COVER SHEET

SEC Registration Number

						2	6	9	8	6

Company Name

D.M. WENCESLAO & ASSOCIATES, INCORPORATED

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

3/F ASEANAPOWERSTATION BLDG. D.MACAPAGAL BLVD. COR. BRADCO AVE., ASEANA CITY, PARANAQUE CITY

Form Type	Department requiring the report	Secondary License Type, If Applicable
17-Q		

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number/s	Mobile Number
iro@dmwai.com	8854 - 5711	

No. of Stockholders	Annual Meeting Month/Day	Fiscal Year Month/Day
11		March 31

CONTACT PERSON INFORMATION

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

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
ATTY. HEHERSON M. ASIDDAO		854 - 5711	

Contact Person's Address

Note: 1.) In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated

2.) All Boxes must be properly and completely filled up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and / or non-receipt of Notice of deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **March 31, 2020**

2. Commission identification number **26986**

3. BIR Tax Identification No **000-846-618-000**

4. Exact name of issuer as specified in its charter **D.M. Wenceslao & Associates, Incorporated**

5. Province, country or other jurisdiction of incorporation or organization **Philippines**

6. Industry Classification C (SEC Use Only)

7. Address of issuer's principal office and postal Code
   3/F Aseana Powerstation Building D. Macapagal Blvd.
   Cor. Bradco Ave., Aseana City, Parañaque City

8. Issuer's telephone number, including area code: **(632) 854-5711**

9. Former name, former address and former fiscal year, if changed since last report: **Not applicable**

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

As of March 31, 2020

Title of each class	Number of shares issued and outstanding and amount of debt outstanding
Capital Stock, P1 par value	3,395,864,100

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

    Yes [x] No [ ]

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

    Stock Exchange: **Philippine Stock Exchange**
    Securities listed: **Common shares**

12. Indicate by check mark whether the registrant:

    (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections

26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [x] No [ ]

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

Yes [x] No [ ]

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
(A Subsidiary of Wendel Holdings Co., Inc.)
CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
MARCH 31, 2020 AND DECEMBER 31, 2019
(Amounts in Philippine Pesos)

	Notes		March 31, 2020 (UNAUDITED)		December 31, 2019 (AUDITED)
A S S E T S					
CURRENT ASSETS					
Cash and cash equivalents	7	**P**	**6,517,323,343**	P	5,211,402,211
Receivables - net	8		**2,463,169,257**		2,176,743,945
Contract asset			**172,794,394**		54,191,980
Land and land development costs	10		**2,025,326,287**		2,012,493,650
Property development costs	9		**1,003,851,858**		1,168,060,707
Other current assets	11		**1,324,041,082**		2,886,384,807
Total Current Assets			**13,506,506,221**		13,509,277,300
NON-CURRENT ASSETS					
Receivables	8		**3,388,934,389**		3,209,017,185
Contract Asset			**194,820,970**		194,820,970
Investments in associates and joint ventures	12		**69,622,446**		61,871,150
Property and equipment - net	13		**428,940,204**		442,141,052
Investment properties - net	14		**12,995,337,876**		12,572,688,197
Deferred tax assets			**162,237,876**		170,935,989
Other non-current assets	16		**1,086,173,350**		1,106,046,366
Total Non-current Assets			**18,326,067,111**		17,757,520,909
TOTAL ASSETS		**P**	**31,832,573,332**	P	31,266,798,209

