flexible layout that expands the very notion of a home.

The outdoor amenities offer over 2,500 square meters of outdoor space where family and friends can unwind and reconnect. These include: Tropical Pool, Kiddie Pool, Jacuzzi, Children's Play Areas, and Garden Areas. It is where privacy, community, and landscaping come together to create a vibrant experience.

Artist's perspective of The Lounge

The interiors are thoughtfully designed to bring in natural light, while the organic, curvilinear walls create a soft and inviting vibe that makes for a perfect intimate gathering spot for both family and friends alike. Indoor amenities include: The Veranda (Indoor and Al fresco), The Tea Room, The Studio, The Playroom, The Library, The Lounge, The Chef's Kitchen, The Lobby Lounge, The Game Room, The Viewing Room, The Gym, Changing Rooms, and Sauna.

Haraya Residences is the second project of Shang Robinsons Properties, Inc. (SRPI), a joint venture company of Shang Properties, Inc. and Robinsons Land Corporation. It is a two-tower prime development offering a collection of 558 homes in the South Tower and 362 homes in the North Tower. Structural works for the two towers are also ongoing and SRPI aims to complete the project in 2028. As of 31 December 2024, 400 units have been sold amounting to PhP12.1 billion in sales revenue.

Please scan the code to view Haraya Residences website

Artist's perspective of Haraya Residences north and south towers

Artist's perspective of two-bedroom unit

RESIDENTIAL

AURELIA RESIDENCES

Aurelia Residences is an ideal location for an unprecedented sense of balance in one's evolving style of living. This ultra-luxury development celebrated its Topping Off Ceremony in January 2024. With construction progressing smoothly, Aurelia Residences will soon be a coveted address that offers unparalleled spaces and meticulously curated suites.

Despite its proximity to entertainment destinations, business centers, and the vibrant nightlife of Bonifacio Global City (BGC), Aurelia Residences offers a sophisticated and elegant retreat from the city's hustle and bustle.

Aurelia Residences offers 285 bespoke three- to four- bedroom suites inspired by the Italian ideal of *"sprezzatura,"* which means an effortless and understated classic elegance.


Artist's perspective of al fresco area

Artist's perspective of the 40-meter pool

Residents can enjoy the world-class amenities that the development has to offer, which includes a 40-meter pool, The Canopy Room, Kids' Play Areas, gym, home theater, and exquisitely furnished lounges situated throughout the wings and amenities floors.

Aurelia Residences is the premiere project of Shang Robinsons Properties, Inc., (SRPI) a joint venture company of Shang Properties, Inc. (SPI) and Robinsons Land Corporation (RLC). As of 31 December 2024, 255 units have been sold with a total sales revenue of PhP33 billion.

Please scan the code to view Aurelia Residences website

Artist's perspective of three-bedroom signature unit

MALL & RETAIL

SHANGRI-LA PLAZA

Evergreen and Ever Evolving: Shangri-La Plaza's 2024 Milestones

As a stalwart in the Philippine retail scene, Shangri-La Plaza continues to stand the test of time—consistently evolving while preserving its signature elegance and sophistication. This year, the iconic mall strengthens its commitment to innovation and excellence with strategic developments that breathe new life into the Shang experience.

Culinary Excellence: Expanding the Shang Dining Experience

A key highlight for the year was the expansion of Shangri-La Plaza's dining portfolio, reinforcing its reputation as a culinary destination. The introduction of Bistro Lane at the East Wing's 4th floor brought in exciting restaurant concepts through a strategic partnership with The Bistro Group. Global and local favorites like Secret Recipe, Olive Garden, and Siklab now enhance the lifestyle offerings of the floor, seamlessly integrating dining with wellness and entertainment.

Meanwhile, Streetscape—Shangri-La Plaza's signature al fresco precinct—was officially relaunched with a striking new look and an elevated tenant mix. Drawing inspiration from the warmth and charm of Filipino heritage streets, the redesigned space now features cobblestone paths, intimate pockets of green, vibrant storefronts, ambient music, and breezy outdoor seating that together create a charming, relaxed atmosphere. Streetscape is now home to a curated collection of top-tier dining brands, including inventive Filipino fare from Manam and Refinery's redefined comfort food. Global flavors take center stage with award-winning Italian at A Mano, the French-American flair of Wildflour, and American staples from LongHorn. Asian culinary artistry shines with the modern izakaya Nikkei Sakagura, Thai-Asian fusion from Ginger Lily, and the bold flavors of Red Lotus. Chef-driven concepts such as Sala Martinez and Juniper by Josh Boutwood add sophistication, while everyday favorites like The Wholesome Table and Harlan + Holden Coffee round out the experience. This reinvigorated precinct has quickly become a go-to destination for every occasion—from power brunches to late-night dinners—delivering the elevated experience expected of Shang.

Nurturing the Next Generation of Retail Partners

In 2024, Shangri-La Plaza also strengthened its relationships with its tenant community through meaningful engagements. A standout initiative was the Tenant Appreciation Night held in February, a celebration of legacy and innovation. The event honored both long-time partners and emerging leaders in retail, including Cristalle Belo-Pit of Belo Medical Clinic, Von Yao of Owndays, Rajiv Mirani of Vogue Concepts, Vania Romoff, and Toby Claudio Jr. of Toby's Sports. It was a reaffirmation of Shang's role not only as a landlord, but as a collaborative partner invested in the sustained growth and evolution of its retail family. This gathering underscored the Plaza's belief in empowering the new guard while honoring the traditions and excellence of the past.

Staying Relevant Through Arts, Culture, and Celebration

Beyond retail and dining, Shangri-La Plaza continues to distinguish itself as a cultural beacon. In 2024, the mall mounted a robust calendar of events that brought people together around passion, creativity, and shared experiences. From lifestyle-driven showcases like Coffee Culture, Wine Fair, and Puso in Paris, to the crowd-favorite Hallyuniverse, the Plaza demonstrated its ability to tap into evolving interests across generations. The year was also marked by 13 international film festivals, headlined by the much-awaited Studio Ghibli showcase, and the return of Ballet Manila with Snow White—cementing Shang's place as the home of arts and culture in the metro.

Through all its endeavors in 2024, Shangri-La Plaza proved its resilience and relevance—evergreen in spirit yet constantly innovating. It continues to shape experiences that matter, forge partnerships that endure, and create spaces that inspire. With every milestone, the Plaza builds upon its legacy while looking boldly toward the future—always, Inspired by Shang.

MALL & RETAIL

ASSEMBLY GROUNDS AT THE RISE

In 2024, Assembly Grounds at The Rise continued to grow as a retail community hub within the heart of North Makati. Nestled within The Rise Makati, the space reflects Shang Properties Inc.'s commitment to creating intuitive, curated environments that elevate the everyday. Assembly Grounds positions itself as a dynamic yet intimate lifestyle destination within Makati—offering the charm of a thoughtfully arranged, community-centric space that brings people together over good food, everyday essentials, and meaningful encounters.

With an impressive 92.5% occupancy rate and a mix of over 35 well-curated tenants, Assembly Grounds provided residents and professionals with a seamless blend of essentials, dining, wellness, and experiences. This year, the opening of Bakmi Nyonya Table—its first full-service restaurant in the Philippines—brought the warmth and authenticity of Indonesian cuisine to the forefront.

Adding to this vibrant mix were the introductions of Zus' Coffee, a rising local favorite for specialty brews; Croft Bulk Foods, which delivered a sustainable and conscious approach to grocery shopping; and Hundreds of Flavors, a modern Chinese restaurant serving comforting, shareable dishes that quickly became a go-to spot for casual group dining.

Assembly Grounds at The Rise also continued to build relevance within its community through thematic events that bring people together—especially during key seasons and occasions. On the digital front, it recently refreshed its social media presence with more engaging content and purposeful KOL collaborations, strengthening its visibility and connection with the audience.

Elevating the community experience further, Breakout Philippines opened its doors to thrill-seekers and puzzle lovers, offering immersive escape room challenges that added a distinctive, interactive dimension to the mall's recreational offerings.

By the end of 2024, Assembly Grounds at The Rise had firmly established its identity as more than just a retail podium—it became a heartfelt community hub that enriches everyday life.

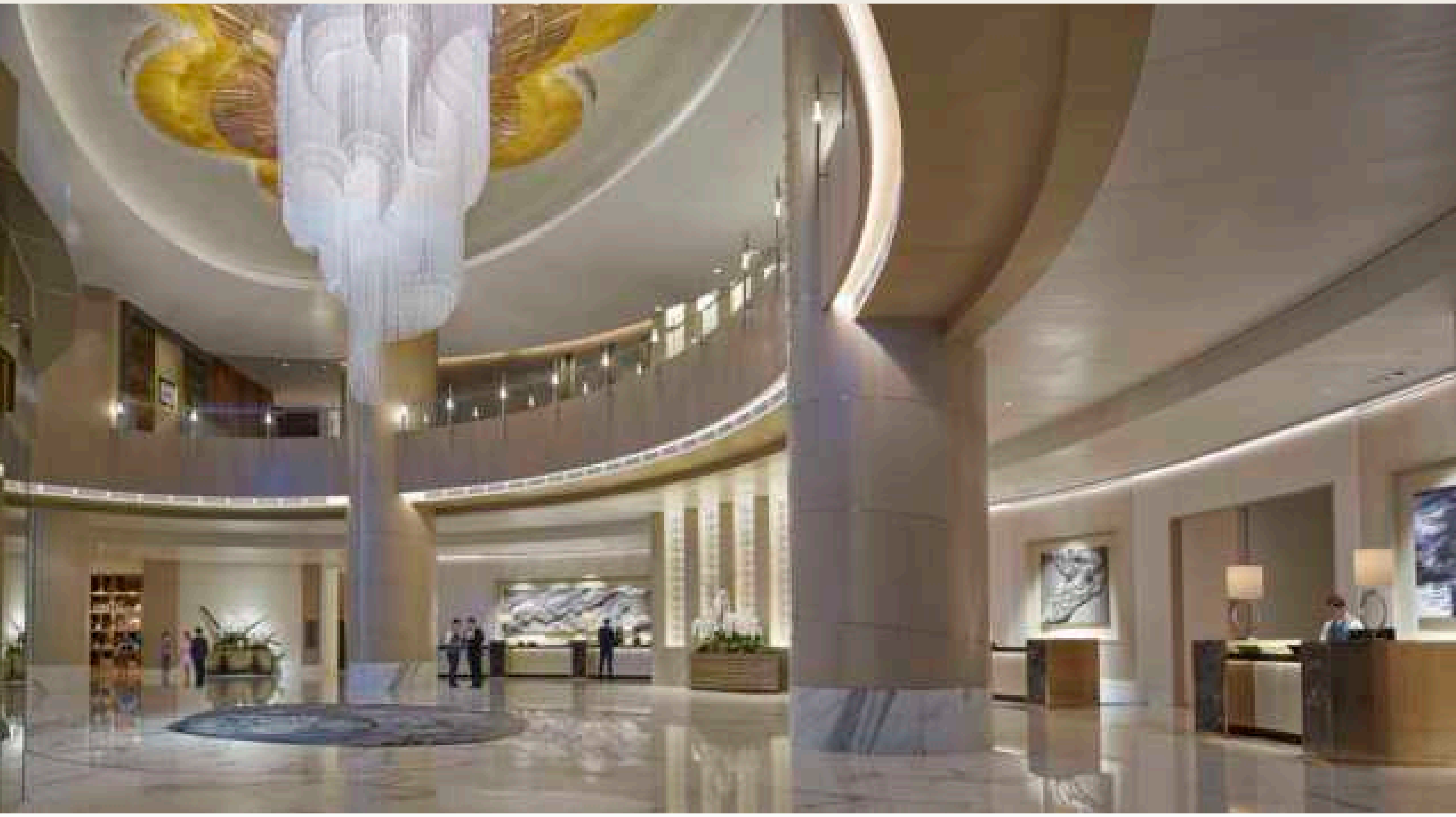
OFFICE LEASING

THE ENTERPRISE CENTER

2024 was a year of growth and resilience for The Enterprise Center. While the focus was on increasing occupancy and revenue, the building also navigated market shifts. Despite these challenges, leasing performance remained strong, driven by new tenant signings across key sectors such as industry specific services, banking, and other financial institutions.

These acquisitions reinforced the building's strong position in the prime market and demonstrated sustained demand. New leases secured toward the end of the year further boosted profitability, bringing total revenue to PhP913.3 million—an increase of PhP9.2 million from the previous year.

Key upgrades to building services and facilities enhanced the tenant experience and helped sustain growth momentum into 2025. With a strategic leasing approach and an unwavering commitment to quality, The Enterprise Center continues to set new benchmarks as a premier business address.



HOTEL

SHANGRI-LA THE FORT MANILA

A Record-Breaking Year at Shangri-La The Fort, Manila

In 2024, Shangri-La The Fort, Manila redefined excellence, setting new records in revenue and achieving outstanding year-end occupancy. More than just a hotel, it has solidified its place as the home for VIPs, global leaders, and the city's most prestigious events.

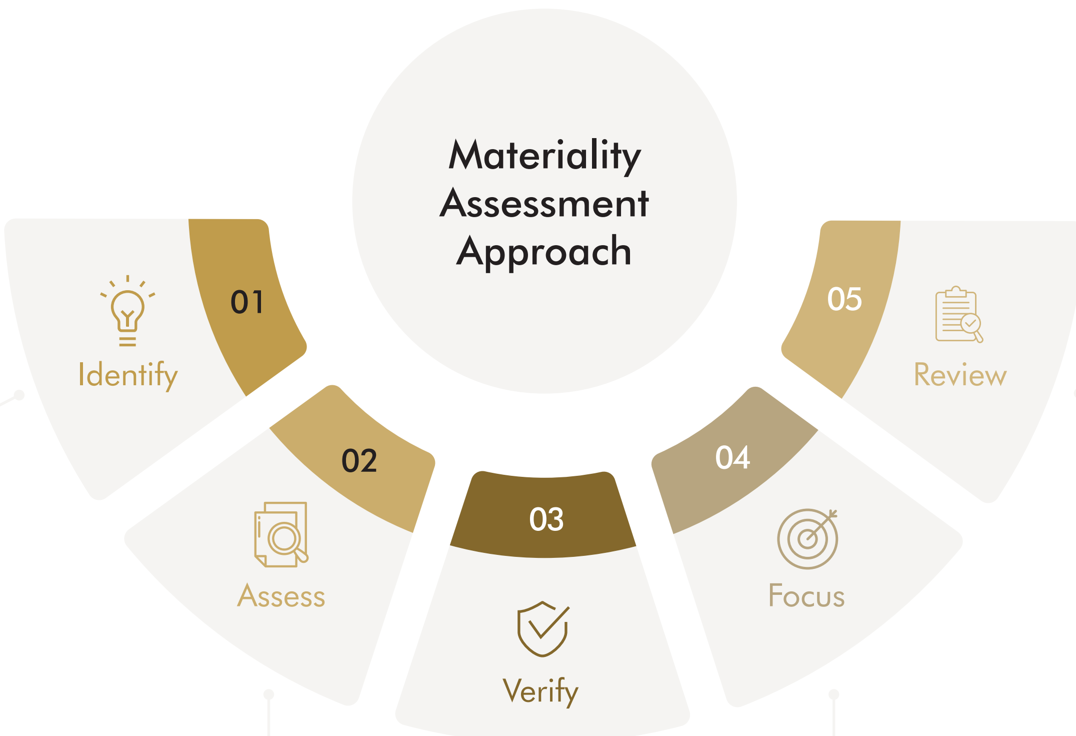
With its unmatched location, world-class service, and dynamic energy, the hotel remains where the city comes alive — welcoming industry leaders, innovators, and trendsetters who drive progress and shape the future.

At the core of this success is a team whose passion and dedication continue to elevate every experience. Their relentless pursuit of innovation and excellence ensures that Shangri-La The Fort remains a beacon of vibrancy, inspiration, and possibility.


A view of Shangri-La The Fort's High Street Cafe

MATERIALITY PROCESS

Shang Properties, Inc. (SPI) maintains a straightforward materiality process for identifying and prioritizing our most significant topics. This process is annually reviewed by SPI's Sustainability Core Team in order to align with evolving regulations, industry trends, and business developments. Any changes to our existing process are correspondingly reviewed and approved by our Board of Directors.



01 Identify: Material topics are identified based on activities that are vital to the operations of Shang Properties, Inc. as a Holding Company operating different businesses.

02 Assess: The identified topics are evaluated and prioritized based on what we interpret as significant and impactful to our stakeholders and to our Company.

03 Verify: Material topics are consulted with and approved by the Board of Directors to ensure their alignment with the Group's Mission and Vision.

04 Focus: Based on the agreed material topics, management actions are identified and incorporated into the business plan.

05 Review: Our Company's performance with respect to the material topics (also known as our "Core Drivers") are subjected to regular review by the Board.

Figure 1 Materiality Assessment Approach

SUSTAINABILITY FRAMEWORK

Our materiality assessment process allows us to identify the key drivers that significantly shape our sustainability framework. For FY 2024, we have retained our existing topics into our framework. We recognize that these topics continue to be relevant to our organization, especially with the absence of major operational shifts across all our business activities.

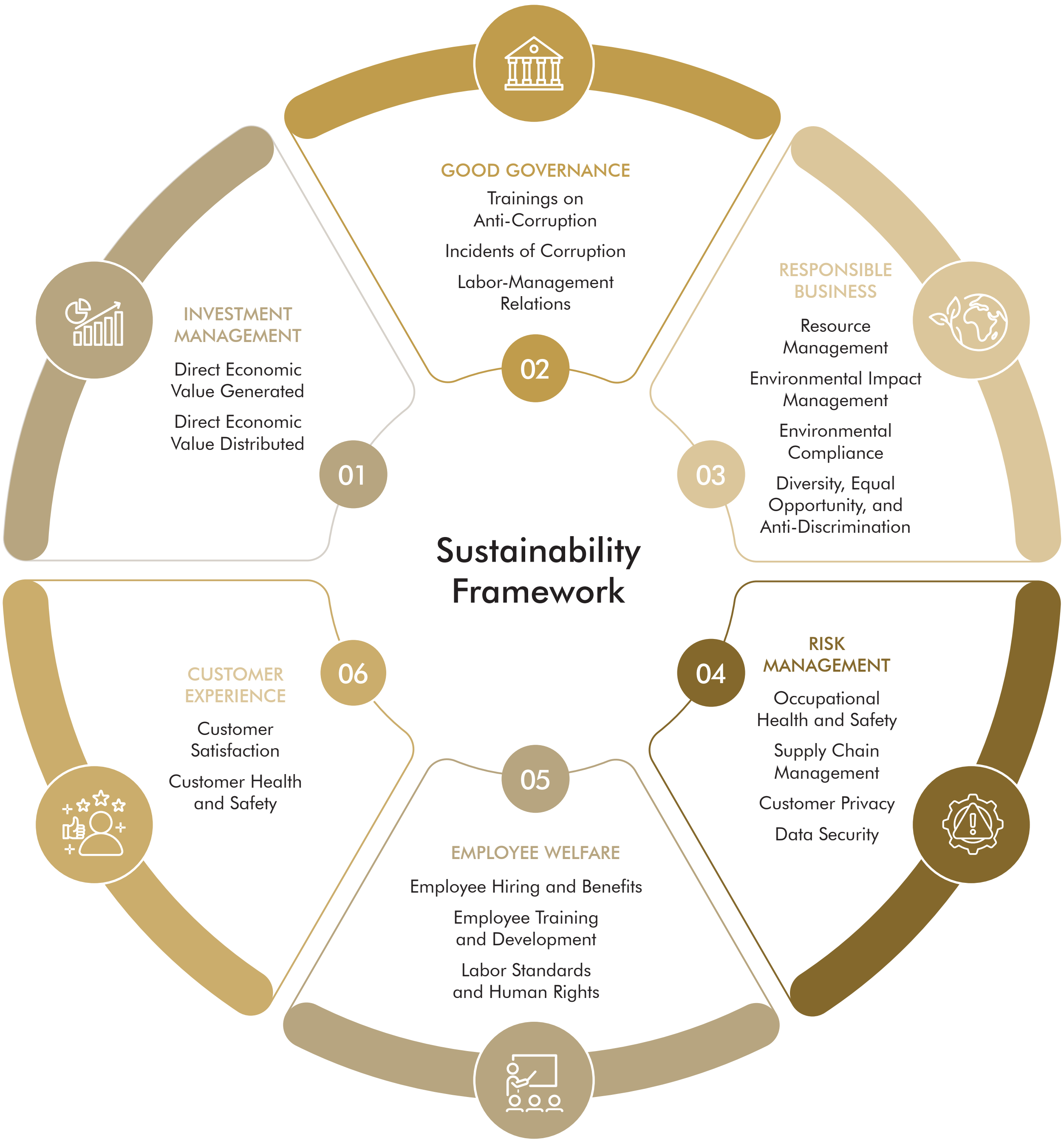


Figure 2 SPI Core Drivers

STAKEHOLDER ENGAGEMENT

Our Company understands that stakeholder engagement is essential to aligning our priorities with stakeholder expectations. In 2024, we collaborated with various departments that work closely with these groups in order to review and refine our engagement matrix. The following table provides an updated overview of these stakeholder groups, their respective modes of engagement, and their key concerns.

STAKEHOLDER	MEANS OF ENGAGEMENT	ASPECTS	FREQUENCY
Stockholders and Investors	Annual Stockholders Meeting Corporate Disclosure Corporate Website	Financial Performance and Cash Flows Business Outlook Resolutions of Business Concerns ESG Performance	Annually or as needed
Employees	Training and development programs Email blasts and bulletins Annual performance appraisals Online portals / Social Media Company activities and events	Skills inventory development General company updates Performance review and improvement Job opportunities Employee activities and socialization Health and wellbeing	Quarterly or as needed
Customers and Guests	Customer satisfaction surveys Telephone hotlines Social Media	Customer Feedback / areas for improvement General Information Events, Customer complaints	As needed
Residents and Tenants	Email blasts Memorandums Meetings Evacuation drills	Promotions Maintenance and Service Interruption, Escalations, Property Updates Exploratory, Pre-Construction, Egress Fire life and safety Residents/Tenants' complaints Other operational issues	As needed
Suppliers and Contractors	Emails One on one meetings Group meetings/discussions Telephone / mobile phones Site inspections	Cost proposal Warranties Duration of project Scope/Deliverables Payment for services rendered	As needed
Government and Regulators	Emails Site inspections Correspondences Telephone / mobile phones	Coordination of requirements Compliance to regulations Continuous communication and coordination of schedules Payment of taxes and applicable fees	Annually or as needed

INVESTMENT MANAGEMENT

Direct Economic Value Generated & Distributed			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Direct Economic Value Generated (Revenue)	PHP	13,339,788,291	15,376,978,798
Direct Economic Value Distributed:			
a. Operating Costs	PHP	5,226,553,499	6,306,489,104
b. Employee Wages and Benefits	PHP	335,131,480	379,961,185
c. Payments to Suppliers, Other Operating Costs	PHP	1,228,283,867	1,195,350,958
d. Dividends given to Stockholders and Interest Payments to Loan Providers	PHP	1,482,528,324	1,843,020,877
e. Taxes given to Government	PHP	138,687,025	195,635,218
f. Investments to Community (e.g. Donations, CSR)	PHP	51,050,000	41,430,000

GOOD GOVERNANCE

Training on Anti-Corruption Policies & Procedures			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Percentage of Employees to whom the Organization's Anti – Corruption Policies and Procedures have been Communicated To	%	100	100
Percentage of Business Partners to whom the Organization's Anti – Corruption Policies and Procedures have been Communicated To	%	100	100
Percentage of Directors and Management that have Received Anti – Corruption Training	%	50	50
Percentage of Employees that have Received Anti – Corruption Training	%	50	50

Incidents of Corruption			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Number of Incidents in which Directors were Removed or Disciplined for Corruption	#	0	0
Number of Incidents in which Employees were Dismissed or Disciplined for Corruption	#	0	0
Number of Incidents when Contracts with Business Partners were Terminated due to Incidents of Corruption	#	0	0

Labor-Management Relations			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Number of Consultations Conducted with Employees Concerning Employee – Related Policies	#	0	0
Number of Employees Covered by Collective Bargaining Agreement/s	#	N/A	N/A
Percentage of Employees Covered by Collective Bargaining Agreement/s	%	N/A	N/A

RESPONSIBLE BUSINESS

Resource Management

ENERGY CONSUMPTION WITHIN THE ORGANIZATION

DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Renewable Resources	GJ	2,000	0
Gasoline	GJ	2,130	1,194
LPG	GJ	34,146	57,788
Diesel	GJ	26,074	36,391
Electricity	kWh	116,915,734	107,784,819

ENERGY SAVINGS

DISCLOSURE	UNIT	2024
Renewable Resources	GJ	0
Gasoline	GJ	63.61
LPG	GJ	16,479.81
Diesel	GJ	1,454.57
Electricity	kWh	8,410,323

ENERGY INTENSITY

DISCLOSURE	UNIT	2024
Energy intensity	GJ per million Php revenue	31.44

Materials Used by the Organization

DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Materials Used by Weight/Volume		21,290	4,939,141,890
Renewable	Kg or L	200	11,588,430
	GJ	34,146	57,788
Non-Renewable	Kg or L	21,090	4,927,556,052
Percentage of Recycled Input Materials Used to Manufacture the Organization's Primary Products and Services	%	0	7.6×10^{-5}

Water and Effluents			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Water Consumption	m^3	1,133,242	1,056,526
Water Recycled and Reused	m^3	177,123	148,396
Total Volume of Water Discharges	m^3	890,261	690,705
Percent of Wastewater Recycled	%	15.74	20.89

WATER INTENSITY

DISCLOSURE	UNIT	2024
Water intensity	m^3 per million Php revenue	68.71

Air Emissions

GHG EMISSIONS

DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Direct (Scope 1) GHG Emissions	Tonnes CO2e	3,914	5,991.80
Energy indirect (Scope 2) GHG Emissions	Tonnes CO2e	74,358	55,616.97

GHG EMISSIONS INTENSITY

DISCLOSURE	UNIT	2024
GHG emissions intensity	Metric tons CO2e per million Php revenue	4.01

AIR POLLUTANTS

DISCLOSURE	UNIT	QUANTITY	
		2023	2024
NOX	kg	N/A	N/A
SOX	kg	N/A	N/A
Persistent Organic Pollutants (POPs)	kg	N/A	N/A
Volatile Organic Compounds (VOCs)	kg	N/A	N/A
Hazardous Air Pollutants (HAPs)	kg	N/A	N/A
Particulate Matter (PM)	kg	N/A	N/A

Solid and Hazardous Wastes			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Total Solid Waste Generated	kg	5,117,882	55,827,719
Reusable	kg	0	0
Recyclable	kg	854,337	1,817,567
Composted	kg	277,110	176,954
Incinerated	kg	0	0
Residuals / Landfilled	kg	2,476,820	52,207,267
Total and percentage of waste recycled reused	ton	854,337	1,817,567
	%	16.69%	3.26%
Total Weight of Hazardous Waste Generated	kg	65,732	41,100
Total Weight of Hazardous Waste Transported	kg	88,873	37,392

SOLID WASTE INTENSITY

DISCLOSURE	UNIT	
		2024
Solid waste intensity	Metric tons per million PHP revenue	3,630.60

Environmental Compliance			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Total Amount of Monetary Fines for Non – Compliance with Environmental Laws and / or Regulations	PHP	0	0
No. of Non – Monetary Sanctions for Non – Compliance with Environmental Laws and / or Regulations	#	0	0
No. of Cases Resolved through Dispute Resolution Mechanism	#	0	1

Diversity, Equal Opportunity, & Anti-Discrimination			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
% of Female Workers in the Workforce	%	45	47
% of Male Workers in the Workforce	%	55	53
Number of Employees from Indigenous Communities and/or Vulnerable Sector	#	42	42

RISK MANAGEMENT

Occupational Health & Safety			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Safe Man-Hours	Man-Hours	850,250	809,997
No. of Work – Related Injuries	#	11	4
No. of Work – Related Fatalities	#	0	0
No. of Work – Related Ill-Health	#	4	0
No. of Safety Drills	#	519	875

Supply Chain Management		
SUSTAINABILITY TOPICS WHEN ACCREDITING SUPPLIERS		
TOPIC	2023	2024
Environmental Performance	✓	✓
Forced Labor	✓	✓
Child Labor	✓	✓
Human Rights	✓	✓
Bribery and Corruption	✓	✓

Referenced in Company Policy: Section 5.11.2.3 of DP-SPI-PROC 1.8 Vendor Accreditation Procedure and Section 5 of the Supplier Code of Conduct.

DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Percentage of Procurement Budget Used for Significant Locations of Operations that is Spent on Local Suppliers	%	98.00	98.00

Customer Privacy and Data Security			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
No. of Substantiated Complaints on Customer Privacy	#	0	0
No. of Complaints Addressed	#	0	0
No. of Customers, Users, and Account Holders whose Information is Used for Secondary Purposes	#	0	0
No. of Data Breaches, including Leaks, Thefts, and Losses of Data	#	0	0

EMPLOYEE WELFARE

Employee Hiring and Benefits			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Total Number of Employees	#	783	1092
a. Number of Female Employees	#	354	500
b. Number of Male Employees	#	429	592

DISCLOSURE	UNIT	Female	Male
Total number of board of directors, by gender	✓	1	3
Total number of senior management employees, by gender	✓	36	47
Total number of middle management employees, by gender	✓	196	211
Total number of rank-and-file employees or staff, by gender	✓	267	331

PERCENTAGE OF EMPLOYEES AVAILING THE BENEFITS

DISCLOSURE	2023	2024	2024	
			Female	Male
SSS	✓	✓	47.40%	55%
PhilHealth	✓	✓	42.20%	51%
PAG - IBIG	✓	✓	46.20%	53%
Parental Leaves	✓	✓	1.16%	0%
Vacation Leaves	✓	✓	99.80%	98%
Sick Leaves	✓	✓	86.20%	85%
Medical Benefits *(Aside from PhilHealth)*	✓	✓	38.80%	49%
Retirement Fund *(Aside from SSS)*	✓	✓	1.55%	3%
Flexible – Working Hours	✓	✓	38.80%	49%

Employee Training and Development			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
Total Training Hours Provided to Employees			
a. Female Employee	Hours	9,796	18,175
b. Male Employee	Hours	13,805	27,668
Average Training Hours Provided to Employees			
a. Female Employees	Hrs/Employee	60.50	36.35
a. Male Employees	Hrs/Employee	82.50	46.74

Labor Standards and Human Rights			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
No. of Legal Actions or Employees Grievance involving Forced or Child Labor	#	0	0

POLICIES

Our commitment to the highest ethical standards is reflected in our policies, which explicitly prohibit any violations of labor laws and human rights. For more information, please refer to our Code of Business Conduct and Ethics:
https://www.shangproperties.com/app/uploads/2021/05/Code-of-Business-Ethics.pdf
https://www.shangproperties.com/app/uploads/2021/05/05.pdf

TOPIC	2023	2024	Reference in Company Policy
Forced Labor	✓	✓	Code of Business Conduct and Ethics
Child Labor	✓	✓	Code of Business Conduct and Ethics
Human Rights	✓	✓	Code of Business Conduct and Ethics

CUSTOMER EXPERIENCE

Customer Satisfaction			
DISCLOSURE	UNITS	SCORE	
		2023	2024
Customer Satisfaction Score	%	89	90.76

Customer Health and Safety			
DISCLOSURE	UNIT	QUANTITY	
		2023	2024
No. of Substantiated Complaints on Product or Service Health and Safety	#	4,798	4,825
No. of Complaints Addressed	#	4,798	4,825

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

ECONOMIC

Php 195.6M
Taxes paid

Php 41.4M
Investments to community

1,092
Total no. of organic employees

1 NO POVERTY

8 DECENT WORK AND ECONOMIC GROWTH

Material Topic/Disclosure: Economic Performance

As a key player in the Philippine property market, SPI actively supports sustainable development by promoting job generation, contributing to government tax revenues, nurturing relationships with suppliers, investing in communities through donations, and exploring more impactful corporate social responsibility endeavors.

ENVIRONMENT

8,410,323 kWh
Electricity savings

1,817,567 kg
Waste Recycled

148,396 m^3
Wastewater Recycled

11 SUSTAINABLE CITI AND COMMUNITIES

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Material Topics: Resource Management, Environmental Impact Management, Environmental Compliance

The environment is our most vital partner from whom we get the resource inputs required to sustain our business operations. At SPI, we are very conscious of the need to address resource availability, and we integrate new technology and conscious material, water, and energy management initiatives as contributions toward a more sustainable and circular economy.

SOCIAL

809,997
Safe man-hours

875
No. of Safety drills

500
Female workers in the workforce

0
Work-related fatalities

45,843
Total training hours

0
Cases of Child or Forced Labor

3 GOOD HEALTH AND WELL-BEING

10 REDUCED INEQUALITIES

Material Topic/Disclosure: Employee Management, Workplace Conditions, Labor Standards and Human Rights

As one of the largest employers in the hospitality and real estate industry of the Philippines, we are keenly aware of the huge responsibility we carry in providing a safe and healthy working environment for our employees, customers, and all other stakeholders. As such, we strictly adhere to applicable labor laws and regulations promulgated by the Department of Labor and Employment (DOLE) and other relevant government agencies. Besides, we know our company performs best in diversity. We keep the workplace safe and welcoming, with value and respect to individuals of all gender, ethnicity, background, sexual orientation, and beliefs.

BOARD OF DIRECTORS

Edward Kuok Khoon Loong is the Chairman of the Company and also Vice Chairman of Kerry Holdings Limited. He has been with the Kuok Group since 1978. He has a Master's degree in Economics from the University of Wales in the United Kingdom.

Maximo G. Licauco III is the Vice Chairman of the Company. He is the President of Filstar Distributors Corporation (Licensee of Hallmark Cards and exclusive distributor of BIC Products). He was previously an Area Vice President of National Book Store, Inc. where he spent 34 years in the retail business. He graduated at the Ateneo De Manila University with Bachelor of Arts Degree major in Economics.

Antonio O. Cojuangco is the Chairman and/or President of various companies and organizations such as Ballet Philippines, CAP Life Insurance Corporation, Cinemalaya Foundation, Mantrade Development Corporation, Nabasan Subic Development Corporation, Philippine Trade Foundation, Inc., Radio Veritas, Tanghalang Pilipino, and Calatagan Bay Realty. He is also a Director in Tiger Resort Leisure and Entertainment Inc. He graduated Summa Cum Laude with an AB Economics degree from the Ateneo de Manila, and obtained a Master's in Business Administration from Stanford University.

Cynthia Roxas Del Castillo is a Senior Partner and a member of the Executive Board at Romulo, Mabanta, Buenaventura, Sayoc & de los Angeles and has been with the firm for over 30 years. She holds an Ll.B from Ateneo, graduated Valedictorian in 1976 and placed 11th in the 1976 Bar Examinations. She was a former Dean of the Ateneo de Manila University's Law School and the first woman to hold the said position. She currently serves as Corporate Secretary and Director of other various Philippine corporations.

Alexandra Ramos-Padilla was a member of the Board of the Issuer from 2006 to 2013. She also sits in the Board of Directors of Philodrill Corporation, Anglo Philippines Holdings Corporation and United Paragon Corporation. She is currently Managing Director of National Bookstore, Inc. and President of Anvil Publishing. She graduated from Ateneo de Manila University major in Management Engineering and obtained her Master's in Business Administration from Northwestern University, Illinois, USA.

Benjamin Ivan S. Ramos is the President of ROI Corp., an investment company. He was previously the President of Powerbooks, Inc., and also President of Tokyo Tokyo, Inc., the largest Japanese fast food chain in the Philippines. He has an MBA from the Stanford Graduate School of Business.

Wolfgang Krueger is the Executive Director of the Company Prior to joining SPI, Mr. Krueger was the Executive Vice President for Shangri-La International Hotels Limited and looked after all the Shangri-La Hotels in Hong Kong, Philippines, Taiwan, Japan, Singapore, Indonesia, Thailand, Myanmar, Malaysia, Mongolia, Australia, and Fiji. He joined Shangri-La Group in 2001 and has been with the group for over 20 years.

Karlo Marco P. Estavillo is the Chief Operating Officer of the Company. Atty. Estavillo was Vice-President and General Manager of one of the operating business units in one of the largest conglomerates in the country, where he was also Corporate Secretary and Compliance Officer. He was likewise a member of the Board of Directors of a universal bank, as well as a top local insurance company. He served in various committees, including Audit, Trust, Legal Oversight, amongst others.He earned a Bachelor of Laws degree from the University of the Philippines, and a Bachelor of Science in Business Management degree from the Ateneo de Manila University.

Maria Rochelle S. Diaz was elected member of the Board effective 18 June 2024 and serves as the Executive Vice President – Commercial of the Company. She served various roles in Ayala Land, Inc. as the Chief Finance Officer (CFO) of the Estates Group as well as its Malaysian publicly-listed subsidiary, Avaland Berhad.

She held finance, operations, and strategic roles in several listed companies such as Converge ICT solutions as Senior Finance Director and Max's Group, Inc, as CFO, Treasurer and Head of Strategic Acquisitions. Ms. Diaz practiced her profession as a certified public accountant in PricewaterhouseCoopers Philippines. She graduated from De La Salle University Manila and earned her post graduate studies from the Ateneo Graduate School of Business

Cheng Wai Sin was elected as member of the Board effective 28 August 2024.

Ms. Cheng is the Chief Financial Officer and the Company Secretary of Kerry Properties Limited (KPL). She is also a member of the KPL's Finance Committee.

Ms. Cheng brings over 25 years of experience in accounting and finance, having worked in both the corporate and banking sectors.

Prior to joining KPL, Ms. Cheng was the Chief Financial Officer of Hutchison Telecommunications Hong Kong Holdings Limited (a listed company in Hong Kong) since 2012. As a qualified accountant, Ms. Cheng holds fellow membership with the Association of Chartered Certified Accountants and membership with the Hong Kong Institute and awarded with the dual designations of Chartered Secretary and Chartered Governance Professional. In addition to her professional qualification, Ms. Cheng holds a Master of Science degree in Finance.

CORPORATE GOVERNANCE

Shang Properties, Inc. and its Board of Directors have always recognized and effected the globally accepted three (3) basic principles of corporate governance: fairness, transparency, and accountability to all its stakeholders. Shang Properties adopted its Corporate Governance Manual and submitted this to the Securities and Exchange Commission in 2002.

The following sections demonstrate the Company's compliance with these principles as detailed in the Manual during the financial year ending 31 December 2024.

THE BOARD OF DIRECTORS

The Board is responsible for the leadership and control of the Company and oversees its businesses, strategic directions and financial performance. It sets and provides the role modeling for the Company's values and standards ensuring further that its obligations to the Company's shareholders are understood and met. To this end, it assumes responsibility for strategy formulation, corporate governance, and performance monitoring. The management is delegated with the authority and responsibility for the administration of the Company within the control and authority framework set by the Board. In addition, the Board has also delegated various responsibilities to the Executive Committee, the Audit Committee, and the Corporate Governance Committee. Further details of these committees are set out in this annual report.

The number of meetings held and the attendance record of the Board members at these meetings for the last two (2) years are as follows:

	2025*	2024	2023
Number of Board Meetings	1	4	4
Attendance			
Executives	100%	82%	93%
Independent Non-Executive	100%	96%	92%
Average	100%	90%	92%

*Meetings are held in the year to date

Board minutes, kept by the corporate secretary, are sent to the Directors for records, and are open for inspection.

Board Composition

The Board is currently composed of ten (10) Directors. The Directors are Edward Kuok Khoon Loong, Maximo G. Licuaco III, Antonio O. Cojuangco, Cynthia R. Del Castillo, Alexandra Ramos-Padilla, Benjamin Ivan S. Ramos, Wolfgang Krueger, Karlo Marco P. Estavillo, Maria Rochelle S. Diaz and Cheng Wai Sin. The biographies of the Directors are set out on pages 34 and 35 of this annual report, which demonstrate a diversity of skills, expertise, experience, and qualifications.

Division of Responsibilities

The Board has appointed a Chairman who provides leadership in establishing policies and business directions. The Chairman ensures that the Board works effectively, discharges its responsibilities, and discusses all key and appropriate issues in a timely manner.

The Executive Directors are tasked with the day-to-day running of the Company and are responsible for the different aspects of Shang Properties' businesses. Non-Executive Directors bring strong independent judgment, knowledge and expertise to the Board's deliberations. Apart from their election, the Non- Executive Directors do not have any form of service contract with the Company on any of its subsidiaries.

The Independent Directors take an active role in Board meetings, participate in Board Committees, contribute to the development of strategies and policies, and take the lead if and when potential conflicts of interest arise.

Directors' Re-election and Removal

The Directors of the Company are elected during the annual general meeting and hold office for one (1) year or until their successors are elected and qualified.

Access to Information

All Directors are continually updated with legal and regulatory developments, regularly receive comprehensive information about business activities, financial highlights and operations review of the Company's business and market changes, and developments so that they are up to date and are well informed during Board meetings and to facilitate in discharging their responsibilities. The Board members are provided with Board papers and relevant materials prior to the intended meeting date, including business and financial reports covering the Company's principal business activities and are at liberty to contact management for inquiries and to obtain further information, when the advice and services of the Corporate Secretary, who ensures that they receive appropriate and timely information for their decision-making and that Board procedures are being followed. The Directors can obtain independent professional advice at the Company's expense.

DELEGATION BY THE BOARD

Executive Committee

The Executive Committee meets regularly and operates as a general management committee chaired by Wolfgang Krueger, an Executive Director and Executive Assistant to the Chairman. The Executive Committee meets to discuss the corporate and development strategies of the Company.

Corporate Governance Committee

Pursuant to its Corporate Governance Manual, the Board created a Corporate Governance Committee. The committee acts in an advisory capacity and makes recommendations to the Board. It promulgates the guidelines or criteria to govern the conduct of the nominations of the Directors. The same is properly disclosed in the Company's information statement as well as any report that is submitted to the Securities and Exchange Commission.

ACCOUNTABILITY AND AUDIT

Financial Reporting

The Management is responsible for the preparation of the financial statements, which adopt generally accepted accounting standards in the Philippines, ensuring appropriate accounting policies have been used and applied consistently, and reasonable and prudent judgments and estimates have been made. The auditing and reporting on the financial statements are the primary responsibility of the external auditor whose "Independent Auditor's Report" to the Board of Directors and shareholders is included in this Annual Report.

Towards the end of the year, the Board reviews the financial projections of the group for the financial year ending December 31 on any given year. The Management has continued to adopt a going concern basis in preparing the financial statements to ensure that any material uncertainties relating to events or conditions that may affect the Company's ability to manage effectively are met.

Internal Controls

The Board is responsible for maintaining an adequate system of internal controls and reviewing their effectiveness. The system of internal control is designed to facilitate effective and efficient operations, safeguard its assets, and ensure that the quality of internal and external reporting comply with applicable laws and regulations. In establishing internal controls, the Company has taken into consideration the nature and extent of the Company's business, operational and financial risks, the likelihood of realization of such risks, and the costs of implementing the relevant internal controls.

These internal controls are designed to manage, but not eliminate, the risk of failure to achieve business objectives and provide reasonable, but not absolute, assurance against the risks of material misstatement, fraud or losses.

During the year ended 31 December 2024, the Board, through the Audit Committee, reviewed the risks and evaluated the internal control framework that operates within the Company and considered that the system of internal controls in operation is effective.

More details on the Company's internal control framework and the Board's process to evaluate its system of internal controls is set out in the section headed internal controls on this page of this Annual Report.

Audit Committee

Pursuant to its Corporate Governance Manual, the Board created an Audit Committee in 2002. Each member is required to have at least an adequate understanding of or competence on most of the Company's financial management systems and environment. The major responsibilities of the Audit Committee are:

- To perform oversight functions over senior management in establishing and maintaining an adequate, effective and efficient internal control framework, systems and processes to provide reasonable assurance in areas including reporting, monitoring compliance with laws, regulations and internal policies, efficiency and effectiveness of operations and safeguarding of assets;

- To perform oversight functions over the Company's Internal and External Auditors, to ensure the independence and objectivity of Internal and External Auditors, and that they are given unrestricted access to all records, properties and personnel to enable them to perform their respective audit function;

- To review and monitor the effectiveness of the external audit process, taking into consideration relevant Philippine professional and regulatory requirements and review, at least annually, the performance, suitability and effectiveness of the external auditors;

- To review and approve Financial Statements of the Company before their submission to the Board with particular focus on (a) any change/s in accounting policies and practices; (b) areas where a significant amount of judgement has been exercised; (c) significant adjustments resulting from the audit; (d) going concern assumptions; (e) compliance with accounting standards; and (f) compliance with tax, legal, and regulatory requirements.

The number of meetings held and the attendance record of the Committee members at these meetings for the last two (2) years are as follows:

Audit Committee Meetings	2025*	2024	2023
No. of Meetings	1	4	4
Attendance	100%	92%	83%

*Meetings are held in the year to date

Auditor's Remuneration

During the financial year ended 31 December 2024, the fees paid/payable to the External Auditor in respect ofthe audit and non-audit services provided by the External Auditor to the Company amounted to PhP5,660,000.

INTERNAL CONTROLS

The Board is responsible for maintaining and reviewing the effectiveness of the Company's system of internal controls. The internal controls are designed to meet the Company's particular needs, minimize the risks to which it is exposed, manage rather than eliminate the risks to achieve business objectives, and provide reasonable but not absolute assurance against misstatements or losses. The Company's internal control framework covers (i) the setting of objectives, budgets, and targets; (ii) the establishment of regular reporting of financial information, in particular, the tracking of deviations between actual performances and budgets/targets; (iii) the delegation of authority; and (iv) the establishment of clear lines of accountability.

Strategies and objectives of the Company as a whole are determined by the Board. Budgets are prepared annually and reviewed by the Board. In implementing these strategies and achieving these objectives, each Executive Director has specific responsibilities for monitoring the conduct and operations of individual business units within the Company. This includes the review and approval of business strategies and plans, the setting of business-related performance targets as well as the design and implementation of internal controls.

Periodic financial information is provided to the Executive Directors. Variance analysis between actual performances and targets is prepared and documented for discussion at Board meetings, with explanations between actual performances and budgets / targets. This helps the Board and the Company's Management to monitor its business operations and to plan on a prudent and timely basis. Other regular and ad hoc reports are prepared for the Board and to various committees, to ensure that the Directors are provided with all the requested information in a timely and appropriate manner.

To allow for delegation of authority as well as to enhance segregation of duties and accountability, a clear organizational structure exists detailing different levels of authority and control responsibilities within each business unit of the Company. Certain specific matters are reserved for the Board's decision and cannot be delegated. These include, among others, the approval of annual and interim results, annual budgets, capital structure, declaration of dividends, material acquisitions, disposals and capital expenditures, Board structures and its composition and succession.

In addition, the Board also monitors the Company's governance system, risk management process and system of internal controls through internal audits. An internal audit plan is formulated based on a risk-based audit approach with focus on areas with relatively higher perceived risks, in consultation with the Company's senior management. The internal audit plan is approved by the Audit Committee at the end of the preceeding financial year, and mid-year updates are done whenever deemed necessary.

The internal audit team reviews the company's business operations and processes covering operational, financial and compliance audits on a continuing basis, and aims to cover the major business operations and those areas with relevant and signficant risks for the audit period.

During the audit reviews, the internal audit team ensures that appropriate controls are present or existing and are operating effectively, and that any deficiencies or irregularities noted are rectified.

The internal audit team functionally reports directly to the Audit Committee. Accordingly, regular internal audit reports are circulated to the Audit Committee members, the senior management, and the concerned business unit head.

COMMUNICATION WITH SHAREHOLDERS

Investor Relations

Communication Channels

In order to develop and maintain a continuing investor's program with its shareholders, the Company has established various channels of communication:

i) Shareholders can raise any comments on the performance and future directions of the Company with the Directors at the Annual General Meeting.

ii) The Company distributes the annual results to shareholders.

iii) The Company's website www.shangproperties.com contains important corporate information, biographical details of Directors and senior management, organizational structure, annual and interim reports, major historical developments with comprehensive and user-friendly information about the Company's shareholders and the investor community to have timely access to updated information.

iv) Shareholders and members of the investor community are welcome to raise enquiries through the Legal Department, whose contact details are available in the Company's website
www.shangproperties.com.

General Meetings

1. The General Meeting provides a forum for the Board to communicate with the shareholders of the Company.

2. To facilitate enforcement of shareholders' rights, significant issues are dealt with under separate resolutions at general meetings.

3. The 2024 Annual Stockholders' Meeting of the Company was held on June 18, 2024 at Edsa Shangri-La Manila.

The following resolutions were passed during the meeting:

1. Approval of the Minutes of the Annual Meeting of the Stockholders held on June 29, 2023.

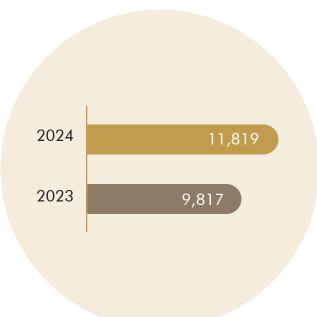
2. Election of Directors for the year 2024-2025.