	Notes	March 31, 2020 (UNAUDITED)	December 31, 2019 (AUDITED)
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Loans and borrowings	17	P 114,670,000	P 114,670,000
Trade and other payables	18	1,750,317,339	1,695,401,377
Contract liability		210,267,345	130,492,147
Advances from a co-joint venturer		1,000,000,000	1,000,000,000
Advances from related parties	23	4,353,038,959	4,351,734,322
Deposits and advances	19	1,019,672,527	1,097,274,022
Lease Liability		11,282,400	11,282,400
Total Current Liabilities		8,459,248,570	8,400,854,268
NON-CURRENT LIABILITIES			
Loans and borrowings	17	378,300,000	397,050,000
Estimated liability for land development costs		-	-
Contract Liability		424,242,984	424,242,984
Deposits and advances	19	466,525,204	452,607,619
Deferred tax liabilities		949,450,678	902,261,528
Lease Liability	15	153,379,113	153,101,312
Retirement benefit obligation		3,497,504	3,497,504
Total Non-current Liabilities		2,375,395,483	2,332,760,947
Total Liabilities		10,834,644,053	10,733,615,215
EQUITY			
Equity attributable to holders of the parent company			
Capital stock	26	3,395,864,100	3,395,864,100
Additional paid-in capital		6,964,649,807	6,964,649,807
Revaluation reserves - net		(8,143,620)	(8,143,620)
Other Reserves		(275,974,845)	(275,974,845)
Retained earnings		10,355,717,290	9,910,340,671
Total equity attributable to holders of the parent company		20,432,112,732	19,986,736,113
Noncontrolling interest		565,816,547	546,446,881
Total Equity		20,997,929,279	20,533,182,994
TOTAL LIABILITIES AND EQUITY		P 31,832,573,332	P 31,266,798,209

See Notes to Consolidated Financial Statements.

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
(A Subsidiary of Wendel Holdings Co., Inc.)
CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE PERIODS ENDED MARCH 31, 2020 AND 2019
(Amounts in Philippine Pesos)
(UNAUDITED)

	Notes	January 1 to March 31, 2020	January 1 to March 31, 2019
REVENUES			
Rentals:			
Land	14	P 256,409,458	P 255,243,279
Building	14	208,759,236	193,518,445
Other revenues		47,512,606	45,112,440
		512,681,300	493,874,164
Construction contracts		15,643,101	1,745,622
Sale of condominium units	9	498,057,069	100,003,999
		1,026,381,470	595,623,785
COSTS OF SERVICES AND SALES			
Rentals	20	63,396,566	62,331,563
Construction contracts	20	7,996,463	801,709
Sale of condominium units	9	299,352,986	57,386,837
		370,746,015	120,520,109
GROSS PROFIT		655,635,455	475,103,676
OTHER OPERATING INCOME (EXPENSES)			
General and administrative	22	(129,522,857)	(114,766,269)
Selling	22	(13,799,727)	(31,039,824)
Other Operating Income		75,654,111	12,959,473
		(67,668,473)	(132,846,620)
OPERATING PROFIT		587,966,982	342,257,056
OTHER INCOME (CHARGES)			
Finance costs	17, 21	(10,329,094)	(20,335,134)
Finance income	7, 21	25,467,213	71,922,068
Share in net losses of associates and joint ventures		7,751,297	4,282,567
Dividend Income		735,002	-
Other income	21	-	300,000,000
		23,624,418	355,869,501
PROFIT BEFORE TAX		611,591,400	698,126,557
TAX EXPENSE		146,845,115	186,926,436
NET PROFIT		P 464,746,285	P 511,200,121
Net profit attributable to:			
Equity holders of the parent company		P 445,376,619	P 507,094,028
Noncontrolling interest		19,369,666	4,106,093
		P 464,746,285	P 511,200,121
Earnings Per Share - Basic and Diluted	25	P 0.13	P 0.15

See Notes to Condensed Consolidated Interim Financial Statements.

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
(A Subsidiary of Wendel Holdings Co., Inc.)
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIODS ENDED MARCH 31, 2020 AND 2019
(Amounts in Philippine Pesos)
(UNAUDITED)