3. Appointment of External Auditor

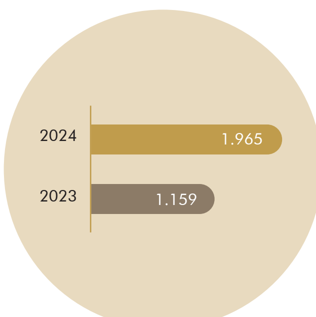
FINANCIAL HIGHLIGHTS

TWO-YEAR OVERVIEW

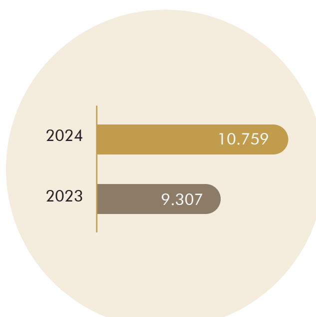
		2024	2023	Change
Turnover	(Php M)	11,819	9,817	20.4%
Profit attributable to shareholders of the Parent Company	(Php M)	9,357	5,518	69.6%
Equity attributable to shareholders of the Parent Company	(Php M)	51,232	44,317	15.6%
Earnings per share attributable to shareholders of the Parent Company	(Php Ctv)	1.965	1.159	69.6%
Net asset value per share attributable to shareholders of the Parent Company	(Php)	10.759	9.307	17.6%
Share price at year end	(Php)	3.940	3.670	7.4%
Price earnings ratio at year end	(Ratio)	2.005	3.167	-36.7%
Market capitalisation at year end	(Php M)	18,740	17,484	0.0%
Dividend per share	(Php Ctv)	0.290	0.289	0.1%
Dividend payout ratio	(%)	22.9%	25.0%	-8.2%
Dividend yield at year end	(%)	7.4%	7.9%	-6.7%
Operating Margin	(%)	43.9%	43.2%	1.6%
Return on equity	(%)	18.3%	12.5%	46.7%
Return on total financing	(%)	18.4%	12.5%	46.4%
Interest cover	(Ratio)	14.956	16.059	-6.9%
Gross interest as a % of total borrowings	(%)	4.6%	4.4%	2.7%
Current ratio	(Ratio)	1.3	1.0	35.4%
Total Debt to Equity	(%)	60.3%	47.9%	25.9%
Total Bank Loans to Equity	(%)	31.6%	20.0%	57.6%



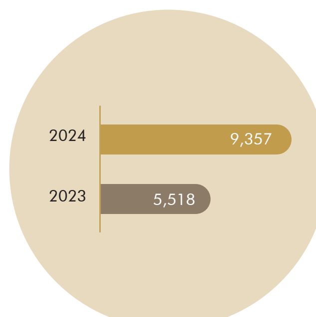
Turnover
PhP Million



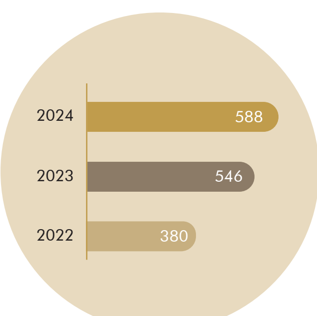
Earnings Per Share
PhP Ctv



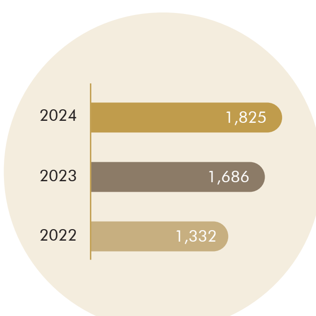
Net Asset Value Per Share
PhP



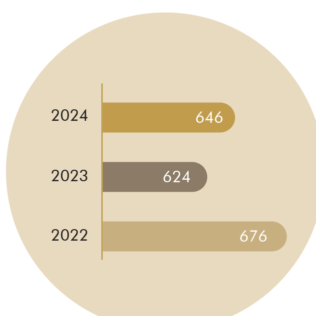
Profit Attributable to Shareholders
PhP Million



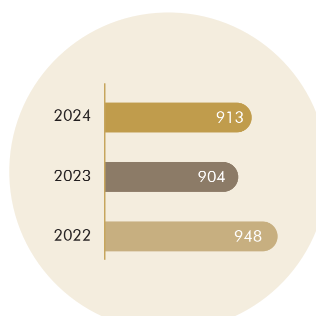
SLPC Net Income
PhP Million



SLPC Revenue
PhP Ctv



TEC Net Income
PhP



TEC Gross Rental Income
PhP Million

STOCK PERFORMANCE & SHAREHOLDER MATTERS

	HIGH (*in PhP)	LOW (*in PhP)
2022		
First Quarter	2.62	2.50
Second Quarter	2.61	2.45
Third Quarter	2.62	2.45
Fourth Quarter	2.60	2.41

	HIGH (*in PhP)	LOW (*in PhP)
2023		
First Quarter	2.75	2.50
Second Quarter	3.00	2.55
Third Quarter	3.65	3.00
Fourth Quarter	3.79	3.47

	HIGH (*in PhP)	LOW (*in PhP)
2024		
First Quarter	4.00	3.62
Second Quarter	4.20	3.42
Third Quarter	3.94	3.70
Fourth Quarter	4.00	3.65

DIVIDENDS

For the year 2024, the Board of Directors declared total cash dividends of PhP1.380 Billion (2023: PhP1.378 Billion)

SHAREHOLDER PROFILE

As of 31 December 2024, the Company had 5,103 stockholders. Common shares outstanding as of said date are 4,764,058,982. The Company's stockholders owning at least 5% or more of the common shares outstanding as of 31 December 2024 are:

Rank	Shareholders	No. of Shares	Percentage
1	TRAVEL AIM INVESTMENT B.V.	1,648,869,372	34.61
2	IDEAL SITES AND PROPERTIES INC.	1,465,144,626	30.75
3	PCD NOMINEE CORPORATION (FILIPINO)	1,002,290,484	21.03

10-YEAR FINANCIAL SUMMARY

	2024	2023	2022
Profit and loss account	Php '000	Php '000	Php '000
Turnover	11,818,623	9,816,777	7,860,859
Operating profit	5,021,259	4,239,376	3,004,661
Interest expense & bank charges	(65,942)	(52,119)	(109,448)
Share in profit (loss) of associated companies	2,526,569	2,460,747	1,422,114
Profit before taxation	12,256,786	7,150,570	4,665,642
Taxation	(2,285,061)	(1,049,013)	(677,481)
Profit after taxation	9,971,725	6,101,557	3,988,161
Minority interests	(615,171)	(583,138)	(353,682)
Profit attributable to shareholders	9,356,554	5,518,419	3,634,479
Assets and liabilities			
Fixed assets	57,174,925	47,535,338	46,546,005
Associated company	9,250,604	8,219,286	5,748,050
Other assets	2,713,501	2,740,567	1,725,526
Net current assets/(liabilities)	4,889,817	(119,018)	(257,575)
Long term liabilities	(16,722,143)	(7,887,913)	(7,825,816)
Total equity	57,306,704	50,488,260	45,936,190

2021	2020	2019	2018	2017	2016	2015
Php '000	Php '000	Php '000	Php '000	Php '000	Php '000	Php '000
4,573,925	6,220,489	11,361,826	11,180,487	13,770,215	10,343,021	7,391,108
657,510	1,085,172	4,031,015	3,721,551	4,939,001	4,021,601	4,005,484
(120,052)	(139,647)	(272,339)	(358,742)	(331,963)	(273,494)	(201,559)
404,707	185,534	101,237	-	(4,100)	(4,313)	70,658
1,322,676	1,825,796	4,476,579	4,832,376	5,684,611	4,679,868	4,767,165
867,600	(404,216)	(1,054,810)	(1,271,762)	(1,464,529)	(1,204,218)	(1,189,139)
2,190,276	1,421,580	3,421,769	3,560,614	4,220,082	3,475,650	3,578,027
(66,214)	48,385	(365,767)	(548,286)	(873,916)	(569,726)	(728,214)
2,124,063	1,469,965	3,056,002	3,012,328	3,346,166	2,905,925	2,849,813
46,210,937	46,598,466	47,202,480	46,761,767	42,283,683	39,702,962	41,890,783
4,318,124	2,317,911	2,121,615	1,000,389	501,936	495,636	491,948
1,859,339	2,597,366	1,943,490	1,543,107	1,123,249	150,264	63,411
(929,421)	691,743	1,183,719	2,593,483	8,453,323	12,039,829	9,452,538
(8,519,955)	(10,531,118)	(11,181,166)	(12,832,387)	(15,837,950)	(19,050,222)	(19,597,098)
42,939,023	41,674,367	41,270,139	39,066,359	36,524,241	33,338,468	32,301,583

STATEMENT OF MANAGEMENT´S RESPONSIBILITY FOR FINANCIAL STATEMENTS

SECURITIES AND EXCHANGE COMMISSION
SEC Building, EDSA Greenhills Mandaluyong City

The management of **SHANG PROPERTIES INC.** is responsible for the preparation and fair presentation of the **consolidated** financial statements including the schedules attached therein, for the years ended December 31, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of **consolidated** financial statements that are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the **consolidated** financial statements including the schedules attached therein, and submits the same to the stockholders or members.

Isla Lipana and Co., the independent auditors appointed by the stockholders, has audited the **consolidated** financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.

Edward Kuok Khoon Loong
Chairman of the Board

Wolfgang Krueger
Executive Director

Mabel P. Tacorda
Chief Finance Officer

Signed this 12th day of March, 2025

AUDIT COMMITTEE REPORT

For the year ended 31 December 2024

The Audit Committee of The Board has been established since 2002 is composed of three (3) Non-executive Directors, of whom two (2) are independent directors. The chair of the Audit Committee is an independent director.

The Audit Committee operates pursuant to the approved Audit Committee Charter. In general, the Audit Committee is responsible for assisting the Board in its responsibilities in monitoring the integrity of the Group's financial reporting process, the financial statements and financial reports of the Company, the compliance with legal and regulatory requirements, the external auditor's qualifications and independence, and the performance of the Group's internal audit function and external auditor.

In performing its responsibilities, set out below is a summary of the work performed by the Audit Committee during the financial year ended 31 December 2024.

(i) The Audit Committee reviewed the draft annual and interim financial statements and the draft results announcements of the Company, focusing on main areas of judgment, consistency of and changes in accounting policies and adequacy of information disclosure prior to recommending them to the Board for approval.

(ii) The Audit Committee reviewed, in conjunction with the external auditor, the development of accounting standards and assessed their potential impact on the Group's financial statements.

(iii) The Audit Committee assessed the independence of the Company's external auditor, prior to formally engaging the external auditor to carry out the audit for the Company's financial statements for the year ended 31 December 2024.

(iv) Prior to the actual commencement of the audit, the external auditor discussed the proposed scope of work and approach of the audit with the Audit Committee. Upon completion of the audit, the Audit Committee reviewed the results of the external audit and discussed with the external auditor any significant findings and audit issues.

(v) The Audit Committee recommended to the Board regarding the appointment and remuneration of the external auditor.

(vi) The Audit Committee reviewed and approved the internal audit plan, reviewed, and discussed the significant and material audit issues from the internal audit reports with the internal audit team and the Group's senior management.

(vii) The Audit Committee reviewed the independence of the internal audit function and the level of support and cooperation given by the Group's management to the internal audit team, as well as the resources of the internal audit team when undertaking its duties and responsibilities.

(viii) The Audit Committee reviewed the adequacy and effectiveness of the Group's systems of internal controls, through oversight on the work undertaken by the Group's internal and external auditor, and written representations by the senior management of each of the Group's business divisions and discussions with the Board.

During the financial year ended 31 December 2024, the Audit Committee met four (4) times. The Audit Committee also conducted meetings with the Group's senior management, the external auditor, and the internal audit team from time to time. Minutes of the Audit Committee Meetings are documented and circulated to the Board for information. The Audit Committee also reports and presents its findings and makes recommendations for consideration and discussion at Board meetings.

The Audit Committee reviewed the audited financial statements of the Group for the year ended 31 December 2024 prior to recommending them to the Board for approval.

Members of the Audit Committee:

Mr. Benjamin Ivan S. Ramos
Chairman

Mr. Maximo G. Licauco III
Member

Ms. Cynthia R. Del Castillo
Member

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Shareholders of
Shang Properties, Inc.
Administration Office, Shangri-La Plaza Mall
EDSA corner Shaw Boulevard
Mandaluyong City

Our Opinion

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Shang Properties, Inc. (the "Parent Company") and its subsidiaries (together, the "Group") as at December 31, 2024 and 2023, and its consolidated financial performance and its cash flows for each of the three years in the period ended December 31, 2024 in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

What we have audited

The consolidated financial statements of the Group comprise:

- the consolidated statements of financial position as at December 31, 2024 and 2023;
- the consolidated statements of comprehensive income for each of the three years in the period ended December 31, 2024;
- the consolidated statements of changes in equity for each of the three years in the period ended December 31, 2024;
- the consolidated statements of cash flows for each of the three years in the period ended December 31, 2024; and
- the notes to the consolidated financial statements, comprising material accounting policy and other explanatory information.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

Independent Auditor's Report
To the Board of Directors and Shareholders of
Shang Properties, Inc.
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Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where management made subjective judgments; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters identified in our audit are summarized as follows:

- Valuation of investment properties; and
- Revenue recognition on condominium sales based on percentage of completion (PoC).

pwc

Key Audit Matters	How our Audit Addressed the Key Audit Matters
a) Valuation of investment properties Refer to Note 10 to the consolidated financial statements for the details of the investment properties and discussion on critical accounting estimates and assumptions. As at December 31, 2024, total investment properties, carried at fair value, amounts to P47 billion which accounts for about 51% of the total consolidated assets of the Group. The determination of fair values by an external appraiser involves significant estimation using assumptions such as property prices for similar market listings in the area, occupancy rate, rental value, expense-revenue ratio and discount rate. A fair value assessment is performed regularly based on the requirements of PFRS 13, Fair Value Measurement, and Philippine Accounting Standards (PAS) 40, Investment Property.	We have addressed the matter by obtaining the latest appraisal reports. We have assessed the appropriateness of the valuation methodology used as well as the reasonableness of the significant inputs and assumptions used in the fair valuation. In particular, comfort over the reliability of the appraisal reports was obtained through independent verification of significant fair value assumptions and inputs specifically: • similar market listing in the area by comparing to records of recent sales and offerings of similar properties; • occupancy rate by agreeing to management's records and historical actual information; • expense-revenue ratio by comparing to the historical experience of the Group's leasing operations; • rental value by comparing to prevailing market rents on leasing transactions of comparable properties; and • discount rate by comparing to published market yields. We have also assessed the reasonableness of these assumptions given the current market and economic conditions. We have evaluated the competence, capabilities and objectivity of the independent appraiser engaged by the Group by reviewing its profile, licenses and client portfolio. We have also verified the appropriateness and sufficiency of the disclosures in accordance with PFRS 13 and PAS 40.

Key Audit Matters	How our Audit Addressed the Key Audit Matters
b) Revenue recognition on condominium sales based on PoC as a measure of progress Refer to Note 6 to the consolidated financial statements for the discussion on critical accounting estimates and assumptions. The revenue arising from condominium sales for the year ended December 31, 2024, amounts to P4.6 billion which accounts for about 39% the consolidated revenues. It is, therefore, material to the consolidated financial statements. Revenue from sale of condominium is recognized over time using the output method in accordance with the guidance set in PFRS 15, Revenue from contracts with customers, and Philippine Interpretations Committee Questions and Answers (PIC Q&A) 2016-04. Under the output method, revenue is calculated with reference to the PoC of the project. In the case of the Group, PoC is determined based on the actual physical completion of the project. Hence, revenue recognition on condominium sales requires significant judgment and estimation.	We have addressed the matter by understanding the process employed by the Group in estimating the actual physical completion of the condominium project as performed by independent quantity surveyors. We have evaluated the competence, capabilities, and objectivity of the independent quantity surveyors engaged by the Group by reviewing their profile, professional licenses, and client portfolio. We have examined the detailed accomplishment reports that provide information and analysis about the status of ongoing projects to validate the accuracy of the percentage of completion (POC) estimate. Additionally, we conducted interviews with project engineers and inspected relevant contracts, contractors' billings, invoices, and other supporting documents to assess the reasonableness of the percentage of completion. After obtaining comfort over the reasonableness of the POC as determined by the surveyors, the engagement team validated the POC used by agreeing it to the POC determined by the independent quantity surveyors and recomputed revenue accordingly.

Independent Auditor's Report
To the Board of Directors and Shareholders of
Shang Properties, Inc.
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Other Information

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

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

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

When we read the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

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

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

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

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

Independent Auditor's Report
To the Board of Directors and Shareholders of
Shang Properties, Inc.
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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

The engagement partner on the audit resulting in this independent auditor's report is Zaldy D. Aguirre.

Isla Lipana & Co.

Zaldy D. Aguirre
Partner
CPA Cert No. 0105660
P.T.R. No. 0024447, issued on January 3, 2025, Makati City
TIN 221-755-698
BIR A.N. 08-000745-077- 2023, issued on December 22, 2023; effective until December 21, 2026
BOA/PRC Reg. No. 0142, effective until November 14, 2025

Makati City
March 19, 2025

Shang Properties, Inc. and Subsidiaries

Consolidated Statements of Financial Position
As at December 31, 2024 and 2023
(All amounts in thousands of Philippine Peso)

	Notes	2024	2023
Assets			
Current assets			
Cash and cash equivalents	3	3,171,640	1,408,142
Financial assets at fair value through profit or loss	4	32,895	35,405
Trade and other receivables, net	5	7,709,620	6,839,024
Properties held for sale	6	8,396,598	5,259,074
Prepaid taxes and other current assets	7	3,392,553	2,613,474
Total current assets		22,703,306	16,155,119
Non-current assets			
Investments in and advances to associates and a joint venture	8	9,250,604	8,219,286
Investment properties	10	47,194,415	37,289,273
Financial assets at fair value through other comprehensive income	11	846,768	829,468
Property and equipment, net	12	9,980,510	10,246,065
Goodwill	13	269,871	269,871
Deferred income tax assets	25	172,741	224,928
Other non-current assets	14	1,424,121	1,416,300
Total non-current assets		69,139,030	58,495,191
Total assets		91,842,336	74,650,310
Liabilities and Equity			
Current liabilities			
Accounts payable and other current liabilities	15	5,340,738	5,322,481
Current portion of:			
Bank loans	16	11,055,000	10,115,000
Deposits from tenants	17	570,017	710,830
Deferred lease income	17	27,176	11,566
Income tax payable	25	293,091	44,268
Dividends payable		527,467	69,992
Total current liabilities		17,813,489	16,274,137
Non-current liabilities			
Retirement benefit liability	24	171,215	126,940
Bank loans, net of current portion	16	7,040,000	-
Deferred income tax liabilities, net	25	8,837,955	7,416,148
Advance rental, net of current portion	29	140,812	-
Deposits from tenants, net of current portion	17	502,378	319,987
Deferred lease income, net of current portion	17	29,783	24,838
Total non-current liabilities		16,722,143	7,887,913
Total liabilities		34,535,632	24,162,050
Equity			
Share capital	18	4,764,059	4,764,059
Share premium	18	834,440	834,440
Treasury shares	18	(6,850)	(6,850)
Equity reserves		(141,133)	(141,133)
Other comprehensive income	18	301,867	289,713
Retained earnings	18	45,480,205	38,576,729
Total equity attributable to shareholders of the Parent Company		51,232,588	44,316,958
Non-controlling interests	9	6,074,116	6,171,302
Total equity		57,306,704	50,488,260
Total liabilities and equity		91,842,336	74,650,310

The notes on pages 57 to 116 are integral part of these consolidated financial statements.

Shang Properties, Inc. and Subsidiaries

Consolidated Statements of Comprehensive Income
For each of the three years in the period ended December 31, 2024
(All amounts in thousands of Philippine Peso)

	Notes	2024	2023	2022
Revenues				
Condominium sales	6	4,614,789	3,073,245	2,850,803
Rental and cinema	10	2,684,420	2,540,440	2,165,080
Hotel operation		4,519,414	4,203,092	2,844,976
		11,818,623	9,816,777	7,860,859
Cost of sales and services				
Condominium sales	6	2,031,229	1,233,491	1,226,558
Rental and cinema		101,775	70,883	174,018
Hotel operation		2,216,925	2,162,346	1,729,476
	20	4,349,929	3,466,720	3,130,052
Gross profit		7,468,694	6,350,057	4,730,807
Operating expenses				
Staff costs	21	740,476	634,831	603,251
Taxes and licenses		247,881	192,983	166,583
Insurance		45,350	38,423	13,657
Depreciation and amortization	12	35,464	34,006	32,036
Other operating expenses	22	1,378,264	1,210,438	910,619
		2,447,435	2,110,681	1,726,146
Other income (charges), net				
Provision for impairment of related party receivable	27	(751,977)	-	-
Foreign exchange (losses) gains, net	3	(15,718)	(10,195)	14,575
Gain on fair value adjustment of investment properties, net	10	5,200,705	-	-
Other income, net	23	217,075	387,532	100,605
		4,650,085	377,337	115,180
Finance income, net				
Finance income	23	124,815	125,229	233,135
Finance costs	23	(65,942)	(52,119)	(109,448)
		58,873	73,110	123,687
Share in net income of associates and a joint venture	8	2,526,569	2,460,747	1,422,114
Income before income tax		12,256,786	7,150,570	4,665,642
Income tax expense	25	(2,285,061)	(1,049,013)	(677,481)
Net income for the year		9,971,725	6,101,557	3,988,161
Other comprehensive income				
Item that will be subsequently reclassified to profit or loss				
Translation adjustments		-	6,627	2,717
Items that will not be subsequently reclassified to profit or loss				
Change in fair value of financial assets at fair value through other comprehensive income, net of tax	11	14,705	14,450	(811)
Remeasurement of retirement benefit, net of tax		(2,551)	(5,703)	3,932
		12,154	15,374	5,838
Total comprehensive income for the year		9,983,879	6,116,931	3,993,999
Net income attributable to:				
Shareholders of the Parent Company		9,356,554	5,518,419	3,634,479
Non-controlling interests	9	615,171	583,138	353,682
		9,971,725	6,101,557	3,988,161
Total comprehensive income attributable to:				
Shareholders of the Parent Company		9,368,708	5,533,793	3,640,011
Non-controlling interests	9	615,171	583,138	353,988
		9,983,879	6,116,931	3,993,999
Basic and diluted earnings per share attributable to shareholders of the Parent Company	26	1.964	1.159	0.763

The notes on pages 57 to 116 are integral part of these consolidated financial statements.

Shang Properties, Inc. and Subsidiaries

Consolidated Statements of Changes in Equity
For each of the three years in the period ended December 31, 2024
(All amounts in thousands of Philippine Peso)

	Equity attributable to shareholders of the Parent Company								
	Share capital (Note 16)	Share premium (Note 16)	Treasury shares (Note 16)	Other comprehensive income (Note 16)	Equity reserves	Retained earnings (Note 16)	Total	Non-controlling interests (Note 6)	Total equity
Balances at January 1, 2022	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Comprehensive income									
Net income for the year	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Other comprehensive income	-	-	-	[illegible]	-	-	[illegible]	[illegible]	[illegible]
Total comprehensive income	-	-	-	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]
Transaction with owners									
Cash dividends declared (Note 15)	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Balances at December 31, 2022	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Comprehensive income									
Net income for the year	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Other comprehensive income	-	-	-	[illegible]	-	-	[illegible]	-	[illegible]
Total comprehensive income	-	-	-	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]
Transaction with owners									
Cash dividends declared (Note 15)	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Balances at December 31, 2023	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Impact of adoption of accounting for significant financing component (Note 2)	-	-	-	-	-	[illegible]	[illegible]	-	[illegible]
Balances at January 1, 2024, restated	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Comprehensive income									
Net income for the year	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Other comprehensive income	-	-	-	[illegible]	-	-	[illegible]	-	[illegible]
Total comprehensive income	-	-	-	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]
Transaction with owners									
Cash dividends declared (Note 15)	-	-	-	-	-	[illegible]	[illegible]	[illegible]	[illegible]
Balances at December 31, 2024	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

The notes on pages 57 to 116 are integral part of these consolidated financial statements.

Shang Properties, Inc. and Subsidiaries

Consolidated Statements of Cash Flows
For each of the three years in the period ended December 31, 2024
(All amounts in thousands of Philippine Peso)

	Notes	2024	2023	2022
Cash flows from operating activities				
Income before income tax		12,256,786	7,150,570	4,665,642
Adjustments for:				
Depreciation and amortization	12	396,345	377,127	387,938
Finance costs	23	65,942	51,032	108,512
Retirement benefit expense	24	90,708	37,362	36,032
Loss (gain) on fair value adjustment of financial assets at fair value through profit or loss	4, 23	2,510	(4,012)	(577)
Provision for (recovery of) doubtful accounts	5, 22	752,262	(51)	157
Unrealized foreign exchange gain	3	(3,536)	(2,108)	(24,255)
Gain on sale of property and equipment	23	(265)	(1,313)	(374)
Amortization of deferred lease income	17	(33,718)	4,679	(15,040)
Dividend income	23	(53,744)	(8,168)	(668)
Share in net income of associates and a joint venture	8	(2,526,569)	(2,460,747)	(1,422,114)
Gain on fair value adjustment of investment properties, net	10	(5,200,705)	-	-
Finance income	23	(124,815)	(125,229)	(233,135)
Operating income before working capital changes		5,621,201	5,019,142	3,502,118
Changes in working capital:				
Trade and other receivables		(1,835,154)	(1,281,744)	(1,215,386)
Properties held for sale		(3,259,167)	(897,466)	(782,346)
Prepaid taxes and other current assets		617,308	(333,815)	(311,864)
Other non-current assets		(1,224,249)	(1,266,385)	28,099
Accounts payable and other current liabilities		47,435	367,744	370,268
Retirement benefit liability		10,748	10,025	4,602
Installment payable		-	-	(47,883)
Advance rentals		112,860	(17,459)	(250,591)
Deposits from tenants		63,531	(2,251)	(23,393)
Net cash generated from operations		154,513	1,597,791	1,273,624
Income tax paid		(722,806)	(475,942)	(307,346)
Interest received		120,584	127,951	230,963
Retirement benefits paid directly by the Group		(47,743)	(13,137)	(16,374)
Net cash (used in) provided by operating activities		(495,452)	1,236,663	1,180,867
Cash flows from investing activities				
Additions to:				
Property and equipment	12	(131,791)	(117,841)	(148,414)
Advances to a joint venture	8	(145,604)	(10,489)	(7,813)
Investment properties	10	(4,582,794)	(1,231,618)	(586,937)
Financial assets at fair value through other comprehensive Income	11	-	-	(16,100)
Dividends received	23	53,744	8,168	668
Proceeds from sale of property and equipment	12, 23	41	7,624	8,738
Proceeds from payment for advances	8	750,000	-	-
Net cash used in investing activities		(4,056,404)	(1,344,156)	(749,858)
Cash flows from financing activities				
Payments of:				
Loan principal	16	(760,000)	(1,370,000)	(2,865,000)
Interest	16	(33,622)	(54,040)	(110,577)
Cash dividends paid to:				
Shareholders	19	(922,203)	(1,369,273)	(786,346)
Non-controlling shareholders of subsidiaries	9	(712,357)	(186,763)	(211,218)
Proceeds from loan availments	16	8,740,000	3,175,000	3,460,000
Net cash provided by (used in) financing activities		6,311,818	194,924	(513,141)
Net increase (decrease) in cash and cash equivalents for the Year		1,759,962	87,431	(82,132)
Cash and cash equivalents at January 1	3	1,408,142	1,318,603	1,376,480
Effects of exchange rate changes on cash and cash equivalents	3	3,536	2,108	24,255
Cash and cash equivalents at December 31	3	3,171,640	1,408,142	1,318,603

The notes on pages 57 to 116 are integral part of these consolidated financial statements.

Shang Properties, Inc. and Subsidiaries

Notes to the Consolidated Financial Statements
As at December 31, 2024 and 2023
and for each of the three years in the period ended December 31, 2024
(All amounts are shown in thousands of Philippine Peso unless otherwise stated)

1 General information

Shang Properties, Inc. (the "Parent Company"), a corporation duly organized and existing in the Philippines, was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on October 21, 1987 to acquire, own, develop, subdivide, sell, mortgage, exchange, lease or hold for investment, real estate of all kinds.

The Parent Company's registered office address, which is also its principal place of business, is at Administration Office, Shangri-La Plaza Mall, EDSA corner Shaw Boulevard, Mandaluyong City.

The Parent Company and its subsidiaries' (together, the "Group") businesses include property investment and development, hotel operations, real estate management, leasing, mall and carpark operations, and other supplementary businesses.

The consolidated financial statements have been approved and authorized for issue in accordance with a resolution of the Board of Directors dated March 12, 2025. There are no subsequent events from the approval of these financial statements up to March 19, 2025.

2 Segment information

The Group's operating businesses are organized and managed according to the nature of the products and services marketed. Each segment represents a strategic business unit that offers different products and serves different markets. The Group has operations only in the Philippines. The Group derives revenues from three (3) main segments as follows:

(a) Property development

This business segment pertains to the development and sale of condominium units. The subsidiaries operating in this segment are as follows:

- Shang Properties Realty Corporation ("SPRC") is the developer of The Shang Grand Tower Project (TSGT), located in Makati City, The St. Francis Shangri-La Place Project (TSFSP) and One Shangri-La Place Project (OSP), both located in Mandaluyong City and Shang Bauhinia Residences located in Cebu City.
- Shang Property Developers, Inc. ("SPDI") is the developer of Shang Salcedo Place Project (SSP), located in Makati City.
- The Rise Development Company Inc. ("TRDCI") is the developer of The Rise Makati Project, located in Makati City.
- Shang Wack Wack Properties, Inc. ("SWWPI") is the developer of Shang Residences at Wack Wack Project, located in Mandaluyong City.
- SPI Property Holdings, Inc. ("SPI-PHI") is the developer of Laya Project in Pasig City.
- SPI Land Development, Inc. ("SPI-LDI") is the developer of Shang Summit Project in Quezon City.

On October 23, 2024, The Parent Company acquired, for a total consideration of P2.53 billion, 100% of the issued share capital of RapidShare Realty and Development Corporation (RRDC), a company primarily engaged in the development, sale, and lease of real estate properties.

(b) Hotel operations

This business segment pertains to the operations of Shangri-La at the Fort's hotel and residences. Shang Global City Properties, Inc. ("SGCPI") is the developer of Shangri-La at the Fort Project, located in Taguig City. SGCPI's hotel and restaurant operations started commercial operations on March 1, 2016.

(c) Leasing

This business segment pertains to the rental operations of the Shangri-La Plaza Mall, The Enterprise Center ("TEC") and their related carpark operations as operated by Shangri-La Plaza Corporation ("SLPC"), KSA Realty Corporation ("KSA") and SPI Parking Services, Inc. ("SPSI"), respectively. It also includes rental of a portion of the Parent Company's land to EDSA Shangri-La Hotel and Resort, Inc. ("ESHRI") and cinema operations of Shangri-La Plaza Mall.

In 2019, the Parent Company started construction of the Shang One Horizon. The Project is a located in the City of Mandaluyong and is expected to be completed in 2028. Upon completion, the project will be subsequently leased out to third parties and related parties. In 2021, the construction of the land project was subsequently assigned by the Parent Company to SPI Property Developers, Inc. ("SPI-PDI"), a subsidiary.

(d) Other business segments

Other business segments pertain to property management services and operations of real estate entities and other subsidiaries. Except for the rental revenue from ESHRI, all revenues come from transactions with third parties. There are no revenues derived from a single external customer above 10% of total revenue in 2024, 2023, and 2022. There is no need to present reconciliation since measure of segment assets, liabilities and results of operations are consistent with those of the consolidated financial statements.

All revenues are from domestic entities incorporated in the Philippines; hence, the Group did not present geographical information required by PFRS 8, *Operating Segments*.

There are no changes in the Group's reportable segments and related strategies and policies in 2024, 2023, and 2022.

The segment assets, liabilities and results of operations of the reportable segments of the Group as at and for the year ended December 31, 2024 are as follows:

	Property development	Hotel operations	Leasing	Others	Total segments	Eliminations	Consolidated
Revenues							
Condominium sales	4,614,789	-	-	-	4,614,789	-	4,614,789
Rental and cinema	146,481	-	2,905,983	-	3,052,464	(368,044)	2,684,420
Hotel operation	-	4,519,414	-	-	4,519,414	-	4,519,414
Cost of sales and services							
Condominium sales	(2,031,229)	-	-	-	(2,031,229)	-	(2,031,229)
Rental and cinema	(21,922)	-	(74,803)	-	(96,725)	(5,050)	(101,775)
Hotel operation	-	(2,216,925)	-	-	(2,216,925)	-	(2,216,925)
Gross profit	2,708,119	2,302,489	2,831,180	-	7,841,788	(373,094)	7,468,694
Operating expenses	(660,166)	(920,328)	(2,157,075)	(73,116)	(3,817,480)	618,072	(3,199,411)
Other income and expenses	478,222	52,104	6,683,934	800,285	8,004,485	(2,477,819)	5,526,676
Share in net income of associates and a joint venture	-	-	2,526,569	-	2,526,569	-	2,526,569
Interest expense and bank charges	(415)	(3,258)	(61,636)	(33)	(65,342)	-	(65,342)
Income before income tax	2,524,959	1,404,757	9,832,875	727,136	14,489,427	(2,232,641)	12,256,786
Income tax expense	(633,724)	(351,112)	(1,285,427)	(14,798)	(2,285,061)	-	(2,285,061)
Net income for the year	1,890,935	1,053,645	8,547,448	712,340	12,204,368	(2,232,641)	9,971,725
Segment assets	24,423,719	8,775,030	80,840,893	1,324,659	115,464,303	(32,872,571)	82,591,732
Associate and joint venture companies (Note 8)	-	-	-	9,250,604	9,250,604	-	9,250,604
Total assets	24,423,719	8,775,030	80,840,893	10,575,302	124,714,907	(32,872,571)	91,842,336
Segment liabilities	15,182,447	1,617,248	36,101,281	7,805,780	60,701,026	(26,185,593)	34,526,432
Capital expenditures for the year (Notes 10 and 12)	15,659	66,073	47,839	71	129,639	-	129,639

The segment assets, liabilities and results of operations of the reportable segments of the Group as at and for the year ended December 31, 2023 are as follows:

	Property development	Hotel operations	Leasing	Others	Total segments	Eliminations	Consolidated
Revenues							
Condominium sales	3,072,940	-	300	-	3,073,240	-	3,073,240
Rental and cinema	131,328	-	2,748,569	-	2,879,897	(339,457)	2,540,440
Hotel operation	-	4,203,092	-	-	4,203,092	-	4,203,092
Cost of sales and services							
Condominium sales	(1,233,263)	-	(228)	-	(1,233,491)	-	(1,233,491)
Rental and cinema	(21,922)	-	(56,689)	-	(78,611)	7,728	(70,883)
Hotel operation	-	(2,162,346)	-	-	(2,162,346)	-	(2,162,346)
Gross profit	1,949,083	2,040,746	2,691,952	-	6,681,781	(331,729)	6,350,052
Operating expenses	(447,785)	(875,385)	(1,322,554)	(53,031)	(2,698,755)	588,074	(2,110,681)
Other income and expenses	147,856	192,041	1,596,571	276,080	2,212,548	(1,710,382)	502,566
Share in net income of associates and a joint venture	-	-	2,460,747	-	2,460,747	-	2,460,747
Interest expense and bank charges	(316)	(33,715)	(18,080)	(8)	(52,119)	-	(52,119)
Income before income tax	1,648,843	1,323,787	5,408,608	223,041	8,604,857	(1,454,037)	7,150,870
Income tax expense	(425,668)	(333,274)	(275,781)	(4,216)	(1,040,939)	(8,074)	(1,049,013)
Net income for the year	1,223,275	990,513	5,132,055	218,825	7,563,668	(1,462,111)	6,101,557
Segment assets	16,691,978	8,369,937	65,657,448	2,104,201	92,843,564	(26,412,540)	66,431,024
Associate and joint venture companies (Note 8)	-	-	-	8,219,286	8,219,286	-	8,219,286
Total assets	16,691,978	8,369,937	65,657,448	10,323,487	101,062,850	(26,412,540)	74,650,310
Segment liabilities	11,795,753	994,521	24,765,911	7,627,521	45,183,706	(21,021,654)	24,162,052
Capital expenditures for the year (Notes 10 and 12)	7,602	72,944	37,181	115	117,842	-	117,842

The segment assets, liabilities and results of operations of the reportable segments of the Group as at and for the year ended December 31, 2022 are as follows:

	Property development	Hotel operations	Leasing	Others	Total segments	Eliminations	Consolidated
Revenues							
Condominium sales	2,850,603	-	-	-	2,850,603	-	2,850,603
Rental and cinema	67,965	-	2,254,360	-	2,322,325	(157,245)	2,165,080
Hotel operation	-	2,844,978	-	-	2,844,978	-	2,844,978
Cost of sales and services							
Condominium sales	(1,228,558)	-	-	-	(1,228,558)	-	(1,228,558)
Rental and cinema	(23,018)	-	(148,553)	-	(170,071)	(3,947)	(174,018)
Hotel operation	-	(1,729,476)	-	-	(1,729,476)	-	(1,729,476)
Gross profit	1,666,992	1,115,500	2,107,807	-	4,891,999	(161,192)	4,730,807
Operating expenses	(465,598)	(631,610)	(1,005,310)	(58,018)	(2,160,536)	424,390	(1,736,146)
Other income and expenses	191,743	8,698	1,597,773	244,905	2,044,107	(1,695,861)	348,316
Share in net income of associates and a joint venture	-	-	1,422,114	-	1,422,114	-	1,422,114
Interest expense and bank charges	(189)	(84,076)	(24,575)	(6)	(109,446)	-	(109,446)
Income before income tax	1,374,848	508,908	4,017,809	186,631	6,088,296	(1,422,653)	4,665,643
Income tax expense	(319,564)	(131,267)	(241,734)	(5,143)	(696,606)	19,127	(677,481)
Net income for the year	1,055,284	377,641	3,776,075	181,788	5,391,688	(1,403,526)	3,988,162
Segment assets	15,320,101	8,795,497	55,894,572	4,465,193	84,345,363	(22,463,495)	61,881,868
Associate and joint venture companies (Note 8)	-	-	-	5,748,050	5,748,050	-	5,748,050
Total assets	15,320,101	8,795,497	55,894,572	10,213,243	90,093,413	(22,463,495)	67,629,918
Segment liabilities	9,231,330	2,354,896	16,446,480	7,016,732	35,049,438	(16,655,709)	21,693,729
Capital expenditures for the year (Notes 10 and 12)	13,069	18,718	470,947	808	503,542	-	503,542

3 Cash and cash equivalents

Cash and cash equivalents as at December 31 consist of:

	2024	2023
Cash on hand	75,143	9,208
Cash in banks	1,250,293	811,706
Cash equivalents	1,846,204	587,228
	3,171,640	1,408,142

Cash in banks earned interest at prevailing bank deposit rates.

Cash equivalents are made for varying periods between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term deposit rates.

Interest income earned for the year ended December 31, 2024 amounted to P271.8 million (2023 - P22.1 million; 2022 - P7 million) (Note 23).

The carrying amounts of the Group's cash and cash equivalents are generally denominated in Philippine Peso, US Dollar and Hong Kong Dollar. The Group's foreign currency denominated cash and cash equivalents as at December 31 are as follows:

	2024			2023		
	Foreign currency	Exchange rate	Peso equivalent	Foreign currency	Exchange rate	Peso equivalent
US Dollar	1,289	58.01	74,775	839	55.57	46,612
HK Dollar	1,091	7.47	8,150	7	7.11	50

The realized and unrealized exchange losses for the years ended December 31 included within Other income in the consolidated statement of comprehensive income are as follows:

	2024	2023	2022
Foreign exchange gains (losses)			
Realized	(19,254)	(12,303)	(9,680)
Unrealized	3,536	2,108	24,255
Total	(15,718)	(10,195)	14,575

4 Financial assets at fair value through profit or loss

This account represents equities that are listed in the Philippine Stock Exchange (PSE). Movements in the account for the years ended December 31 are as follows:

	Note	2024	2023
At January 1		35,405	31,393
Gain on fair value adjustment	23	(2,510)	4,012
At December 31		32,895	35,405

The fair values have been derived based on current bid prices in the PSE (Level 1 valuation). The fair value adjustment is included in Other Income in the statements of comprehensive income.

5 Trade and other receivables, net

Trade and other receivables, net, as at December 31 consist of:

	Note	2024	2023
Trade			
Installment contracts receivable		5,731,178	5,010,318
Rent receivables		158,039	182,365
Receivables from guests and concessionaires		181,441	120,707
Non-trade			
Related parties	27	2,351,603	1,415,010
Advances to officers and employees		4,854	5,551
Interest		5,865	1,635
Others		41,925	116,461
		8,474,905	6,852,047
Allowance for impairment of receivables		(765,285)	(13,023)
		7,709,620	6,839,024

Installment contracts receivable arises from sale of condominium units in the Group's ordinary course of business and pertains to the portion of transaction price, excluding the significant financing component. Contract receivables are collectible within a period based on the payment schedule agreed with the buyers. The related significant financing component recognized as part of revenue from condominium sales in the statement of comprehensive income amounted to P231 million.

Rent receivables pertain to rental fees charged to tenants and are non-interest bearing. The normal credit terms range from 30 to 60 days.

Receivables from guests and concessionaires pertain to receivables arising from hotel, restaurant and rental services. These are usually due within 30 days and do not bear any interest.

Advances to officers and employees are normally settled within the next financial year.

Other receivables are non-interest bearing and consist of income from non-tenant related receivables.

Movements in allowance for impairment of receivables for the years ended December 31 are as follows:

	Note	2024	2023
At January 1		13,023	21,197
Provision for related party receivable	22	751,977	-
Provision for other receivables		285	(51)
Write-off		-	(8,123)
At December 31		765,285	13,023

The Group's trade and other receivables are all denominated in Philippine Peso.

There were no trade and other receivables pledged as collaterals as at December 31, 2024 and 2023.

6 Properties held for sale

Properties held for sale as at December 31 consist of:

	2024	2023
Condominium units held for sale	371,462	303,748
Project under development held for sale	8,025,136	4,955,326
	8,396,598	5,259,074

Condominium units sold in 2024 amounted to P4.6 billion (2023 - P3.1 billion; 2022 - P2.9 billion). The related cost of condominium units sold amounted to P2.0 billion in 2024 (2023 - P1.2 billion; 2022 - P1.2 billion) (Note 20).

(a) Condominium units held for sale

This account represents the accumulated actual construction costs of unsold units of completed condominium projects. The movements in condominium units held for sale as at December 31 are as follows:

	2024	2023
At January 1	303,748	338,002
Additional development costs for the year	67,714	-
Cost of condominium units sold (excluding commissions)	-	(34,254)
At December 31	371,462	303,748

(b) Project under development held for sale

This account represents the accumulated actual construction costs of unsold units of ongoing condominium projects. The movements in this account as at December 31 are as follows:

	Note	2024	2023
At January 1		4,955,326	4,109,331
Construction and development costs incurred:			
Land cost		4,435,237	1,501
Construction cost		4,097,532	973,928
Project management expenses		878,172	326,988
Professional and consultancy fees		428,761	336,512
Taxes, permits and licenses		274,133	106,761
Insurance and bonds		83,431	48,575
Others		211,620	205,454
Transfer to investment property	10	(121,642)	(85,725)
Allocated cost of condominium units sold (excluding commissions)		(7,217,434)	(1,067,999)
At December 31		8,025,136	4,955,326

The transfers relate to construction and development costs incurred during the period attributable to the retail portion of The Rise Makati condominium (Note 10). This is considered a non-cash transaction.

Critical accounting estimate - Estimation of net realizable value of properties held for sale

Properties held for sale are carried at the lower of cost and net realizable value. The net realizable value of completed condominium units is the estimated selling price of a condominium unit less estimated costs necessary to make the sale. While the net realizable value of condominium units under construction is the estimated selling price of a condominium unit less estimated costs to complete the construction, estimated time value of money to the date of completion and estimated costs necessary to make the sale.

NRV has been assessed to be higher than cost based on circumstances or conditions as at December 31, 2024 and 2023. Accordingly, no write-down is deemed necessary.

Critical accounting estimates - Estimation of percentage-of-completion of the Group's projects

Revenue from condominium sales is recognized based on the percentage of completion in accordance with the guidance set in PFRS 15, Revenue from contracts with customers, and Philippine Interpretations Committee Questions and Answers (PIC Q&A) 2016-04. PoC is calculated with reference to different determinants of completion including actual physical completion as well as cost incurred and/or paid. The process of calculating PoC involves a significant degree of estimates and requires technical assessments by experts and consultants who specializes in PoC computations. Management believes that revenue from condominium sales reported in the statement of total comprehensive income best reflects the PoC of the projects as at reporting date.

The Group's on-going projects and their PoC as at the following dates are as follows:

Projects	2024	2023
The Rise Makati	100%	100%
Shang Residences at Wack Wack	96%	81%
Shang One Horizon	50%	30%
Laya by Shang	22%	8%
Shang Summit	7%	1%
Shang Bauhinia Residences	5%	-

Critical accounting judgment - Collectability of the transaction price

Identification of a "contract" for particular real estate sale transaction in the context of PFRS 15 requires certain judgments based on the collectability of the transaction price. Collectability of the transaction price is demonstrated by the buyer's commitment to pay which, in turn, is supported by substantial initial and continuing investments that gives the buyer a sufficient stake in the property that risk of loss through default motivates the buyer to honor his obligation. Collectability is also assessed by considering factors such as the credit standing of the buyer, age, and location of the property. For condominium sales, in determining whether the contract prices are collectible, the Company considers that initial and continuing investments by the buyer of about 10% would demonstrate the buyer's commitment to pay, based on historical data.

7 Prepaid taxes and other current assets

Prepaid taxes and other current assets as at December 31 consist of:

	2024	2023
Advances to contractors and suppliers	1,837,982	1,470,484
Creditable withholding tax (CWT)	664,704	471,907
Input value added tax (VAT)	512,670	331,109
Prepaid commission	132,033	3,127
Prepaid property tax	43,028	66,212
Consumables and supplies	34,578	40,429
Prepaid insurance	8,102	45,766
Deferred input VAT	5,778	2,549
Other prepaid expenses	153,678	181,891
	3,392,553	2,613,474

Advances to contractors and suppliers pertain to initial payments made by the Group for the construction and development of its condominium projects. These are applied as payments of progress billing by the contractors and suppliers based on milestones or percentage of accomplishment or delivery as stipulated in the contracts.

CWT is the tax withheld by withholding agents from payments to the Group which can be applied against income tax payable.

Prepaid commission represents the unamortized portion of commissions paid to property consultants and brokers in connection with the acquisition of customers' contracts. This account is treated as a fulfilment cost under PFRS 15 and is amortized and charged to expense based on the project's percentage of completion.

Input VAT represents tax paid to suppliers that can be claimed as credit against the future output VAT liabilities and has no expiration.

Consumables and supplies consist of food, beverages and other recreational consumable items for the hotel operations.

Other prepaid expenses mainly consist of advance payments for rent, staff accommodation rentals, software support, refundable deposits, and other expenses which are normally utilized within the next financial year.

8 Investments in and advances to associates and a joint venture

This account as at December 31 consist of:

	2024	2023
Investment in a joint venture		
At January 1	5,629,057	3,157,821
Impact of change in accounting for significant financing component and borrowing cost of joint venture	(890,855)	-
Additional investments	(4,396)	10,489
Share in net income for the year	2,526,569	2,460,747
At December 31	7,260,375	5,629,057
Advances to a joint venture	1,990,096	2,590,096
Investments in various associates	133	133
	9,250,604	8,219,286

(a) Investment in and advances to a joint venture

On March 22, 2018, the Parent Company entered into a Joint Venture Agreement (the "Agreement") with Robinsons Land Corporation (RLC) for the construction and development of a mixed-use condominium project (known as Aurelia Residences). Within two (2) months from the effective date of the Agreement, the parties shall establish the joint venture company ("JVC") and shall execute the Articles and By-Laws of the JVC. On May 23, 2018, the SEC approved the Certificate of Incorporation of Shang Robinsons Properties, Inc. (SRPI). SRPI is jointly controlled by the Parent Company and RLC, each holding 50% interest.

The registered office address of SRPI, which is also its principal place of business, is at Cyber Sigma, Lawton Avenue, Taguig City.

The authorized capital stock of SRPI is P3 billion divided into 3 billion common shares with par value of P1 per share. On April 19, 2018, the Parent Company subscribed and paid in full the amount of P1 billion equivalent to 1 billion common shares at P1 per share.

SRPI is engaged in: (i) the business of developing properties into mixed-use developments, (ii) the marketing and sale of the residential condominium units in the project, (iii) and the lease of serviced apartment units and/or commercial units in the project.

SRPI launched Aurelia Residences, it's first project, in 2019 and had since then presold 90% of its condominium units. As at December 31, 2024, the Aurelia Residences Project is 89% complete (2023 - 65%). In 2020, the Parent Company and RLC entered into another joint venture agreement to develop a parcel of land located at the Bridgetowne Estate in Pasig City. The project (known as Haraya Residences) was launched in 2023. As of December 31, 2024 Haraya Residences - South Tower is 75% sold out and 20% completed (2023 – 7%) while the North Tower is 19% completed.

In 2024, the Group's share in net income of the joint venture amounted to P2.5 billion (2023 - P2.5 billion; 2022 - P1.4 billion).

In 2019, advances amounting to P1 billion were extended to SRPI by the Parent Company. These advances matured on April 1, 2023 and bear interest at a rate of 4%. The advances were partially collected in 2023 amounting to P750 million. The remaining balance has been agreed to be collectible at a future date to be subsequently determined and agreed upon by both parties.

In 2021, an additional P1.59 billion advances was extended to SRPI with the same interest rate, as indicated above. The above advances were made to finance working capital requirements of SRPI.

Interest income earned from these advances amounted to P75.1 million in 2024 (2023 - P91.9 million; 2022 - P106.2 million) (Note 23).

Summarized financial information of SRPI as at and for the years ended December 31 are presented below:

	2024	2023
Cash and cash equivalents	241,383	676,345
Other current assets	15,642,793	12,309,276
Current assets	15,884,176	12,985,621
Non-current assets	7,174,495	8,977,186
Total assets	23,058,671	21,962,807
Financial liabilities (excluding trade payables)	2,172,357	3,082,750
Other current liabilities	406,059	433,067
Current liabilities	2,578,416	3,515,817
Financial liabilities (excluding trade payables)	3,781,693	5,988,279
Other current liabilities	2,300,199	1,331,775
Non-current liabilities	6,081,891	7,320,053
Total liabilities	8,660,307	10,835,870
Net assets	14,398,364	11,126,937
Revenue	10,799,033	10,809,146
Depreciation and amortization	1,568	833
Interest income	800,079	-
Interest expense	(200,515)	-
Income tax expense	(1,302,286)	(1,355,003)
Net income for the year	5,053,138	4,921,494
Other comprehensive income for the year	-	-
Total comprehensive income for the year	5,053,138	4,921,494

The reconciliation of SRPI's net assets multiplied by the ownership interest and the carrying amount of each investment as at December 31, are shown in the table below:

	2024	2023
Net assets	14,398,364	11,126,937
Effective ownership interest	50%	50%
	7,199,182	5,563,469
Additional investments	61,193	65,588
	7,260,375	5,629,057

(b) Investments in various associates

The Group also has interests in a number of individually immaterial associates that are accounted for using the equity method.

Critical accounting judgment - Recoverability of investment and advances

The Group's investments in associates and a joint venture are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of the investment may not be recoverable. An impairment loss would be recognized whenever evidence exists that the carrying value is not recoverable. Management has assessed that all investments and advances are fully recoverable as there are no impairment indicators as of reporting date.

Significant accounting judgment - joint control assessment

Management has assessed that in the joint venture agreement, the contractual arrangement gives the investors control of the arrangement collectively, and decisions about the relevant activities require the unanimous consent of both entities, and therefore, joint control exists. Furthermore, the rights and obligations considering the structure and legal form of the arrangement indicates that the Parent Company has rights to the net assets of SRPI and therefore, the arrangement is classified as a joint venture.

(c) Acquisition

On October 23, 2024, The Parent Company acquired 100% of the issued share capital of Rapidshare Realty and Development Corporation (RRDC) for a cash consideration of P2,526,268,000. RRDC is a company primarily engaged in the development, sale, and lease of real estate properties. The acquisition is accounted for as an asset acquisition.

The assets and liabilities recognized as a result of the acquisition are as follows:

	Amount
Cash	40
Raw land inventory	229,806
Prepayments and other current assets	15,756
Investment property, net	385,739
Deferred tax assets, net	415
Net assets acquired	631,756

There were no acquisitions in the year ended December 31, 2023.

Purchase consideration – cash outflow

	Amount
Cash outflow, net of cash acquired	
Cash consideration	2,526,268
Less: Cash balance acquired	40
Net outflow of cash – investing activities	2,526,228

Revenue and profit contribution

The acquired business does not have material revenues and net profit for the year ended December 31, 2024.

9 Non-controlling interests

The proportion of equity interest held by the non-controlling interest (NCI) of KSA and SGCPI, the Group's subsidiaries with NCI that are deemed material, are as follows:

	2024	2023
KSA	29.96%	29.96%
SGCPI	40.00%	40.00%

The summarized financial information of subsidiaries with material NCI are provided below. The information is based on amounts before inter-company eliminations.

(a) KSA Realty Corporation

	2024	2023
Summarized statements of financial position		
Current assets	210,053	200,260
Current liabilities	317,106	360,020
Non-current assets	10,666,335	10,664,177
Non-current liabilities	2,431,615	2,362,582
Equity	8,127,666	8,141,836
Equity attributable to:		
Equity holders of the Parent Company	5,692,617	5,702,542
NCI	2,435,049	2,439,294
	8,127,666	8,141,836
Dividends declared to NCI	197,736	186,950

	2024	2023	2022
Summarized statements of comprehensive income			
Revenues	913,290	904,133	948,079
Cost and expenses	(132,978)	(141,255)	(118,057)
Other income (expense), net	12,888	2,647	(1,300)
Income before income tax	793,200	765,525	828,722
Income tax expense	(146,953)	(141,575)	(152,626)
Net income for the year	646,247	623,950	676,096
Other comprehensive income (loss) income	(417)	-	58
Total comprehensive income	645,830	623,950	676,154
Net income attributable to:			
Equity holders of the Parent Company	452,631	437,015	473,268
NCI	193,616	186,935	202,828
	646,247	623,950	676,096
Total comprehensive income attributable to:			
Equity holders of the Parent Company	452,339	437,015	473,308
NCI	193,491	186,935	202,846
	645,830	623,950	676,154

	2024	2023	2022
Summarized statements of cash flows			
Operating activities	657,650	626,656	668,835
Investing activities	(1,719)	(261)	(160)
Financing activities	(660,000)	(624,000)	(705,000)

(b) Shang Global City Properties, Inc.

	2024	2023
Summarized statements of financial position		
Current assets	1,799,592	977,511
Current liabilities	1,463,398	862,886
Non-current assets	6,983,466	7,412,525
Non-current liabilities	161,974	131,734
Equity	7,157,685	7,395,417
Equity attributable to:		
Equity holders of the Parent Company	4,294,611	4,437,250
NCI	2,863,074	2,958,167
	7,157,685	7,395,417

	2024	2023	2022
Summarized statements of comprehensive income			
Revenues	4,519,414	4,203,092	2,844,976
Cost of sales and services	(2,216,925)	(2,162,591)	(1,765,362)
Operating expenses	(907,020)	(829,387)	(478,381)
Other charges, net	9,288	112,673	(93,033)
Income before income tax	1,404,757	1,323,787	508,200
Income tax benefit (expense)	(351,112)	(333,274)	(131,067)
Net income (loss) for the year	1,053,645	990,513	377,133
Other comprehensive income (loss)	(1,376)	-	-
Total comprehensive income (loss)	1,052,269	990,513	377,133
Net income (loss) attributable to:			
Equity holders of the Parent Company	632,187	594,308	226,280
NCI	421,458	396,205	150,853
	1,053,645	990,513	377,133
Total comprehensive income attributable to:			
Equity holders of the Parent Company	631,361	594,308	226,280
NCI	420,908	396,205	150,853
	1,052,269	990,513	377,133

	2024	2023	2022
Summarized statements of cash flows			
Operating activities	910,887	1,550,803	1,256,381
Investing activities	(63,093)	136,926	(50,437)
Financing activities	(3,358)	(1,402,779)	(1,040,452)

Dividends amounting to P1.29 billion were declared and paid by SGCPI in 2024 (P0 – 2023).

10 Investment properties

This account consists of properties that are either held for capital appreciation or for rental purposes or both. The Group's investment properties are carried at fair value. Details of this account as at December 31 are as follows:

	Note	Land	Buildings	Total
At January 1, 2023		15,905,947	20,065,983	35,971,930
Transfers due to change in use from properties held for sale	6	-	85,725	85,725
Capitalized subsequent expenditures		-	1,231,618	1,231,618
At December 31, 2023		15,905,947	21,383,326	37,289,273
Transfers due to change in use from properties held for sale	6	-	121,643	121,643
Capitalized subsequent expenditures		-	4,582,794	4,582,794
Fair value gain		4,800,837	399,868	5,200,705
At December 31, 2024		20,706,784	26,487,631	47,194,415

The transfers relate to construction and development costs incurred during the period attributable to the retail portion of The Rise Makati condominium (Note 6).

Capitalized subsequent expenditures pertain to the construction and development costs incurred for Shang One Horizon project.

As at December 31, 2024 and 2023, the fair values of the properties are based on valuations performed by an independent external appraiser engaged by the management. The valuation models are in accordance with that recommended by the International Valuation Standards Committee.

The Group has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

The current use of these properties is their highest and best use.

The amounts recognized in the consolidated statements of comprehensive income for investment properties for the years ended December 31 are as follows:

	2024	2023	2022
Rental revenue	2,655,471	2,516,453	2,147,405
Cinema revenue	28,949	23,987	17,675
Total rental and cinema revenue	2,684,420	2,540,440	2,165,080
Cost of rental and cinema	(101,775)	(70,883)	(174,018)
Profit arising from investment properties carried at fair value	2,582,645	2,469,557	1,991,062

Cost of rental and cinema include share in common expenses, real property taxes and insurance expenses (Note 20).

The Group (as a lessor) has cancellable lease agreements with third parties covering the freehold buildings and their improvements. The lease arrangements are either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher.

Critical accounting estimate and assumption - Determination of fair values of investment properties

Information on the fair value of investment property as at December 31 as to hierarchy is as follows:

	2024		
Fair value of hierarchy	Land	Buildings	Total
Level 2	19,198,636	21,205,309	40,403,945
Level 3	1,832,701	4,957,769	6,790,470
Total	21,031,337	26,163,078	47,194,415

	2023		
Fair value of hierarchy	Land	Buildings	Total
Level 2	10,223,517	2,995,047	13,218,564
Level 3	6,972,804	17,097,905	24,070,709
Total	17,196,321	20,092,952	37,289,273

(a) Fair value of condominium units and other properties (Level 2)

The fair values of the Group's condominium units and properties are determined using the market comparison approach (Level 2). Under the market comparison approach, a property's fair value is estimated based on comparable transactions adjusted for bargaining allowance, marketability, location, size and terrain. The market comparison approach is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold.

These investment properties relate to individually immaterial land and building properties whose fair values have been determined in the prior years and are subject to reassessment in accordance with the Group's accounting policy. For sensitivity analysis purposes, any +/- 1% change in market rental value per square meter would increase/decrease total assets and pre-tax income in 2024 by P404 million (2023 – P132 million).

(b) Fair value of retail and office spaces (Level 3)

The following table presents the valuation techniques and unobservable key inputs used to value the following investment properties:

Investment property type	Fair value as at December 31, 2024 and 2023	Valuation technique	Unobservable inputs	Range of unobservable inputs (probability - weighted average)	Relationship of unobservable inputs to fair value
Building (The Enterprise Center (Office))	P10,663,732	Direct income capitalization	Rental value	P1,680 per square meter (2023 - P1,680)	The higher the rental value and occupancy rate, the higher the fair value.
			Occupancy rate	95% (2023 - 95%)	
			Expense-revenue ratio	5.55% (2023 - 5.55%)	The higher the expense- revenue ratio and discount rate, the lower the fair value.
			Discount rate	11.37% (2023 - 11.37%)	
Land and building (Main wing and east wing of Shangri-La Plaza mall (Retail), including the land where the property is located)	P12,232,029 (Land – P 5,871,374, Building – P6,360,655)	Direct income capitalization	Rental value	P1,700 per square meter (2023 - P1,700)	The higher the rental value and occupancy rate, the higher the fair value.
			Occupancy rate	96% (2023 - 96%)	
			Expense-revenue ratio	23% (2023 - 23%)	The higher the expense- revenue ratio and discount rate, the lower the fair value.
			Discount rate	12.37% (2023 - 12.37%)	

The fair values of these properties are calculated using the direct income capitalization approach (Level 3). In applying the direct income capitalization approach, the stabilized net operating income (NOI) of each property is divided by an appropriate capitalization rate. Stabilized NOI is computed at revenue less property operating expenses adjusted for items such as average lease up costs, long-term vacancy rates, non-recoverable capital expenditures, management fees, straight-line rents and other non-recurring items. Discount rate is based on actual location, size and quality of the property and considering any available market data at the valuation date.

Generally, an increase in stabilized NOI will result in an increase in the fair value of an investment property. An increase in the discount rate will result in a decrease in the fair value of an investment property. The discount rate magnifies the effect of a change in stabilized NOI, with a lower discount rate resulting in a greater impact of a change in stabilized NOI than a higher discount rate.

The following are the significant unobservable inputs:

- Rental value average rental rate per square meter paid by tenants based on the asking price in the market;
- Discount rates reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
- Occupancy rate based on current and expected future market conditions after expiry of any current lease; and
- Expense - revenue ratio total direct operating expenses for the entire property based on budget.

For sensitivity analysis purposes, any +/- 1% change in market rental value per square meter would increase/decrease total assets and pre-tax income in 2024 by P68 million (2023 - P241 million).

Critical accounting judgments

(a) Distinction between properties held for sale, investment properties, and property and equipment.

The Group determines whether a property is to be classified as a property held for sale, an investment property, or property and equipment through the following:

- Properties held for sale comprise properties that are held for sale in the ordinary course of business. These are condominium units that the Group acquired or developed and intends to sell.
- Investment properties comprise land and buildings which are not occupied, substantially for use by, or in the operations of, nor for sale in the ordinary course of business of the Group, but are held primarily to earn rental income or capital appreciation; and
- Property and equipment generate cash flows that are attributable not only to the property but also to the other assets used in the operations of the Group.

In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by the Group.

Some properties comprise a portion that is to earn rentals or for capital appreciation and another portion that is held for use in the operation or for administrative purposes. If these portions cannot be sold separately at the reporting date, the property is accounted for as investment property only if an insignificant portion is held for use in the operation or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as an investment property. The Group considers each property separately in making its judgment.

(b) Classification of leases as operating lease

The Group (as a lessor) has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the fair value of the asset, that it retains all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases.

The carrying values of investment properties as at December 31, 2024 and 2023 are disclosed in the previous table.

11 Financial assets at fair value through other comprehensive income

This account consists of equity securities as follows:

	2024	2023
Unquoted securities	488,430	488,430
Quoted securities	9,101	9,101
Acquisition cost	497,531	497,531
Cumulative changes in fair value	349,237	331,937
Fair value	846,768	829,468

The fair values of the unquoted equity securities are based on the net asset value of the underlying assets of investee companies which are mainly investment properties consisting of land and buildings which are measured and carried at fair value of underlying assets. The fair value measurements have been categorized as Level 3. Estimated fair value of assets classified as Level 3 are considered not significant relative to the overall size of the Group's total assets.

The quoted equity securities consist of investments in various golf club shares and stocks. These are carried at fair values which are based on the quoted market prices (Level 1) as at the reporting date.

The cumulative changes in fair values of unquoted and quoted equity shares are presented as part of other comprehensive income in the consolidated statements of financial position.

The movements in the cumulative changes in fair value recognized as other comprehensive income in the statement of financial position for the years ended December 31 are as follows:

	2024	2023
At January 1	270,923	256,473
Gain on fair value adjustment	17,300	17,000
Deferred income tax effect	(2,595)	(2,550)
At December 31	285,628	270,923

12 Property and equipment, net

Details of property and equipment, net, as at December 31 and their movements during the years are as follows:

	Building and building improvements	Transportation equipment	Furniture, fixtures and other equipment	Total
Cost				
At January 1, 2024	9,609,092	62,535	7,108,417	16,780,044
Additions	13,158	15,861	102,772	131,791
Reclassification	224	-	-	224
Disposals	-	-	(13,206)	(13,206)
At December 31, 2024	9,622,474	78,396	7,197,983	16,898,853
Accumulated depreciation and amortization				
At January 1, 2024	1,731,776	46,531	4,755,672	6,533,979
Depreciation and amortization	129,913	6,682	259,750	396,345
Disposals	-	-	(11,981)	(11,981)
At December 31, 2024	1,861,689	53,213	5,003,441	6,918,343

	Building and building improvements	Transportation equipment	Furniture, fixtures and other equipment	Total
Cost				
At January 1, 2023	9,641,838	53,959	7,035,247	16,731,044
Additions	28,800	8,576	80,465	117,841
Disposals	(61,546)	-	(7,295)	(68,841)
At December 31, 2023	9,609,092	62,535	7,108,417	16,780,044
Accumulated depreciation and amortization				
At January 1, 2023	1,599,451	43,890	4,513,629	6,156,970
Depreciation and amortization	132,325	2,641	242,161	377,127
Disposals	-	-	(118)	(118)
At December 31, 2023	1,731,776	46,531	4,755,672	6,533,979
Net book values at				
At December 31, 2024	7,760,785	25,183	2,194,542	9,980,510
At December 31, 2023	7,877,316	16,004	2,352,745	10,246,065

Depreciation and amortization were allocated as follows:

	Note	2024	2023	2022
Cost of sales and services	20	353,537	343,121	352,667
Operating expenses		35,464	34,006	32,036
Capitalized under property held for sale		7,345	-	3,235
		396,346	377,127	387,938

The Group has no restrictions on the realizability of its property and equipment and no contractual obligations to purchase, construct or develop property and equipment or for repairs, maintenance and enhancements.

Critical accounting estimate - Useful lives of property and equipment

The useful life of each item of the Group's property and equipment is estimated based on the period over which the asset is expected to be available for use. Such estimate is based on collective assessment of industry practice, internal technical evaluation and experience with similar assets. The estimated useful life of each asset is reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the asset. It is possible, however, that future results of operations could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above. A reduction in the estimated useful life of any property and equipment would increase the recorded operating expenses and decrease non-current assets. In 2024 and 2023, there were no changes in the estimated useful lives of property and equipment.

The Group considers it impracticable to disclose with sufficient reliability the possible effects of sensitivities surrounding the estimates and assumptions considering that the asset utilization and anticipated use of assets vary. However, it is reasonably possible, on the basis of existing knowledge, that a change in the estimated useful life of an item of the Group's assets subject to depreciation brought about by changes in the factors mentioned above would impact the recorded depreciation expense and the carrying amount of the assets.

Critical accounting judgment - Impairment of non-financial assets

The Group reviews its non-financial assets, such as investments in associates and in a joint venture (Note 8) and property and equipment (Note 12), for any indicator of impairment in value. This includes considering certain factors such as significant changes in asset usage, significant decline in assets' market value, obsolescence or physical damage of an asset, significant underperformance relative to expected historical or projected future operating results and significant negative industry or economic trends. If indicators of impairment have been identified, the Group determines the recoverable amount of the asset, which is the higher of the asset's fair value less costs to sell and value in use.

Given historical profitable operations and profit projections, the Group has assessed that there are no impairment indicators with respect to the non-financial assets as at December 31, 2024 and 2023.

13 Goodwill

Goodwill acquired through business combinations has been allocated to SGCPI, the CGU, for impairment testing purposes.

The recoverable amount of the CGU has been based on value in use calculation using cash flow projections from financial budgets approved by management covering a five-year period. The pre-tax discount rate applied to cash flow is 11.05% (2023 - 6.37%). Cash flows beyond the five-year period are extrapolated using a steady growth rate of 4.75% (2023 - 6.09%), which does not exceed the compounded annual growth rate for the real estate industry. As a result of the analysis, management did not identify impairment for this CGU.

14 Other non-current assets

Other non-current assets as at December 31 consist of:

	Note	2024	2023
Advances to contractors and suppliers, noncurrent		1,233,752	1,203,589
Refundable deposits		72,111	196,663
Retirement benefit asset	24	402	13,241
Deferred input VAT		319	2,807
Other noncurrent assets		117,537	-
		1,424,121	1,416,300

Advances to contractors and suppliers

Advances to contractors and suppliers pertain to initial payments made by the Group for the construction and development of its investment property under construction. These are applied as payments of progress billing by the contractors and suppliers based on milestones or percentage of accomplishment or delivery as stipulated in the contracts.

Refundable deposits

Refundable deposits include cash required from the Group for the on-going construction and utilities maintenance. This is refundable at the end of the lease term. Refundable deposits are reflected at their carrying amounts which are assumed to approximate their fair values.

15 Accounts payable and other current liabilities

Accounts payable and other current liabilities as at December 31 consist of:

	Notes	2024	2023
Trade:			
Accounts payable		666,894	1,012,735
Advance rentals	29	181,022	207,672
Accrued expenses:			
Construction		467,989	728,275
Employee benefits		209,149	198,268
Commission		156,541	52,493
Titling cost		100,702	120,955
Outside services		88,943	89,402
Utilities		30,468	36,943
Professional fees		16,871	6,945
Repairs and maintenance		11,254	16,004
Advertising and promotion		2,351	2,119
Taxes		-	21,111
Others		625,422	430,404
Retention payables		761,057	496,407
Customers' deposits from:			
Condominium buyers		528,404	301,814
Hotel guests		198,868	169,309
Advances from condominium unit buyers		58,535	58,498
Construction bonds		78,172	73,695
Contract liabilities		222,150	52,272
Payable to contractors and suppliers		842	51
Reservation payables		35,306	134,056
Non-trade:			
Deferred output VAT		5,898	45,518
Payable to related parties	27	176,282	81,889
Payable to government agencies		69,946	47,158
Output VAT		263,972	778,843
Others	28	383,700	159,645
		5,340,738	5,322,481

Accounts payable and accrued expenses are non-interest bearing and are normally settled within 30 to 60 days and within the next financial year, respectively.

Advance rentals pertain to the three-month rent collected from tenants to be applied to the last three (3) months of the lease term.

Retention payables represent the portion of contractor billings which will be paid upon satisfaction by the contractors of the conditions specified in the contracts or until the defects have been corrected.

Customers' deposits from condominium buyers represent initial collections (e.g. down payments) received from the buyers which shall be applied as payment of the transaction price when the sales contract meets the requirements of PFRS 15 for revenue recognition purposes while deposits from hotel guests are advances made by guests in relation to their stay in the hotel and will be applied against the guests' hotel charges upon their check-out.

Advances from condominium unit buyers mainly pertain to amounts collected from buyers upon unit turnover, which are intended to pay for expenses incurred in process of transferring title to the buyers, utility deposits and real property taxes during titling period. These amounts are liquidated after title has been transferred to the buyer and any excess is refunded to the buyer.

Construction bonds pertain to cash deposits posted by tenants as security for any expenses or damages that may be incurred by SLPC to the leased premises or common areas that may be sustained in relation to construction activities conducted by the tenants during fit-out, as well as during renovation period of the lease. It is normally returned to the tenants within six months after completion of their construction activities.

Contract liabilities represent any excess collections received from buyers over the revenue recognized based on the percentage of completion method. The amount is expected to be applied against revenue in the following year.

Payable to contractors and suppliers represents progress billings from various contractors for the material and labor costs incurred to date with normal credit terms of 30 to 60 days, but may go beyond as agreed.

Reservation payables pertain to cash paid by the buyers of condominium units for the reservation of the units purchased. These shall be considered as part of the down payment on the units purchased upon execution of the contracts or income if the reservation is forfeited when the buyer did not push through with the purchase.

Deferred output VAT is the result of the difference in the application of installment method between the accounting policy of the Group and the tax regulations. It will be reclassified to output VAT payable when the collections from condominium unit buyers warrant recognition of revenue.

Payable to government agencies are expected to be settled within the next financial year.

Output VAT represents tax due and payable after deducting the corresponding input VAT.

Other accrued expenses consist of accruals for advertising and promotions, insurance, other employee related costs and other general and administrative expenses. Other current liabilities pertain mainly to taxes and insurance.

16 Bank loans

Bank loans, net of debt issue costs, as at December 31 consist of:

	2024	2023
Current portion	11,055,000	10,115,000
Non-current portion	7,040,000	-
	18,095,000	10,115,000

Movements in the bank loans as at December 31 are as follows:

	2024	2023
At January 1	10,115,000	8,306,192
Amortized debt issue cost	-	3,808
Proceeds from loan availments	8,740,000	3,175,000
Payments	(760,000)	(1,370,000)
At December 31	18,095,000	10,115,000

The repayments of the above bank loans are scheduled as follows:

Year	2024	2023
2024	10,115,000	10,115,000
2029	68,700	-
2030	68,700	-
2031	68,700	-
2032	68,700	-
2033	68,700	-
2034	6,696,500	-
	18,095,000	10,115,000

Total interest expense arising from these loans as shown in the consolidated statements of comprehensive income in 2024 amounted to P28.5 million (2023 - P34 million; 2022 - P99.3 million) (Note 23). Total capitalized interest amounted to P958 million in 2024 (2023 - P429 million; 2022 - P231 million) and was included as part of investment properties (Note 10). The capitalization rate used to determine the amount of capitalized interest which is the weighted average interest rate applicable to the Group's general borrowings during the year is 5.65% (2023 - 5.8%).

Bank loans of the Parent Company as of December 31 consist of unsecured short-term and long-term loans. These are composed of unsecured short-term loans from various banks with interest rates ranging from 6.0% to 6.4% (2023 - 6.0% to 6.4%). The short-term loans have payment terms of 3 to 12 months (2023 - 3 to 12 months).

On August 28, 2024, the Parent Company and the Bank of the Philippine Islands (BPI) entered into a loan agreement wherein BPI agreed to provide a ten-year term loan with principal amount not exceeding P15 billion to finance construction and development costs, capital expenditures, refinancing of existing debts and other general corporate purposes. The applicable interest rates are either the floating interest rate or the fixed interest rate, to be applied to each drawdown at the option of the Company.

As of December 31, 2024, the total cumulative amount of drawdown amounts to P7.04 billion.

Under the terms of the borrowing facility with BPI, the Company is required to comply with the financial covenant of maintaining its debt-to-tangible net worth ratio below 3:1. This is calculated by dividing the carrying amount of bank loans with the total assets less intangible assets and total liabilities in the statement of financial position. The Company has complied with this covenant throughout the reporting period.

17 Deposits from tenants

This account represents non-interest-bearing rental deposits from tenants. Deposits from tenants is based on the present value of estimated future cash flows using applicable market rates at reporting date. The difference between the discounted and face value of the deposits is recognized as deferred lease income. Deferred lease income is amortized on a straight-line basis over the lease term and is recognized in profit or loss as additional rent income. Interest is accreted on the deposits from tenants using the effective interest rate method and is recognized as additional interest expense in profit or loss.

Details of deposits from tenants as at December 31 and their movements during the years are as follows:

	2024	2023
At January 1	1,030,817	1,005,279
Net additions	9,258	8,221
Accretion of interest	32,320	17,317
	1,072,395	1,030,817

	2024	2023
Current portion	570,017	710,830
Non-current portion	502,378	319,987
	1,072,395	1,030,817

Details of deferred lease income as at December 31 and its movement during the years are as follows:

	2024	2023
At January 1	36,404	42,197
Additions	54,273	13,900
Amortization	(33,718)	(19,693)
At December 31	56,959	36,404

	2024	2023
Current portion	27,176	11,566
Non-current portion	29,783	24,838
	56,959	36,404

18 Equity

(a) Share capital, share premium and treasury shares

Details of share capital and share premium at December 31, 2024 and 2023 are as follows:

	Absolute number of shares	Amount
Authorized, at P1 par value per share		
Common shares	8,000,000,000	8,000,000
Issued and outstanding shares		
Common shares	4,764,058,982	4,764,059
Share premium		834,440
		5,598,499

In 2007, the Parent Company repurchased 2,140,645 common shares at a price of P3.20 per share or a total of P6.9 million and the amount is presented as treasury shares in the consolidated statements of financial position.

The Parent Company is listed in the Philippine Stock Exchange (PSE). It was registered on June 13, 1991 with total listed shares of 4,764,058,982 which was initially issued at P1.18 per share. There were no subsequent listings since the initial listing with PSE.

As at December 31, 2024, the Parent Company has 5,127 shareholders (2023 - 5,127). The details of the Parent Company's shareholders are disclosed in the annual report.

(b) Other comprehensive income

Details of other comprehensive income at December 31 are as follows:

	Cumulative changes in fair value of financial assets at FVOCI (Note 11)	Cumulative translation adjustments	Remeasurement of retirement benefit plan (Note 24)	Total other comprehensive income
Balances at January 1, 2022	257,284	(1,628)	13,151	268,807
Other comprehensive income (loss)	(811)	2,717	3,626	5,532
Balances at December 31, 2022	256,473	1,089	16,777	274,339
Other comprehensive income (loss)	14,450	6,627	(5,703)	15,374
Balances at December 31, 2023	270,923	7,716	11,074	289,713
Other comprehensive income (loss)	14,705	-	(2,551)	12,154
Balances at December 31, 2024	285,628	7,716	8,523	301,867

(c) Retained earnings

As at December 31, 2024, total unrestricted retained earnings of the Parent Company amounted to P30.3 billion (2023 - P24.4 billion). The Parent Company's unrestricted retained earnings exceeded its share capital by P24.3 billion (2023 - P18.4 billion). The excess retained earnings include accumulated fair value gain of P13.77 billion (2023 - P9.87 billion) which are not considered available for dividend declaration.

The management of the Parent Company plans to use the excess retained earnings to support the Parent Company's working capital requirements, planned business growth and expansion strategies. Further the Parent Company annually declares dividends in compliance with SEC Memorandum Circular No. 11, Series of 2008 (Note 19).

19 Dividends

The Parent Company annually declares dividends in compliance with SEC Memorandum Circular No. 11, Series of 2008. The Parent Company's Board of Directors approved the declaration of the following cash dividends for the years ended December 31 and until the approval of these financial statements.

2025				
March 12, 2025	March 28, 2025	April 11, 2025	0.183	869,917
2024				
March 19, 2024	April 4, 2024	April 15, 2024	0.155	739,385
August 28, 2024	September 16, 2024	September 26, 2024	0.134	640,289
				1,379,674
2023				
March 22, 2023	April 11, 2023	April 21, 2023	0.155	738,097
August 17, 2023	September 8, 2023	September 22, 2023	0.134	640,000
				1,378,097
2022				
March 24, 2022	April 8, 2022	April 20, 2022	0.070	333,234
August 31, 2022	September 15, 2022	September 27, 2022	0.095	452,382
				785,616

Cash dividends paid during 2024 amount to P1.4 billion (2023 - P1.4 billion; 2022 - P786.3 million). These include payments to non-controlling shareholders of subsidiaries amounting to P713 million (2023 - P186.8 million; 2022 - P211.2 million).

20 Cost of sales and services

The components of cost of sales and services for the years ended December 31 are as follows:

(a) Cost of condominium sales

	Note	2024	2023	2022
Construction cost		1,308,005	824,441	680,467
Land cost		154,158	406,156	175,493
Commission expense		152,401	155,669	117,418
Project management		140,018	42,838	161,090
Permits and other expenses		86,046	(272,922)	33,017
Design and professional fees		51,267	19,576	38,773
Sales and marketing expense		19,775	979	14,435
Titling Cost		13,790	56,702	5,755
Makati Commercial Estate Association (MACEA) fees		3,575	-	80
Insurance		829	52	30
Others		101,365	-	-
	6	2,031,229	1,233,491	1,226,558

(b) Cost of rental and cinema

	Note	2024	2023	2022
Real property taxes		85,063	80,030	81,626
Insurance		43,014	37,217	36,102
Share in common expenses		(26,302)	(46,364)	56,290
	10	101,775	70,883	174,018

(c) Cost of hotel operations

	Note	2024	2023	2022
Food and beverages		955,345	935,365	402,036
Utilities and maintenance		485,266	496,932	379,480
Depreciation and amortization	12	353,537	343,121	352,667
Staff costs		274,000	249,191	278,675
Property tax and insurance		-	-	108,193
Supplies		-	-	62,556
Others		148,777	137,737	145,869
		2,216,925	2,162,346	1,729,476

Others consist of telephone, fax, postage, subscriptions, publications, and hotel guest entertainment expenditures.

21 Staff costs

The components of staff costs for the years ended December 31 are as follows:

	Note	2024	2023	2022
Salaries and wages		531,349	499,226	526,014
Employee benefits		98,840	54,549	28,514
Retirement benefits costs	24	90,708	37,362	36,032
Others		19,579	43,694	12,691
		740,476	634,831	603,251

22 Other operating expenses

The components of other operating expenses for the years ended December 31 are as follows:

	2024	2023	2022
Advertising	500,522	415,344	211,967
Janitorial, security and other services	251,744	337,176	40,885
Professional fees	120,082	70,824	180,167
Commission	101,112	30,923	2,502
Condominium dues	61,956	66,735	43,763
Systems license and maintenance	58,750	37,487	103,789
Utilities	43,849	43,813	40,787
Donations	41,480	51,050	168,442
Repairs and maintenance	16,042	21,529	15,693
Rent	10,959	7,915	1,548
Transportation and travel	10,119	8,923	3,382
Telephone and communication	9,949	10,615	10,017
Supplies	9,972	7,625	7,162
Carpark expense	5,436	2,206	6,730
Entertainment, amusement and recreation	3,837	3,507	2,259
Reproduction charges	3,661	2,444	1,190
Membership fees and dues	3,434	2,350	4,545
Gas and oil	1,582	2,673	2,500
Provision (recovery of) for doubtful accounts	285	(51)	157
Subscriptions, books and manuals	199	215	29
Others	123,294	87,135	63,105
	1,378,264	1,210,438	910,619

Donations in 2022 were made to accredited donor institutions to support various feeding programs, livelihood projects, and typhoon relief operations.

Systems license and maintenance in 2022 pertains to IT related management and license fees under the hotel operations.

Rent pertains to payments associated with short-term leases.

Others mainly pertain to credit card service fees under the hotel operations.

23 Finance income, other income, and finance costs

The components of interest income, other income, and interest expense and bank charges for the years ended December 31 are as follows:

(a) Finance income

	Notes	2024	2023	2022
Interest arising from:				
Advances to a joint venture	8	75,148	91,882	106,193
Cash in banks and cash equivalents	3	40,646	22,141	7,063
Overdue accounts from tenants		9,021	10,745	27,480
Installment contracts receivable	5	-	-	92,399
Others		-	461	-
		124,815	125,229	233,135

(b) Other income, net

	Note	2024	2023	2022
Dividend income		53,744	8,168	668
Administration and management fee		82,491	74,235	44,614
Forfeited security deposits		13,144	111,883	12,278
Other rental revenue		5,026	9,337	1,874
Signage fee		19,195	7,308	6,823
Banner income		3,080	246	-
Gain on sale of property and equipment		265	1,313	374
Income from ancillary services		9,987	189,464	3,734
Income from back-out buyers		22	-	12,417
(Loss) gain on fair value adjustments of financial assets at fair value through profit or loss	4	(2,510)	4,012	577
Others		32,631	(18,434)	17,246
		217,075	387,532	100,605

Others in 2024 pertains to reversal of outstanding accruals for various operating expenses of the Group.

(c) Finance costs

	Notes	2024	2023	2022
Interest expense on bank loans	16	28,451	33,715	99,307
Accretion of interest on deposits from tenants	17	35,678	17,317	9,205
Bank charges		1,813	1,087	936
		65,942	52,119	109,448

24 Retirement benefit liability

The Group, except SGCPI, has a funded, non-contributory defined benefit plan, providing death, disability and retirement benefits for all of its regular employees. Under this plan the normal retirement age is 60 years old and completion of at least five (5) years of service. Normal retirement benefit consists of a lump sum benefit equivalent to 125% of the employee's final pay for every year of service.

The funds are administered by a trustee. The trustee bank is responsible for investment of the assets. The Pension Fund Board defines the investment strategy as often as necessary, at least annually, especially in the case of significant market developments or changes to the structure of the plan participants. When defining the investment strategy, it takes into account the plans objectives, benefit obligations and risk capacity. The investment strategy is defined in the form of a long-term target structure (investment policy).

The retirement benefit obligation is determined using the "Projected Unit Credit Cost" (PUC) method. Under the PUC method, the annual normal cost for the portion of the retirement is determined as the amount necessary to provide for the portion of the retirement benefit accruing during the year.

The actuarial present value of the retirement benefit obligation under the plan is measured in terms of actuarial assumptions for discount rate, salary increases, retirement rates and mortality using the 2017 Philippine Intercompany Mortality Table. The discount rates used is a single weighted average rate based on rates as published in the Bankers Association of the PHP BVAL at various tenors. Rate for intermediate durations were interpolated. The rates were then weighted by the expected benefit payments at those durations to arrive at the single weighted average discount rate. The plan typically exposes the Group to actuarial risks such as investment risk, interest rate risk, longevity risk and salary risk.

(a) Investment risk

The present value of the defined benefit plan liability is calculated using a discount rate determined by reference to high quality corporate bond yields; if the return on plan asset is below this rate, it will create a plan deficit. Currently the plan's investments are in the form of investments in debt instruments and cash deposits to universal and commercial banks. Due to the long-term nature of the plan liabilities, the board of the pension fund considers it appropriate that a reasonable portion of the plan assets is invested in investments in debt instruments and cash deposits to universal and commercial banks.

(b) Interest rate risk

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using single weighted average rate based on PHP-BVAL rates. A decrease in rate will increase the defined benefit obligation. Hence, the present value of defined benefit obligation is directly affected by the discount rate to be applied by the Group. However, the Group believes that due to the long-term nature of the pension benefit obligation, the investment holdings of the plan is an appropriate element of the Group's long-term strategy to manage the plan efficiently.

(c) Longevity risk

The present value of the defined benefit plan obligation is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the retirement benefit obligation.

(d) Salary risk

The present value of the defined benefit plan obligation is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the retirement benefit obligation.

The management performs an Asset-Liability Matching Study (ALM) annually. The overall investment policy and strategy of the Group's defined benefit plans is guided by the objective of achieving an investment return which, together with contributions, ensures that there will be sufficient assets to pay retirement benefits as they fall due while also mitigating the various risk of the plans. The Group's current strategic investment strategy mainly consists of treasury notes and bonds accounting for 99% of the total plan assets.

The Group actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the pension obligations. The Group has not changed the processes used to manage its risks from previous periods. The Group does not use derivatives to manage its risk. Investments are well diversified, such that the failure of any single investment would not have a material impact on the overall level of assets.

The Group's plan assets consist of investment in debt instruments and cash in banks. The Group believes that equities offer the best returns over the long term with an acceptable level of risk.

The actuarial valuation of the Group's retirement plan was performed by an independent actuary. The latest actuarial valuation report prepared was for the year ended December 31, 2024. The principal assumptions used by the actuary for the years ended December 31 are as follows:

	2024	2023	2022
Discount rate	6.12%	7.10%	7.10%
Salary increase rate	5.00%	5.00%	5.00%

The retirement benefit assets and liabilities recognized in the consolidated statements of financial position as part of "other non-current assets" and "retirement benefit liability" amount to P11.2 million and P171.2 million, respectively (2023 - P13.2 million and P126.9 million, respectively).

The net defined benefit obligation as at December 31 is determined as follows:

	2024	2023
Present value of defined benefit obligations	392,566	318,936
Fair value of plan assets	(232,500)	(205,237)
Retirement benefit liability	160,066	113,699

The components of retirement expense for the years ended December 31 recognized in the consolidated statements of total comprehensive income included under staff costs account are as follows:

	Note	2024	2023	2022
Current service cost		35,634	34,003	34,472
Past service cost		52,537	-	-
Net interest cost		2,537	3,359	1,560
Pension expense	21	90,708	37,362	36,032

Changes in the present value of the defined benefit obligation for the years ended December 31 are as follows:

	2024	2023
At January 1	318,936	261,441
Interest cost	35,716	18,999
Current service cost	35,634	34,003
Past service cost	52,537	-
Benefits paid directly by the Group	(47,743)	(3,112)
Remeasurement losses (gains) from:		
Experience adjustments	(1,170)	1,999
Changes in financial assumptions	(1,344)	5,606
At December 31	392,566	318,936

Changes in the fair value of plan assets for the years ended December 31 are as follows:

	2024	2023
At January 1	205,237	189,597
Interest income	33,179	15,640
Losses on plan assets	(5,916)	-
Benefits paid from plan assets	-	-
At December 31	232,500	205,237

Apart from the benefit payments to certain qualified employees advanced by the Group and the contributions to the plan as presented above for the years ended December 31, 2024 and 2023, the Group had no other transactions with the plan.

Details of plan assets as at December 31 are as follows:

	2024	2023
Cash in banks	1	45
Money market deposits and trust funds	14	2,069
Investments in equity	230,775	13,891
Investments in debt instruments:		
Treasury notes and bonds	1,270	150,398
Corporate notes and bonds	440	38,834
	232,500	205,237

At December 31, 2024 and 2023, the Group's plan assets (investment in debt instruments) are determined by reference to published price quotations in an active market (classified as Level 1 in the fair value hierarchy).

There are no plan assets invested in related parties as at and for the years ended December 31, 2024 and 2023.

Expected contribution to post-employment benefit plans for the year ending December 31, 2025 amounts to P84.6 million.

The weighted average duration of the defined benefit obligation is 8.27 years.

Expected maturity analysis of undiscounted retirement benefits as at December 31 are as follows:

	2024	2023
Less than a year	93,769	69,808
Between one and five years	129,352	119,139
Over five years	903,770	1,173,172
	1,126,891	1,362,119

Critical accounting estimate - Determining retirement benefit obligation

The Group maintains a qualified defined benefit retirement plan. The calculations of retirement costs of the Group are dependent upon the use of assumptions, including discount rates, expected return on plan assets, interest cost, future salary increases, benefits earned, mortality rates, the number of employee retirements, the number of employees electing to take lump-sum payments and other factors.

Actual results that differ from assumptions are accumulated and amortized over future periods and, therefore, generally affect recognized expense and the recorded obligation in future periods. While the Group believes that the assumptions used are reasonable, differences in actual experience or changes in assumptions may materially affect the Group's retirement obligation and future expense.

In determining the long-term rates of return, the Group considers the nature of the plans' investments, an expectation for the plans' investment strategies, historical rates of return and current economic forecasts. The Group evaluates the expected long-term rate of return annually and adjusts such rate as necessary.

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions are as follows:

	Increase (decrease)	
	2024	2023
Discount rate		
Increase by 1.0%	(16,740)	(15,709)
Decrease by 1.0%	18,853	11,262
Salary increase rate		
Increase by 1.0%	20,531	13,342
Decrease by 1.0%	(18,552)	(8,895)

The sensitivity is based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions, the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the retirement benefit asset/liability recognized within the consolidated statements of financial position. The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to prior years.

25 Income taxes

The components of income tax expense (benefit) for the years ended December 31 follows:

	2024	2023	2022
Current	848,440	457,727	360,309
Deferred	1,436,621	591,286	317,172
	2,285,061	1,049,013	677,481

Deferred income tax assets and liabilities as at December 31 consist of:

	2024	2023
Deferred income tax assets:		
Net operating loss carry over (NOLCO)	100,850	174,421
Advance rentals	46,276	51,918
Retirement benefit liability	22,356	31,146
Accrued expenses	32,532	28,326
Guest and banquets prepayments and deposits	32,441	46,050
Deferred lease income	28,663	17,585
Minimum corporate income tax (MCIT)	4,310	47,114
Unamortized funded past service cost	6,035	5,951
Allowance for doubtful accounts	277,496	1,199
Difference in profit, installment method versus PoC method	44,533	1,065
Unrealized loss on foreign exchange	2,017	1,034
Others	601	292
	598,110	406,101
Deferred income tax liabilities:		
Unrealized increase in fair value of investment property	(8,209,599)	(6,728,705)
Difference in profit, installment method versus PoC method	(891,458)	(741,571)
Unrealized increase in fair value of FVOCI	(52,705)	(50,245)
Interest income	(75,931)	(34,174)
Difference between cost of condominium sales for accounting and income tax purposes	(33,601)	(33,601)
Rent income per PFRS 16/PAS 17	-	(8,900)
Unrealized gain on foreign exchange	(30)	(125)
	(9,263,324)	(7,597,321)
Net deferred income tax liabilities	(8,665,214)	(7,191,220)

The balances of deferred income tax assets and liabilities presented in the consolidated statements of financial position are netted on a per entity basis as follows:

	2024	2023
Deferred income tax assets	172,741	224,928
Deferred income tax liabilities	(8,837,955)	(7,416,148)
	(8,665,214)	(7,191,220)

Realization of the future tax benefits related to the deferred income tax assets is dependent on many factors, including the Group's ability to generate taxable income in the future. The Group's management believes that the related future tax benefit will be realized.

Movements in net deferred income tax liabilities for the years ended December 31 are as follows:

	2024	2023
At January 1	(7,191,220)	(6,600,069)
Charged to profit or loss	(1,436,622)	(590,891)
Charged to other comprehensive income	(37,372)	(260)
At December 31	(8,665,214)	(7,191,220)

The details of deferred income tax assets on NOLCO at December 31 which could be carried over as deductible expense from taxable income for three (3) consecutive years following the year of incurrence are as follows:

Year incurred	Year of expiry	2024	2023
2020	2025	2,129,122	2,098,315
2021	2026	366,091	363,933
2022	2027	239,155	236,817
2023	2026	157,432	152,292
2024	2027	55,439	-
		2,947,239	2,851,357
Applied		(1,695,328)	(1,371,740)
		1,251,911	1,479,617
Deferred tax at 25%		312,878	326,413
Deferred tax at 20%		54	43,480
		312,932	369,893
Recognized		100,850	174,421
Unrecognized		212,082	195,472
		312,932	369,893

A reconciliation of the income tax expense computed at the statutory income tax rate and the effective income tax expense as shown in the consolidated statements of comprehensive income for the years ended December 31 follows:

	2024	2023	2022
Tax at statutory rate of 25%	3,064,197	1,787,642	1,166,411
Additions (reductions) to income tax resulting from:			
Non-deductible expenses	47,548	12,427	73,935
Unrecognized NOLCO	(5,559)	5,194	41,077
MCIT	986	4,927	0.1
Unrecognized other deferred tax	9,696	-	-
Tax difference for entities subject to 20% statutory rate	1	3	-
Dividend income	(1,297)	(2,042)	-
Interest income subjected to final tax	(6,585)	(6,676)	(29,304)
Other non-taxable income	(93,343)	(64,093)	(130,842)
Difference between itemized and optional standard deductions (OSD)	(98,941)	(73,182)	(88,268)
Share in net income of associates and a joint venture	(631,642)	(615,187)	(355,528)
Effective income tax expense	2,285,061	1,049,013	677,481

Income tax payable amounted to P293.1 million as at December 31, 2024 (2023 - P44.3 million).

Critical accounting judgment - Income tax

A certain degree of judgment is required in determining the provision for income taxes, as there are certain transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group recognizes liabilities for tax audit issues when it is probable. The liabilities are based on estimates whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Further, the Group reviews the carrying amounts of deferred tax assets at each reporting date and reduces them to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax assets to be utilized. The Group expects to generate sufficient future taxable profits to allow all of its recognized deferred tax assets to be utilized.

26 Basic and diluted earnings per share

Basic earnings per share is calculated by dividing net income by the weighted average number of common shares in issue during the year.

Diluted earnings per share is computed in the same manner as basic earnings per share, however, profit attributable to common shareholders and the weighted average number of shares outstanding are adjusted for the effects of all dilutive potential common shares.

The computations of basic and diluted earnings per share for the years ended December 31 are as follows:

	2024	2023	2022
Net income attributable to the shareholders of Parent Company	9,356,554	5,518,419	3,634,479
Divided by the average number of outstanding common shares	4,764,059	4,761,918	4,761,918
Basic and diluted earnings per share	1.964	1.159	0.763

Basic and diluted earnings per share are the same due to the absence of dilutive potential common shares.

27 Related party transactions

In the normal course of business, the Group transacts with companies which are considered related parties. Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or under common control with the Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group.

The transactions and outstanding balances of the Group with its related parties as at and for the years ended December 31 are as follows:

	2024		2023		
	Transactions	Outstanding receivables (payables)	Transactions	Outstanding receivables (payables)	
Affiliates					
Rental income (a) (Note 5)	121,119	35,008	119,317,640	36,550	Balances to be collected in cash and are due generally within 30 to 60 days. These are non-interest bearing and are not covered by any security.
Affiliates					
Management services (b)	40,640	66,406	33,078,396	55,245	Balances to be collected in cash and are due generally within 30 days. These are non-interest bearing and are not covered by any security.
Reimbursed expenses (f)	39,877	2,907	8,291,528	2,410	
Affiliates share in Group's expenses (f)	2,869,160	1,096,072	801,847,711	169,598	
Advances (d)	-	1,144,188	-	1,144,188	
Associates					
Associates' share in Group's expenses (g)	4	7,022	2,500	7,019	Balances to be collected in cash and are due generally within 30 days. These are non-interest bearing and are not covered by any security.
Total (Note 5)		2,351,603		1,415,010	
Affiliates					
Marketing, management and other service fees (c)	-	(20,783)	126,090,453	(34,533)	Balances are to be settled in cash and are generally due within 30 days. These balances are non-interest bearing and not covered by any guarantee.
Condominium dues (e)	5,313	(14,978)	59,827,134	(9,665)	
Group's share in affiliates' expenses (g)	5,168	(140,521)	370,049,652	(37,691)	
Total (Note 15)		(176,282)		(81,889)	

Affiliates pertain to entities that have common directors or key management personnel.

All individual material related party transactions shall be approved by at least two-thirds (2/3) vote of the Board, with at least a majority of the independent directors voting to approve the material related party transaction. In case that a majority of the independent directors' vote is not secured, the material related party transaction may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the Parent Company. For aggregate related party transactions within a twelve-month period which breaches the materiality threshold of ten percent (10%) of the Group's total assets, the same board approval shall be required for the transaction that meets and exceeds the materiality threshold covering the same related party.

Directors with personal interest in the transaction shall abstain from participating in the discussions and voting for the same. In case they refuse to abstain, their attendance shall not be counted for the purposes of assessing the quorum and their votes shall not be counted for purposes of determining approval.

Significant agreements with related parties are as follows:

(a) A portion of the Parent Company's land is being leased by ESHRI, where the EDSA Shangri-La, Manila is located. The lease is for a period of 25 years commencing on August 28, 1992 and renewable for another 25 years at the option of ESHRI. On August 16, 2017, the agreement was renewed by ESHRI for another 25 years until August 27, 2042. Rental revenue is based on a fixed percentage of ESHRI's room, food and beverage, dry goods and other service revenue.

(b) Shang Property Management Services, Inc. (SPMSI) provides certain administrative services to The Enterprise Center Condominium Corporation (TECCC), St. Francis Shangri-La Place Condominium Corporation (TSFSPCC), The Shang Grand Tower Condominium Corporation (TSGTCC), and One Shangri-La Place Condominium Corporation (OSPCC) for a minimum period of five years starting January 7, 2009, April 1, 2010, January 7, 2007, and January 1, 2015 respectively. As consideration, SPMSI shall receive from TECCC, TSGTCC, TSFSPCC, and OSPCC monthly service fees of P400,000, P100,000, P100,000, and P250,000 respectively, inclusive of VAT, with an escalation rate of 5% to 10% per annum. The parties mutually agreed to renew the agreements for another 5 years upon expiration.

(c) SGCPI entered into a License Agreement with Shangri-La International Hotel Management Limited (SLIM-BV) for the use of intellectual property rights over Shangri-La's policies, practices, procedures, and guidelines affecting different aspects of operations of the Shangri-La chain of hotels. The agreement is for 10 years commencing on the opening date, March 1, 2016, renewable for another 10 years at the option of either parties and subject to the approval of the Bureau of Patents, Trademarks and Technology Transfer of the Republic of the Philippines and applicable authorities. In consideration for such access and use, SGCPI pays SLIM-BV license fees and royalties. License fees paid to SLIM-BV is equivalent to $100 per annum while royalties are computed at 3% of the gross operating revenue per annum payable within 30 days of the end of each calendar month.

    Further, in 2016, SGCPI entered into a Marketing and Reservations Agreement with SLIM, whereby the related party acting as an independent contractor of SGCPI provides marketing, communication, and reservation services to promote SGCPI. The agreement is for a period of 10 years commencing on the opening date, March 1, 2016, renewable for another 10 years at the option of either parties. Under this agreement, SLIM shall act solely for the account of SGCPI, and all expenses incurred shall be borne by SGCPI. As a consideration for such services, SGCPI shall pay SLIM an amount equivalent to a certain percentage of gross operating revenue. Other charges include reservation, loyalty program, communication, and other group services fees. The basis of these various charges is stipulated in the Marketing and Reservations Agreement.

(d) The outstanding balance as of December 31, 2023, and 2022 amounting to P1.1 billion represents cash advances made by Classic Elite Holdings Limited from the Parent Company for working Capital and project development. In 2024, the Company recognized provision for impairment of these receivables amounting to P752 million.

(e) Condominium dues charged by TSFSPCC and TECCC to Parent Company, KSA, SPDI and SPRC.

(f) Reimbursement of expenses paid by SLPC for ESHRI.

(g) Certain other general and administrative expenses are initially paid for by the Group/affiliate and are subsequently reimbursed by the affiliate/Group to whom such payment was intended for.

There were no write-offs or provisions made in relation to related party transactions and balances not eliminated during consolidation as at and for the years ended December 31, 2023.

The following are the significant transactions and outstanding balances with retirement fund and key management personnel as at and for the years ended December 31:

	2024		2023		
	Transactions	Outstanding receivables (payables)	Transactions	Outstanding receivables (payables)	Terms and conditions
Salaries and other short-term employee benefits	158,646	-	131,878	-	Settled in cash; payable within the current year.
Post-employment benefits	56,701	-	4,275	-	Refer to Note 24.

There were no stock options or other long-term benefits provided in 2024 and 2023 nor amounts due to/from key management personnel as at December 31, 2024, and 2023.

The following related party transactions and balances were eliminated for the purpose of preparing the consolidated financial statements:

	2024	2023	2022
At December 31			
Trade and other receivables	28,162,834	22,835,823	19,447,708
Accounts payable and other current liabilities	24,982,170	19,049,999	15,659,384
For the years ended December 31			
Rental revenue	368,044	339,457	157,246
Cost of sales and services	-	7,728	3,946
Operating expenses	613,021	588,074	434,390
Other income	(99,822)	16,669	176,131
Dividend income	2,577,257	1,727,050	1,871,982

The Parent Company and its subsidiaries are a party to significant agreements with related parties as follows:

(a) A portion of the Parent Company's land where the Shangri-La Plaza Mall is located is being leased to SLPC. The lease is for a period of 25 years from January 6, 1993, and subsequently renewed for another 5 years until January 6, 2023. On October 20, 2022, the agreement was renewed by both parties for another 5 years until January 6, 2028. Rental revenue is based at 20% of the Company's annual rental income from the Main Wing's mall and cinema operations plus 50% of the rental income from carpark building's retail spaces. Rental revenue of the Parent Company amounted to P372 million in 2024 (2023 - P347 million; 2022 - P170 million).

    On January 16, 2002, SPSI entered into an agreement with the Company and SLPC. Under the agreement, SPSI is granted limited usufructuary rights over the parking spaces of the Company and SLPC for a consideration equivalent to 95% of SPSI's gross revenue less direct and indirect expenses relating to the Company's parking facilities. In 2009, the parties have revised the terms to reduce the consideration to 94%. The agreement is effective until December 31, 2002 and shall be renewed automatically on a yearly basis.

(b) SPRC and SLPC entered into a memorandum of agreement whereby SLPC will operate the mall establishment and constitute it as the East Wing of the Shangri-La Plaza Mall. The lease is for a period of five years from October 1, 2013 and renewable upon mutual agreement by the parties. Rental revenue is based on a certain percentage of SLPC's annual rental revenue from the mall operations.

(c) On January 1, 2009, SPSI entered into an agreement with KSA, whereby SPSI is to manage and operate the parking slots of KSA. The agreement is renewable upon mutual agreement by the parties. The monthly gross parking revenue, less applicable VAT, is shared between KSA and SPSI at 75% and 25%, respectively.

(d) KSA entered into a management agreement with SPMSI for a monthly fee of P150,000 with 10% annual escalation for a period of five years starting March 2008. The parties agreed mutually on the renewal of the agreement. SPMSI shall provide on-site property leasing management including head office support services and periodic audit to ensure compliance with international practices; perform staff recruitment, training and performance evaluation; and perform financial management, including billing and collection and budget provisioning.

(e) In 2011, SPDI obtained an unsecured, noninterest-bearing loan from SHIL amounting to P2.3 billion, payable on demand. As at December 31, 2024 and 2023, this loan is still outstanding.

(f) The Parent Company's dividend income from declarations of its subsidiaries are as follows:

	2024	2023	2022
SGCPI	773,994	-	-
SLPC	575,000	700,000	300,000
KSA	462,264	437,050	493,782
SGCHI	391,421	-	-
SFBHI	374,578	-	-
KRC	-	280,000	420,000
TRDCI	-	280,000	420,000
SPDI	-	15,000	-
SPRC	-	10,000	-
SPSI	-	5,000	2,500
SWWPI	-	-	220,000
SPMSI	-	-	15,700
	2,577,257	1,727,050	1,871,982

The receivables and payables between related parties, except for those arising from reimbursement of expenses and those that are unsecured and noninterest bearing which are payable on demand, have normal credit terms of 30 to 90 days, but may go beyond as agreed.

28 Provisions and contingencies

In 1993, a complaint was initially filed before the Regional Trial Court (RTC) - Pasig by the principal contractor of the Shangri-La Plaza Mall against the Parent Company and the Board for the recovery of the balance of alleged unpaid construction work, compensatory and moral damages, legal fees and litigation costs totaling about P122 million, exclusive of interest.

In 1998, the parties underwent arbitration which resulted in promulgation in 2007 of the Arbitral Tribunal to award to the principal contractor the sum of P38.5 million, net of the award to Parent Company amounting to P8.4 million. Subsequently, this decision was appealed by both parties to the Court of Appeals (CA) who resolved in 2009 to award P24.5 million to the principal contractor, unpaid progress billings based on the original scope of work, and denied the Parent Company of its motion for partial reconsideration. In 2009, both the Parent Company and the Principal Contractor filed a Petition for Review in Certiorari to the Supreme Court, where the Parent Company prayed for a reversal of the decision of the CA and for payment of liquidated damages by the Principal Contractor while the Principal Contractor filed a motion to modify the decision of the CA and to be awarded the full amount of their claim.

On July 26, 2021, the parties filed a Joint Manifestation and Motion informing the Supreme Court about the amicable settlement of the case and jointly moved for its dismissal which the Supreme Court granted in December 2021 and deemed the case closed and terminated.

Critical accounting estimate - Provision

As at December 31, 2022, the Group recognized provision for a certain tax assessment (Note 15 and 22). The estimate of the probable costs for the resolution has been developed in consultation with outside legal counsel handling the Group's defense in this matter. Disclosure of additional details beyond the present disclosures may seriously prejudice the Company's position. Thus, as allowed by PAS 37 "Provisions, Contingent Liabilities and Contingent Assets", only general disclosures were provided.

Critical accounting judgment - Contingencies

The Group has other pending legal cases which are being contested by the Parent Company, SLPC and their legal counsels. The estimates of the probable costs for the resolution of these claims have been developed in consultation with the outside legal counsel handling the defense in these matters and are based upon analyses of potential reports. Based on management's assessment, these proceedings will not have a material effect on the Group's financial position and performance.

29 Advance rentals

Advance rentals are collected from all tenants depending on the agreed terms stated in the contracts which are usually equivalent to three months' rent and can be applied at the terminal months of the lease. The current portion is included as part of Accounts payable and other current liabilities account (Note 15) and the non-current portion is shown separately in the consolidated statements of financial position.

Movements in the account for the year ended December 31 are as follows:

	2024	2023
At January 1	207,672	227,289
Additions	141,726	17,843
Applications	(28,865)	(37,460)
At December 31	320,533	207,672
Current	179,721	207,672
Non-current	140,812	-
	320,533	207,672

30 Financial risk and capital management

30.1 Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, price risk and cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance. Risk management is carried out by the Group's management under policies approved by its Board of Directors. These policies cover financing structure, foreign exchange and interest rate risk management, guarantees and credit support, as well as treasury control framework. There are no changes in the Group's risk management plans for the years ended December 31, 2024 and 2023.

30.1.1 Market risk

(a) Foreign exchange risk

The Group's exposure on currency risk is minimal and limited only to foreign currency denominated cash in banks and cash equivalents. Changes in foreign currency exchange rates of these assets are not expected to have a significant impact on the financial position or results of operations of the Group.

The Group's foreign currency denominated cash in banks and cash equivalents as at and net foreign exchange gains for the years ended December 31, 2024 and 2023 are disclosed in Note 3.

(b) Price risk

The Group's exposure to price risk is minimal and limited only to financial assets at fair value through profit or loss (Note 4) and FVOCI (Note 11) presented in the consolidated statements of financial position. Changes in market prices of these financial assets are not expected to have a significant impact on the financial position or results of operations of the Group.

(c) Cash flow and fair value interest rate risk

Interest rate risk refers to risk that the value of a financial instrument will fluctuate due to changes in market interest rates. The Group's interest-bearing financial instruments include bank loans (Note 16). These financial instruments are not exposed to fair value interest rate risk as these are carried at amortized cost. Likewise, these instruments are not exposed to variability in cash flows as these carry fixed interest rate, to be repriced every 30 to 180 days as agreed by the parties. The Company's exposure to cash flow interest risk is considered insignificant to the financial statements.

The Group's interest rate risk management policy focuses on reducing the overall interest expense and exposure to change in interest rates. Changes in market interest rates relate primarily to the Group's long-term loans with floating interest rates as it can cause a change in the amount of interest payments.

30.1.2 Credit risk

Credit risk refers to the risk that the counterparty will default on its contractual obligations resulting in a financial loss to the Group. Credit risk arises from cash deposits with banks, as well as credit exposure to customers and suppliers.

Exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amounts of these financial assets. The Group has no significant concentration on credit risk.

The Group's financial assets are categorized based on the Group's collection experience with the counterparties as follows:

a. Performing – settlements are obtained from counterparty following the terms of the contracts without history of default.
b. Underperforming – some reminder follow-ups are performed to collect accounts from counterparty.
c. Non-performing – evidence that a financial asset is credit-impaired includes the following observable data: significant financial difficulty of the counterparty, a breach of contract such as a default or being more than 120 days past due; or it is probable that the borrower will enter bankruptcy or other financial reorganization.

The following tables summarize the credit quality of the Group's financial assets per category and aging analysis of financial assets as at December 31:

	Performing (Level 1)	Under performing (Level 2)	Non-performing (Level 3)	Total
2024				
Current assets				
Cash and cash equivalents	3,171,640	-	-	3,171,640
Trade and other receivables	7,709,620	-	13,308	7,722,928
Financial assets at fair value through profit or loss	32,895	-	-	32,895
Refundable deposits	2,438	-	-	2,438
Non-current assets		-	-	
Advances to a joint venture	1,990,096	-	-	1,990,096
Refundable deposits	56,908	-	-	56,908
Financial assets at FVOCI	846,768	-	-	846,768
	13,810,365	-	13,308	13,823,673

	Performing (Level 1)	Under performing (Level 2)	Non-performing (Level 3)	Total
2023				
Current assets				
Cash and cash equivalents	1,408,142	-	-	1,408,142
Trade and other receivables	6,852,048	-	13,023	6,865,071
Financial assets at fair value through profit or loss	35,405	-	-	35,405
Refundable deposits	2,999	-	-	2,999
Non-current assets	-		-	-
Advances to a joint venture	2,590,096	-	-	2,590,096
Refundable deposits	125,472	-	-	125,472
Financial assets at FVOCI	829,468	-	-	829,468
	11,843,630	-	13,023	11,856,653

There are no collaterals held as security or other credit enhancements attached to the Group's financial assets.

Allowance for impairment of receivables as at December 31, 2024 amounted to P13 million (2023 - P13 million). Apart from the financial assets covered by allowance, the remaining financial assets are classified as high performing.

The credit quality of the Group's financial assets is discussed below.

(a) Cash and cash equivalents

Credit risk from balances with banks is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties to mitigate financial loss through the counterparty's potential failure to make payments.

As at December 31, the Group's cash and cash equivalents are deposited in the following types of financial institutions as approved by the Board of Directors:

	2024	2023
Universal banks	1,180,605	790,780
Thrift banks	-	-
Commercial banks	66,985	20,926
	1,247,590	811,706

Cash in banks and cash equivalents as at December 31, 2024 and 2023 are all considered high grade financial assets. The remaining cash in the consolidated statements of financial position pertains to cash on hand which is not exposed to credit risk (Note 3).

(b) Receivables

There is no concentration of credit risk with respect to receivables since the Group has a large number of counterparties involved.

Trade receivables

Sales of residential condominium units that are on installment basis are supported by post-dated checks from the buyers. Titles to properties sold are not released unless full payment is received. In case of leasing operation, tenants are subjected to credit evaluation and are required to put up security deposits and pay advance rentals, if necessary.

For the hotel operation, hotel guests who wish to avail of a credit line are subjected to the normal credit investigation and checking. References are required including review of the customer's financial position and earnings. Approval of a credit line is performed by the Financial Controller and the General Manager. A guest may not be given a line, but special ad hoc arrangements are allowed. It usually requires deposits, prepayments or credit card guarantees as collaterals. Existing credit lines are reviewed annually. The balances due from customers are considered as high-grade financial assets.

For the leasing operation, the Group enters into lease agreements with recognized and creditworthy third parties who are required to put up security deposits. The Group does not offer credit terms to third parties without the specific approval of management. In addition, receivable balances are monitored on an on-going basis with the result that the exposure of the Group to bad debts is not significant.

The Group applies the PFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. The loss allowance as at December 31, 2024 and 2023 was determined as follows for trade receivables:

	Current	More than 30 days past due	More than 60 days past due	More than 120 days past due	Total
December 31, 2024 (in thousands of Philippine Peso)					
Expected loss rate	0%	0%	0%	100%	
Trade receivables	6,057,349	-	-	13,308	6,070,657
Loss allowance	-	-	-	13,308	13,308
December 31, 2023 (in thousands of Philippine Peso)					
Expected loss rate	0%	0%	0%	100%	
Trade receivables	5,300,367	-	-	13,023	5,313,390
Loss allowance	-	-	-	13,023	13,023

The Group's receivables classified as current did not have history of loss arising from contract with customers as it is able to repossess the sold property consequent to customer's inability to pay the transaction price. The Group believes that this assessment is adequate and reasonable in view of the credit quality of contract receivables. Accordingly, the expected credit loss on these fully performing contract receivables is deemed insignificant for financial reporting purposes.

Non-trade receivables

The credit exposure on nontrade receivables is considered to be minimal as there is no history of defaults and collections are expected to be made within 30 to 60 days. In respect of balances due from related parties, management considered the credit quality of these receivables to be good based on financial condition of the related parties.

(c) Refundable deposits

Refundable deposits are considered as high performing financial assets. Considering the balance and average term of outstanding lease arrangements, management believes that the impact of discounting is not significant.

30.1.3 Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group maintains sufficient cash and cash equivalents in order to fund its operations. The Group monitors its cash flows and carefully matches the cash receipts from its operations against cash requirements for its operations. The Group utilizes its borrowing capacity, if necessary, to further bolster its cash reserves.

The table below analyzes the Group's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

The following table shows the Group's financial instruments as at December 31 based on its contractual maturity profile:

	0 - 90 days	91 - 180 days	181 - 360 days	Beyond 360 days	Total
At December 31, 2024					
Bank loans	11,055,000	-	-	7,040,000	18,095,000
Accounts payable and other current liabilities*	3,601,005	-	-	-	3,601,005
Deposits from tenants	-	-	570,017	502,378	1,072,395
Dividends payable	-	527,467	-		527,467
Future interest payable	32,709	-	-	3,894,000	3,926,709
	14,688,714	527,467	570,017	11,436,378	27,222,576
At December 31, 2023					
Bank loans	1,800,000	8,315,000	-	-	10,115,000
Accounts payable and other current liabilities*	3,023,857	-	-	-	3,023,857
Deposits from tenants	-	-	710,830	240,097	950,927
Dividends payable	-	69,992	-	-	69,992
Future interest payable	108,572	462,376	-	-	570,948
	4,932,429	8,847,368	710,830	240,097	14,730,724

**excluding advance rentals, contract liabilities, customers' deposits, reservation payable, output VAT, deferred output VAT and payable to government agencies and provision for restructuring*

30.2 Capital management

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating, comply with externally imposed capital requirements, and maintain healthy capital ratios in order to support its business and maximize shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. There were no changes in the Group's strategies and policies during 2024 and 2023.

The Group monitors capital using a gearing ratio, which is net debt, including long-term loan less cash and cash equivalents, divided by capital. Capital pertains to total equity less non-controlling interest. The gearing ratio as at December 31 is presented below:

	2024	2023
Net debt		
Bank loans	18,095,000	10,115,000
Less: cash and cash equivalents	3,171,640	1,408,142
	14,923,360	8,706,858
Capital		
Total equity	57,306,704	50,488,258
Less: Non-controlling interest	6,074,116	6,171,302
	51,232,588	44,316,956
Gearing ratio	0.29	0.20

The Group was able to meet its capital management objectives.

30.3 Fair value measurement

The Group follows the fair value measurement hierarchy to disclose its fair value measurements. The table below summarizes the fair value measurement hierarchy of the Group's assets and liabilities at December 31:

		Fair value measurement			
	Notes	Level 1	Level 2	Level 3	Total
2024					
Assets measured at fair value					
Financial assets at fair value through profit or loss	4	32,895	-	-	32,895
Investment properties:	10				-
Land		-	19,198,636	1,832,701	21,031,337
Buildings		-	21,205,309	4,957,769	26,163,078
Financial assets at FVOCI:	11				-
Quoted		81,350	-	-	81,350
Unquoted		-	-	765,418	765,418
Assets for which fair values are disclosed					-
Refundable deposits	14	-	178,900	-	178,900
Liabilities for which fair values are disclosed					
Deposits from tenants	17	-	1,072,395	-	1,072,395

		Fair value measurement			
	Notes	Level 1	Level 2	Level 3	Total
2023					
Assets measured at fair value					
Financial assets at fair value through profit or loss	4	35,405	-	-	35,405
Investment properties:	10				-
Land		-	10,223,517	6,972,804	17,196,321
Buildings		-	2,995,047	17,097,905	20,092,952
Financial assets at FVOCI:	11				-
Quoted		64,050			64,050
Unquoted		-	-	765,418	765,418
Assets for which fair values are disclosed					-
Refundable deposits	14	-	196,663	-	196,663
Liabilities for which fair values are disclosed					-
Deposits from tenants	17	-	950,927	-	950,927

The Group's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

There have been no assets and liabilities transferred among Level 1, Level 2 and Level 3 during 2024 and 2023.

The methods and assumptions used to estimate the fair value of each class of financial instrument are disclosed in the referred notes in the table above.

31 Summary of material accounting and financial reporting policies

31.1 Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards. PFRS Accounting Standards comprise the following authoritative literature:
- PFRS Accounting Standards,
- PAS Standards, and
- Interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), Philippine Interpretations Committee (PIC), and Standing Interpretations Committee (SIC) as approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and the Board of Accountancy and adopted by the Securities and Exchange Commission (SEC).

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets at fair value through profit or loss, investment properties and financial assets at FVOCI.

The preparation of consolidated financial statements in conformity with PFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are as follows:

- Determination of fair values of investment properties (Note 10)
- Useful lives of property and equipment (Note 12)
- Determining retirement benefit obligation (Note 24)
- Estimation of percentage-of-completion of the Group's projects (Note 6)
- Recoverability of investment and advances (Note 8)
- Joint control assessment (Note 8)
- Distinction between properties held for sale, investment properties, and property and equipment (Note 10)
- Revenue Recognition (Note 6)
- Estimation of net realizable value of properties held for sale (Note 6)
- Impairment of non-financial assets (Note 12)
- Contingencies (Note 28)
- Classification of leases as operating lease (Note 10)
- Income tax (Note 25)

Changes in accounting policies and disclosures

(a) New standards, amendments and interpretations adopted by the Group

The Group has adopted certain amendments for the first-time effective January 1, 2024:

- Classification of Liabilities as Current or Non-current and Non-current liabilities with covenants – Amendments to PAS 1;
- Lease Liability in Sale and Leaseback – Amendments to PFRS 16; and
- Supplier Finance Arrangements – Amendments to PAS 7 and PFRS 7.

The amendments listed above did not have any impact on the amounts recognized in prior periods and are not expected to significantly affect the current or future periods.

Adoption of amendments to existing standard and interpretations deferred by SEC until December 31, 2023

The Group has adopted for the first time effective January 1, 2024, certain amendments to existing standard and interpretations deferred by SEC under Memorandum Circular Nos. 14-2018, 4-2020 and 34-2020 until December 31, 2023.

The Group elected to apply such amendments by recognizing the cumulative effect as an adjustment to the retained earnings as at January 1, 2024, which is the date of initial application. The Company elected to apply such amendments retrospectively only to contracts that are not completed contracts at the date of initial application.

IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23)

In March 2019, IFRIC published an Agenda Decision on whether borrowing costs can be capitalized on real estate inventories that are under construction and for which the related revenue will be recognized over time under paragraph 35(c) of IFRS 15. IFRIC concluded that borrowing costs cannot be capitalized for such real estate inventories as they do not meet the definition of a qualifying asset under IAS 23 considering that these inventories are ready for their intended sale in their current condition.

Assessing whether the transaction price includes significant financing component

There is a significant financing component in the contracts to sell when there is a mismatch between the POC of real estate projects and schedule of payments. PIC, in its response to the Real Estate Industry dated November 11, 2020, allows the industry to provide support that their specific payments schemes have no significant financing component, if the difference between the promised consideration and the cash selling price of the good or service arises for reasons other than the provision of finance.

The impact of the above amendments on the Group's statement of financial position as at January 1, 2024, is summarized below:

As at January 1, 2024	As previously presented	Impact of adoption	Adjusted
Assets			
Trade and other receivables, net	6,839,024	(216,527)	6,622,497
Investments in and advances to associates and a joint venture	8,219,286	(890,855)	7,328,431
Total assets	**74,650,310**	**(1,107,382)**	**73,542,928**
Liabilities			
Deferred income tax liabilities, net	7,416,148	(33,980)	7,382,168
Total liabilities	**24,162,050**	**(33,980)**	**24,128,070**
Equity			
Retained earnings	38,576,729	(1,073,402)	37,503,327
Total equity	**50,488,260**	**(1,073,402)**	**49,414,858**
Total liabilities and equity	**74,650,310**	**(1,107,382)**	**73,542,928**

New standards, amendments and interpretations not yet adopted

Certain new accounting standards have been published that are not mandatory for December 31, 2024 reporting periods and have not been early adopted by the Group. The Group's assessment of the impact of these new standards is set out below:

PFRS 18 *Presentation and Disclosure in Financial Statements* (effective for annual periods beginning on or after January 1, 2027)

PFRS 18 will replace PAS 1 *Presentation of financial statements*, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Although the adoption of PFRS 18 will have no impact on the Group's net profit, the Group expects that grouping items of income and expenses in the statement of comprehensive income into the new categories will impact how operating profit is calculated and reported. Foreign exchange differences might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation.

The Group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:

- a break-down of the nature of expenses for line items presented by function in the operating category of the statement of profit or loss – this break-down is only required for certain nature expenses; and
- for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of profit or loss between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

From a cash flow statement perspective, there will be changes to how interest received, and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of January 1, 2027. Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 will be restated in accordance with PFRS 18.

PFRS 19 *Subsidiaries without Public Accountability: Disclosures* (effective for annual periods beginning on or after January 1, 2027)

Issued in May 2024, PFRS 19 allows for certain eligible subsidiaries of parent entities that report under PFRS Accounting Standards to apply reduced disclosure requirements. The Group does not expect this standard to have an impact on its operations or financial statements.

Certain amendments to accounting standards have been published that are not mandatory for December 31, 2024 reporting periods and have not been early adopted by the Group. These amendments are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

31.2 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Group as at December 31, 2024 and 2023. The subsidiaries' financial statements are prepared for the same reporting year as the Parent Company. The Group uses uniform accounting policies, any difference between subsidiaries and the Parent Company are adjusted properly.

The Group is composed of the subsidiaries listed below:

Nature and name of entity	Ownership % 2024	2023	2022
Property development:			
Shang Properties Realty Corporation (SPRC)	100	100	100
Shang Property Developers, Inc. (SPDI)	100	100	100
The Rise Development Corporation, Inc. (TRDCI)	100	100	100
Shang Wack Wack Properties, Inc. (SWWPI)	100	100	100
SPI Property Holdings, Inc. (SPI-PHI)	100	100	100
SPI Land Development, Inc. (SPI-LDI)	100	100	100
Rapidshare Realty and Development Corporation (RRDC)	100	-	-
Hotel operation:			
Shang Global City Properties, Inc. (SGCPI)	60	60	60
Leasing:			
SPI Parking Services, Inc. (SPSI)	100	100	100
Shangri-la Plaza Corporation (SLPC)	100	100	100
KSA Realty Corporation (KSA)	70.04	70.04	70.04
SPI Property Developers, Inc. (SPI-PDI)	100	100	100
Real estate:			
Ivory Post Properties, Inc. (IPPI)	100	100	100
KPPI Realty Corporation (KRC)	100	100	100
Martin B Properties, Inc. (MBPI)	100	100	100
New Contour Realty, Inc. (NCRI)	100	100	100
Perfect Sites, Inc. (PSI)	100	100	100
Shang Fort Bonifacio Holdings, Inc. (SFBHI)	100	100	100
Shang Global City Holdings, Inc. (SGCHI)	100	100	100
Sky Leisure Properties, Inc. (SLPI)	100	100	100
Property management:			
KPPI Management Services Corporation (KMSC)	100	100	100
Shang Property Management Services, Inc. (SPMSI)	100	100	100
Other supplementary business:			
Gipsey, Ltd. (Gipsey)	100	100	100
Silver Hero Investments Limited (SHIL)	100	100	100
EPHI Logistics Holdings, Inc. (ELHI)	60	60	60

Except for Gipsey and SHIL, which were incorporated in the British Virgin Islands (BVI) and use Hong Kong dollars (HK$) as their functional currency, all the other subsidiaries were incorporated and registered in the Philippines which use Philippine Peso as their functional currency.

All subsidiary undertakings are included in the consolidation. The proportion of the voting rights in the subsidiary undertakings held directly by the Parent Company do not differ from the proportion of ordinary shares held.

The summarized financial information of subsidiaries with significant non-controlling interest as at and for the years ended December 31, 2024 and 2023 are disclosed in Note 9.

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. These are deconsolidated from the date that control ceases.

The Group also assesses the existence of control where it does not have more than 50% of the voting power by virtue of de facto control. De facto control may arise in circumstances where the size of the Group's voting rights relative to the size and dispersion of holdings of other shareholders give the Group control over the investee.

Whenever the Group obtains control of one or more other entities, it assesses whether the acquired group of net assets constitutes a business. In assessing whether a transaction is an acquisition of a business or assets, the Group identifies the elements in the acquired group, assesses the capability of the acquired group to produce outputs, and assesses the capability of a market participant to produce outputs if missing elements exist. If the assets acquired are not a business, the Group accounts for the transaction or other event as an asset acquisition.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognizes any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the recognized amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with PFRS 9 either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is not accounted for within equity.

If the excess of the consideration is transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of the consideration is transferred, and the difference of the non-controlling interest recognized and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognized directly in profit or loss.

Inter-company transactions, balances and unrealized gains on transactions between Group companies are eliminated. Unrealized losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

(b) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions - that is, as transactions with the owners in their capacity as owners. For purchases from non-controlling interests, the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

Disposal of subsidiaries

When the Group ceases to have control, any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognized in profit or loss. The fair value is the initial carrying amount for purposes of subsequently accounting for the retained interest as an associate or financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss.

(c) Associates and joint ventures

Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting.

Interests in joint ventures are accounted for using the equity method, after initially being recognized at cost in the consolidated statement of financial position.

Under the equity method of accounting, the investments are initially recognized at cost and adjusted thereafter to recognize the Group's share of the post-acquisition profits or losses of the investee in profit or loss, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognized as a reduction in the carrying amount of the investment.

When the Group increases its stake in an existing associate and gains control in that investment, the investment becomes a subsidiary. When the entity obtains control of the investment (an investor controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee) that was previously accounted for under equity method, the carrying amount of the investment in associate is derecognized and the assets and liabilities acquired are recognized in the Group's consolidated financial statements at acquisition date.

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealized gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

If the ownership interest in an associate or a joint venture is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognized in other comprehensive income are reclassified to profit or loss where appropriate.

The Group determines at each reporting date whether there is any objective evidence that the investment is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the investments and its carrying value and recognizes the amount adjacent to 'share in net earnings of associates' in the consolidated statement of total comprehensive income. The carrying amount of equity-accounted investments is tested for impairment in accordance with the policy described in Note 31.8.

Dilution gains and losses arising from investments are recognized in profit or loss. Investment in subsidiaries and associates are derecognized upon disposal. Gains and losses on disposals of these investments are determined by comparing the proceeds with the carrying amount and are included in profit or loss.

31.3 Cash equivalents

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from the date of acquisition and are subject to an insignificant risk of change in value.

31.4 Financial instruments

Financial assets

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value either through other comprehensive income ("OCI") or through profit or loss, and
- those to be measured at amortized cost.

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at FVOCI.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Measurement of financial assets

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in other income using the effective interest rate method. Any gain or loss arising from derecognition is recognized directly in profit or loss and presented in other income, net, together with foreign exchange gains and losses. Impairment losses are presented in other general and administrative expenses in the consolidated statements of total comprehensive income.

The Group's financial assets at amortized cost consist of cash and cash equivalents (Note 3), trade and other receivables (Note 5), refundable deposits under prepaid taxes and other current assets (Note 7) and other non-current assets (Note 14) in the consolidated statements of financial position.

- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other income, net. Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other income, net, and impairment expenses are presented in other general and administrative expenses in the consolidated statements of total comprehensive income.

  The Group does not have debt instruments at FVOCI as at December 31, 2024 and 2023.

- FVTPL: Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at FVTPL is recognized in profit or loss and presented within other income, net, in the period in which it arises.

  The Group does not have debt instruments at FVTPL as at December 31, 2024 and 2023.

Equity instruments

The Group subsequently measures all equity investments at fair value through profit or loss, except where the Group's management has elected, at initial recognition, to irrevocably designate an equity investment at fair value through other comprehensive income. The Group's policy is to designate equity investments as FVOCI when those investments are held for purposes other than to generate investment returns. When this election is used, fair value gains and losses are recognized in OCI and are not subsequently reclassified to profit or loss, including on disposal. Impairment losses (and reversal of impairment losses) are not reported separately from other changes in fair value. Dividends, when representing a return on such investments, continue to be recognized in profit or loss as other income when the Group's right to receive payments is established.

The Group's financial assets measured at FVOCI represent unquoted shares of stock of related parties and quoted investments in various golf club shares and stocks. These are separately shown in the consolidated statements of financial position (Note 11).

Dividends are recognized when the Group's right to receive payment is established, it is probable the economic benefits will flow to the entity and the amount can be measured reliably. Dividends are recognized in profit and loss unless they clearly represent recovery of a part of the cost of the investment, in which case they are included in other comprehensive income. Changes in fair value are recognized in other comprehensive income and are never recycled to profit and loss, even if the asset is sold or impaired.

Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortized cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the PFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the payment profiles of counterparties over a certain period and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has assessed that the impact of forward-looking information on the loss rates applied is immaterial.

Impairment losses on receivables are presented in other general and administrative expenses consolidated statement of total comprehensive income. Subsequent recoveries are credited to other income.

Financial liabilities

Financial liabilities are classified in the following categories: financial liabilities at fair value through profit or loss (including financial liabilities held for trading and those that designated at fair value); and financial liabilities at amortized cost. There are no financial liabilities at fair value through profit or loss as at December 31, 2024 and 2023.

Financial liabilities that are not classified as at fair value through profit or loss fall into this category and are measured at amortized cost.

The Group's accounts payable and other current liabilities (excluding advanced rental, contract liabilities, customers' deposits, reservation payable, output VAT, deferred output VAT and payable to government agencies) (Note 15), installment payable (Note 16), deposits from tenants (Note 17), dividends payable (Note 19), and bank loans (Note 16) are classified under financial liabilities at amortized cost.

Initial recognition

Regular purchases and sales of financial assets are recognized on the trade date (the date on which the Group commits to purchase or sell the asset).

Financial assets and liabilities not carried at fair value through profit or loss are initially recognized at fair value plus transaction costs. Financial assets and liabilities carried at fair value through profit or loss are initially recognized at fair value, and transaction costs are recognized as expense in profit or loss.

The Group recognizes a financial liability in the consolidated statement of financial position when the Group becomes a party to the contractual provision of the instrument.

Day 1 difference

Where the transaction price in a non-active market is different from the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a Day 1 difference) in the profit or loss unless it qualifies for recognition as some other type of asset. In cases where the data used are not observable, the difference between the transaction price and model value is only recognized in the profit or loss when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the Day 1 difference.

31.5 Investment properties

Investment property is defined as property held by the owner or by the lessee under a finance lease to earn rentals or for capital appreciation or both, rather than for: (a) use in the production of supply of goods or services or for administrative purposes; or (b) sale in the common course of business. The Group's investment property, principally comprising of properties in Mandaluyong and Makati City are held for capital appreciation and is not occupied by the Group. The Group has adopted the fair value model for its investment properties (Note 10).

After initial recognition, investment property is carried at fair value as determined by an independent firm of appraisers. Fair value is based on direct income capitalization approach and market comparison approach, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are reviewed annually by the independent appraiser. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to profit or loss during the financial period in which they are incurred.

Changes in fair values are recognized in the consolidated statement of total comprehensive income under gain on fair value adjustment of investment properties.

An investment property is derecognized from the consolidated statement of financial position on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal.

Removal of an item within investment property is triggered by a change in use, by sale or disposal. If an investment property becomes owner-occupied, it is reclassified as property and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Gain or loss arising from disposal is determined as the difference between the net disposal proceeds and the carrying amount of the asset. Gain or loss on disposal is recognized in profit or loss in the period of the disposal.

Property that is being constructed or developed for future use as investment property is classified as investment property.

Impairment of investment properties is discussed in Note 31.8.

31.6 Property and equipment

Property and equipment, except land rights, are stated at historical cost less depreciation and amortization, and accumulated impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items, which comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the consolidated statement of total comprehensive income within other general and administrative expenses during the financial period in which they are incurred.

Land rights are not depreciated. Depreciation and amortization of property and equipment are calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives (in years), as follows:

Building and leasehold improvements	25 or lease term, whichever is shorter
Transportation equipment	3 to 5
Furniture, fixtures and other equipment	2 to 5

Major renovations are depreciated over the remaining useful life of the related asset.

The assets' residual values and estimated useful lives are reviewed periodically, and adjusted if appropriate, at each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 31.8).

31.7 Goodwill

Goodwill arises on the acquisition of subsidiaries and represents the excess of the consideration transferred, the amount of any NCI in the acquired company and the acquisition-date fair value of any previously-held interest in the acquired company over the fair value of the identifiable net assets acquired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash generating units (CGUs), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level. Gains and losses on the disposal of a subsidiary include the carrying amount of goodwill relating to the entity sold.

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs to sell. Any impairment is recognized immediately as an expense and is not subsequently reversed.

31.8 Impairment of non-financial assets

Non-financial assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment. Assets that have definite useful lives are subject to amortization and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use requires the Group to make estimates of future cash flows to be derived from the particular asset, and to discount them using a pre-tax market rate that reflect current assessments of the time value of money and the risks specific to the asset. For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable CGUs.

Where an impairment loss subsequently reverses, the carrying amount of the asset or CGU is increased to the revised estimate of its recoverable amount, but the increase should not exceed the carrying amount that would have been determined had not the impairment loss been recognized for the asset or CGU in prior years. A reversal of an impairment loss is recognized as income immediately.

31.9 Borrowings and borrowing costs

Borrowings are initially recognized at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in profit or loss over the period of the borrowings using the effective interest method.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred, or liabilities assumed, is recognized within interest expense and bank charges in the consolidated statement of total comprehensive income.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of that asset. All other borrowing costs are recognized and charged to profit or loss in the year in which they are incurred. The Group decided to avail relief issued by the SEC per Memorandum Circular No. 4-2020. The SEC provided for the relief to the real estate industry by deferring the implementation of IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23) until December 31, 2023 (Note 31.1).

31.10 Current and deferred income tax

The current income tax expense is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date where the Group operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

In the sale of condominium units resulting in recognition of installments contracts receivable, full recognition for income tax purposes is applied when more than 25% of the selling price has been collected in the year of sale. Otherwise, the installment method is applied.

Deferred income tax assets are recognized for all deductible temporary differences, carry-forward of unused tax losses (net operating loss carryover or NOLCO) and unused tax credits (excess minimum corporate income tax or MCIT) to the extent that it is probable that future taxable profit will be available against which the temporary differences, unused tax losses and unused tax credits can be utilized. The Group reassesses at each reporting date the need to recognize a previously unrecognized deferred income tax asset.

Deferred income tax assets are recognized on deductible temporary differences arising from investments in subsidiaries and associates only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilized.

Deferred income tax liabilities are recognized in full for all taxable temporary differences, except to the extent that the deferred income tax liability arises from the initial recognition of goodwill. Deferred income tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries and associates, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future. Generally, the Group is unable to control the reversal of the temporary difference for associates. Only where there is an agreement in place can the Group control the reversal of the temporary difference that was not recognized.

31.11 Provisions

Provisions are recognized when: the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognized for future operating losses.

Provisions are derecognized when the obligation is paid, cancelled or has expired.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as interest expense.

Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the reversal is recognized in the consolidated statement of total comprehensive income within the same line item in which the original provision was charged.

31.12 Employee benefits

(a) Retirement benefits

The Group maintains a defined benefit retirement plan determined by periodic actuarial calculations. This defined benefit retirement plan is funded through payments to a trustee-administered fund and determined by periodic actuarial calculations. A defined benefit plan is a retirement plan that defines an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and compensation.

The liability recognized in the consolidated statement of financial position in respect of defined benefit retirement plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. In cases when the amount determined results in a surplus (being an excess of the fair value of the plan assets over the present value of the defined benefit obligation), the Group measures the resulting asset at the lower of: (a) such amount determined; and (b) the present value of any economic benefits available to the Group in the form of refunds or reductions in future contributions to the plan. The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest of government bonds converted into zero coupon rates that are denominated in the currency in which the benefits will be paid, and that have terms to maturity which approximate the terms of the related retirement liability.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to equity in other comprehensive income in the period in which they arise.

Past-service costs are recognized immediately in profit or loss.

(b) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognizes termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognizes costs for a restructuring that is within the scope of PAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the reporting date are discounted to present value.

(c) Short-term employee benefits

The Group recognizes a liability and an expense for short-term employee benefits which include salaries, paid sick and vacation leaves and bonuses. Bonuses are based on a formula that takes into consideration the resulting qualified profits. The Group recognizes a provision when contractually obliged or when there is a past practice that has created a constructive obligation.

Liabilities for employee benefits are derecognized when the obligation is settled, cancelled or has expired.

31.13 Income and expense recognition

The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as a principal or as an agent. The Group has concluded that it is acting as the principal in all of its revenue arrangements since it is the primary obligor in all the revenue arrangements, has inventory risk and pricing latitude.

The following specific recognition criteria must be met before revenue and expenses are recognized;

Revenue

(a) Revenue from condominium sales

The Group develops and sells condominium units. Under a contract to sell a condominium unit, the object is the property itself, which is the normal output of a real estate business. In addition, this contract contains information such as the contracting parties' rights and payment terms, which are essential elements for a valid revenue contract. The Group assesses that contract must be signed by the contracting parties to make it enforceable prior to revenue recognition. Also, the developer assesses the commercial substance of the contract and the probability that it will collect the consideration. Collectability of the contract price is demonstrated by the buyer's commitment to pay, which is supported by the buyer's initial and continuous investments that motivates the buyer to honor its obligation.

Contracts to sell condominium units are written on a lump sum payment basis or installment basis which include 5% reservation, down payments with installment terms ranging from 1-5 years.

The Group satisfies its performance obligation as it develops the property. In accordance with PFRS 15 and Philippine Interpretations Committee (PIC) 2016-04, the Group considers that the Group's performance does not create the asset with an alternative use to the Group and it has an enforceable right to payment for performance completed to date. Therefore, revenue is recognized over time, i.e. as the related obligations are fulfilled, measured principally using the output method on the basis of the estimated completion of a physical proportion of the contract work. Land and materials delivered on site, such as steels, rebars and elevators, which are yet to be installed/attached to the main structure, are excluded from the percentage-of-completion.

In determining the transaction price, the Company adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed to by the Company and the customer provides the customer or the Group with a significant benefit of financing the sale of condominium units to the buyer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

In adjusting the promised amount of consideration for a significant financing component, the Group uses the discount rate that would be reflected in a separate financing transaction between the entity and its customer at contract inception. That rate would reflect the credit characteristics of the party receiving financing in the contract, as well as any collateral or security provided by the customer or the entity, including assets transferred in the contract. The Company determines that rate by identifying the rate that discounts the nominal amount of the promised consideration to the price that the customer would pay in cash for the goods or services when (or as) they transfer to the customer. The significant financing component is presented as part of revenue from condominium sales recognized in the consolidated statement of comprehensive income.

Under the sales contract, customers are required to pay the transaction price (in the form of progress billings) over a certain period of time. Any excess (deficit) of collections over the recognized revenue are recognized as contract liabilities under accounts payable and other current liabilities (installment contracts receivable under Trade and other receivables, net) as shown in the consolidated statement of financial position.

Payments received from potential buyer to provide exclusive rights to buy a specific condominium unit under certain conditions and up to specified period are treated initially as a liability and are recognized as part of "customers' deposits" under accounts payable and other liabilities. These deposits are applied as payment of the transaction price as soon as the revenue recognition criteria are met.

Cost of condominium sales include upfront costs such as land costs and connection fees, which are accounted for as fulfillment costs, and development costs which contribute to the construction progress of the development project. Fulfillment costs are recognized as contract assets arising from fulfillment costs to the extent that such costs give rise to resources that will be used in satisfying performance obligations in the future and that are expected to be recovered. These costs are included in properties held for sale in the consolidated statement of financial position. Such contract assets are amortized as cost of condominium sales consistent with the revenue recognition method applied, subject to impairment up to the extent that the carrying amount of the asset exceeds (a) the remaining amount of consideration that the Group expects to receive; less (b) direct costs that have not been recognized as expenses. Development costs are recognized as expense as the work to which they relate is performed.

Incremental costs of obtaining a contract to sell condominium units include commissions paid to sales or marketing agents. Fixed monthly living allowance, transportation allowance provided to real estate agents and commissions paid prior to signing of contracts to sell are expensed outright. Commissions paid after signing of contracts are recognized as contract assets arising from costs to obtain a contract presented as 'prepaid commission' under prepaid expenses and other current assets in the consolidated statement of financial position. These are amortized as cost of condominium sales consistent with the revenue recognition method applied.

The cost of inventory recognized in profit or loss on disposal (cost of condominium sales) is determined with reference to the specific and allocated costs incurred on the sold property taking into account the POC. The cost of condominium sales also includes the estimated development costs to complete the condominium, as determined by the Group's in-house technical staff, and taking into account the POC. The accrued development costs account is presented under "accounts payable and other current liabilities" in the consolidated statement of financial position.

Estimated loss on unsold units is recognized in profit or loss immediately when it is probable that total project costs will exceed total contract revenue.

Condominium units arising from cancellation of contracts to sell are initially measured by the Group based on its original carrying amount at the time it was sold.

(b) Rental

Rental income from operating leases (the Group is the lessor) is recognized as income on a straight-line basis over the lease term or based on a certain percentage of gross revenue of the lessees, whichever is applicable. When the Group provides incentives to its lessees, the cost of incentives are recognized over the lease term, on a straight-line basis, as a reduction of rental income.

When the revenue recognition criteria are not met, cash received from lessees are recognized as advance rentals, until the conditions for recognizing rental income are met.

(c) Hotel operations

Hotel revenue from room rentals, food and beverage sales, and other ancillary services are recognized when the services are rendered. Revenue from other ancillary services include, among others, business center and car rental, laundry service, telephone service and health club services. The services rendered are distinct performance obligations, for which prices invoiced to the guests are representative of their stand-alone selling prices. These obligations are fulfilled over time when they relate to room rentals, that is over the stay within the hotel, at a point in time for other goods or services, when they have been delivered or rendered.

Costs of hotel operations are expensed as incurred. These include expenses incurred for the generation of revenue from food and beverage sales, room rentals, and other ancillary services.

(d) Interest income and expense

Interest income and expense are recognized in profit or loss for all interest-bearing financial instruments using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability.

Once a financial asset or a Group of similar financial assets has been written down as a result of an impairment loss, interest income is recognized using the original effective interest rate.

Interest income on bank deposits is recognized when earned, net of final withholding tax.

(e) Dividend income

Dividend income is recognized when the Group's right to receive payment is established, which is generally when the Board of the investee company approved the dividend.

(f) Other income

Administration and management services, customer lounge fees, banner income, income from cinema operations and other service income are recognized when the related services have been rendered. Revenues from auxiliary services such as handling, sale of scrap materials, import break bulk and brokerage are recognized when services are provided or when goods are delivered. Money received or amounts billed in advance for rendering of services or delivery of goods are recorded as unearned income until the earning process is complete.

(g) Cost and expenses

Cost and expenses are recognized when these are incurred.

31.14 Leases

(a) Group is the lessor

Rental income from operating lease is recognized on a straight-line basis over the term of the relevant lease or based on a certain percentage of gross revenue of the lessees, whichever is applicable. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized on a straight-line basis over the lease term. Assets under these arrangements are classified as investment property in the consolidated statement of financial position (Note 31.5).

(b) Group is the lessee

Payments associated with short-term leases are recognized on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

31.15 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. These operating segments are the basis upon which the Group reports its segment information presented in Note 2 to the consolidated financial statements.

The accounting policies used to recognize and measure the segment's assets, liabilities and profit or loss is consistent with those of the consolidated financial statements.

31.16 Contingencies

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

CORPORATE DIRECTORY

ASSEMBLY GROUNDS AT THE RISE
Tel: (63 2) 8-298-8000
7248 Malugay Street,
San Antonio Village, Makati City 1203
assemblygrounds@therisemakati.com
www.shangproperties.com/malls/assembly-grounds/

AURELIA RESIDENCES
Tel: (63 2) 8-287-3542
Mobile: +63 915 535 7646
Showsuite and Sales Office
4th Avenue corner Rizal Drive
Bonifacio Global City, Taguig 1634
sales@aureliaresidences.com
www.aureliaresidences.com

HARAYA RESIDENCES SALES GALLERY
Tel: (63 2) 5-318-7200
Mobile: +63 915 535 7646
Riverside Road corner Bridgetowne Blvd.,
Bridgetowne Destination Estate,
E. Rodriguez Ave., Brgy. Rosario, Pasig City
sales@harayaresidences.com
www.harayaresidences.com

HORIZON HOMES AT SHANGRI-LA AT THE FORT
Tel: (63 2) 8-865-3881
3rd Avenue corner 30th Street
Bonifacio Global City, Taguig City 1634
horizonhomesconceirge.slfm@shangri-la.com

LAYA BY SHANG PROPERTIES SALES GALLERY
Tel: (63 2) 8-370-2600
Mobile: +63 915 535 7646
Midlevel 2/3, East Wing, Shangri-La Plaza
EDSA corner Shaw Boulevard,
Mandaluyong City 1550
hello@layabyshang.com
www.layabyshang.com

ONE SHANGRI-LA PLACE PROPERTY MANAGEMENT OFFICE
Tel: (63 2) 8-370-2700 loc 342
Shang Central, Epifanio delos Santos Avenue,
Ortigas Center, Mandaluyong 1550
property.mgmt@oneshangri-laplace.com

SHANG BAUHINIA RESIDENCES SHANG PROPERTIES POP-UP GALLERY CEBU
Ground Floor, 2Quad Bldg., Cebu Business Park,
Panglao corner Sumilon Road,
Cebu City, 6000 Cebu
Mobile: +63 915 535 7646
www.shangbauhiniaresidences.com

SHANG RESIDENCES AT WACK WACK
Tel: (63 2) 8-370-2600
Mobile: +63 915 535 7646
Sales Office Level 5, Shangri-La Plaza Mall
EDSA corner Shaw Boulevard
Mandaluyong City 1550
sales@shangresidencesatwackwack.com
www.shangresidenccesatwackwack.com

SHANG SALCEDO PLACE PROPERTY MANAGEMENT OFFICE
Tel: (63 2) 5-318-6088
Sen. Gil Puyat Ave., Tordesillas Street corner
H. V. Dela Costa Street corner Tordesillas Street
Salcedo Village, Makati City 1227
property.management@shangsalcedoplace.com

SHANG SUMMIT
Level 5, Shangri-La Plaza
EDSA corner Shaw Boulevard
Mandaluyong City 1550
Mobile: +63 915-5357646
www.shangsummit.com

SHANGRI-LA THE FORT, MANILA
Tel: (63 2) 8-820-0888
30th Street corner 5th Avenue
Bonifacio Global City, Taguig City 1634
slfm@shangri-la.com
www.shangri-la.com

SHANGRI-LA PLAZA
Tel: (63 2) 8-370-2500
EDSA corner Shaw Boulevard
Mandaluyong City 1550
www.shangproperties.com/malls/shangri-la-plaza/

THE ENTERPRISE CENTER
Tel: (63 2) 7-752-9900
Level 5 Tower 2 The Enterprise Center
6766 Ayala Avenue corner
Paseo de Roxas, Makati City 1200
property.management@theenterprisecenter.com.ph
www.theenterprisecenter.com.ph

THE RISE MAKATI PROPERTY MANAGEMENT OFFICE
Tel: (63 2) 8-298-8000
7248 Malugay Street,
San Antonio Village, Makati City 1203
property.mgmt@therisemakati.com
sales@therisemakati.com
www.therisemakati.com

THE SHANG GRAND TOWER PROPERTY MANAGEMENT OFFICE
Tel: (63 2) 5-320-2104
98 Perea Street corner dela Rosa Street
Legaspi Village, Makati City 1229
www.theshanggrandtower.com
pmo@tsgtcc.com.ph

THE ST. FRANCIS SHANGRI-LA PLACE PROPERTY MANAGEMENT OFFICE
Tel: (63 2) 5-310-5801
Shang Central, Epifanio delos Santos Avenue,
Ortigas Center, Mandaluyong 1550
property.mgmt@stfrancisshangri-laplace.com

INVESTOR RELATIONS INFORMATION

PRINCIPAL OFFICE

Tel: (63 2) 8-370-3700
Fax: (63 2) 8-370-2777
Level 5, Shangri-La Plaza, Shang Central
EDSA corner Shaw Boulevard
Mandaluyong City 1550
Metro Manila, Philippines
info@shangproperties.com
www.shangproperties.com

PRINCIPAL BANKERS

Bank of the Philippine Islands
BDO Unibank, Inc.
Philippine Savings Bank
Philippine National Bank

AUDITORS

Isla Lipana & Co.

LEGAL COUNSELS

Romulo, Mabanta, Buenaventura,
Sayoc & Delos Angeles

PROPERTY VALUER

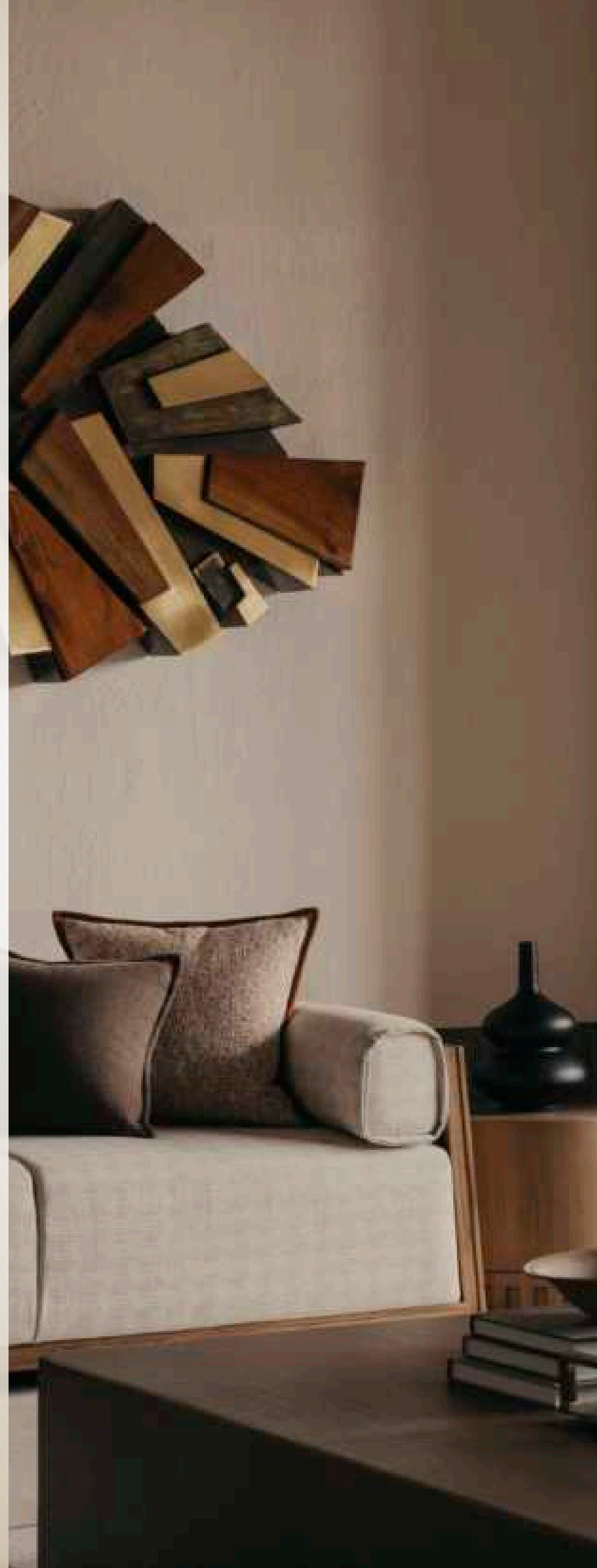
Royal Asia Appraisal Corporation

STOCK TRANSFER AGENT

RCBC TRUST CORPORATION
Ground Floor, Grepalife Building,
219 Sen. Gil Puyat Avenue,
Makati City, Metro Manila

KEY DATES

- Regular Board Meeting: Quarterly
- Annual Stockholder's Meeting: Any day in June of each year
- Fiscal Year: January 1 to December 31



Artist's perspective of Shang Bauhinia Residences Amenities Lounge

SHANG

PROPERTIES

Shang Properties, Inc.
Level 5, Shangri-La Plaza, Shang Central
EDSA corner Shaw Boulevard
Mandaluyong City 1550
Metro Manila, Philippines

Tel: (632) 8370-2700
Fax: (632) 8370-2777
info@shangproperties.com
www.shangproperties.com

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