		Attributable to Owners of the Parent Company								
						Retained Earnings				
	Note	Capital Stock	Additional Paid-in Capital	Revaluation Reserves - Net	Other Reserves	Unappropriated	Appropriated	Total	Noncontrolling Interest	Total Equity
Balance at January 1, 2020		P 3,395,864,100	P 6,964,649,807	(P 8,143,620)	(P 275,974,845)	P 8,710,340,671	P 1,200,000,000	P 19,986,736,113	P 546,446,881	P 20,533,182,994
Effect of change in ownership								-		-
Cash dividends declared	24				-	-	-	-	-	-
Total comprehensive income for the period		-	-	-	-	445,376,619	-	445,376,619	19,369,666	464,746,285
Balance at March 31, 2020	26	**P 3,395,864,100**	**P 6,964,649,807**	**(P 8,143,620)**	**(P 275,974,845)**	**P 9,155,717,290**	**P 1,200,000,000**	**P 20,432,112,732**	**P 565,816,547**	**P 20,997,929,279**
Balance at January 1, 2018		3,395,864,100	6,964,649,807	- 28,524,335	- 275,974,845	6,941,450,177	1,200,000,000	18,197,464,904	668,513,475	18,865,978,379
Issuances during the year	26	-			-	(119,999,650)	-	(119,999,650)	-	(P 119,999,650)
Total comprehensive income for the period		-	-	-	-	507,094,028	-	507,094,028	4,106,093	511,200,121
Balance at March 31, 2019	26	P 3,395,864,100	P 6,964,649,807	(P 28,524,335)	(P 275,974,845)	P 7,328,544,555	P 1,200,000,000	P 18,584,559,282	P 672,619,568	P 19,257,178,850

See Notes to Condensed Consolidated Interim Financial Statements.

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
(A Subsidiary of Wendel Holdings Co., Inc.)
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019
(Amounts in Philippine Pesos)
(UNAUDITED)

	Notes	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		P 611,591,400	P 698,126,558
Adjustments for:			
Depreciation and amortization	13,14	49,084,942	40,530,761
Finance costs	21	10,302,628	20,253,958
Interest income	21	(25,389,182)	(71,899,163)
Share in net losses (earnings) of associates and joint ventures		(7,751,296)	(4,282,567)
Unrealized foreign currency loss - net		(78,031)	(22,905)
Operating profit before working capital changes		637,760,461	682,706,642
Increase in receivables		(449,752,510)	(169,770,913)
Increase in contract asset		(118,602,414)	(100,341,591)
Increase in land and land development costs		(12,832,637)	(11,063,119)
Decrease (increase) in property development costs		164,208,849	(73,868,490)
Decrease (increase) in other assets		1,582,216,741	(4,507,734)
Increase (decrease) in trade and other payables		(520,970,416)	76,460,024
Increase in contract liability		79,775,198	49,866,389
Increase (decrease) in deposits and advances		(63,683,910)	193,691,352
Decrease in retirement benefit obligation		-	(241,650)
Cash generated from operations		1,298,119,362	642,930,910
Cash paid for income taxes		484,928,526	(31,271,607)
Interest received		25,389,182	71,899,163
Net Cash From Operating Activities		1,808,437,070	683,558,466
CASH FLOWS FROM INVESTING ACTIVITIES			
Investment in short-term placements	11	-	1,400,000,000
Construction in progress and development costs of investment properties	10, 14	(449,863,682)	(435,910,336)
Additional advances to related parties	23	(16,590,006)	-
Acquisitions of property and equipment	13	(8,670,091)	(18,810,032)
Net Cash From Investing Activities		(475,123,779)	945,279,632
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividend paid	24	-	(119,999,650)
Repayments of interest-bearing loans and borrowings	17	(18,750,000)	(9,925,000)
Repayments of lease liabilities	15	(2,820,600)	-
Finance costs paid	21	(7,204,227)	(20,253,958)
Repayments of advances from related parties	23	1,304,637	400,542
Net Cash From (Used in) Financing Activities		(27,470,190)	(149,778,066)
Effect of Changes in Foreign Exchange Rate on Cash and Cash Equivalents	21	78,031	22,905
NET INCREASE IN CASH AND CASH EQUIVALENTS		1,305,921,132	1,479,082,937
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD		5,211,402,211	7,549,219,648
CASH AND CASH EQUIVALENTS AT END OF PERIOD		P 6,517,323,343	P 9,028,302,585

See Notes to Consolidated Financial Statements.

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
(A Subsidiary of Wendel Holdings Co., Inc.)
NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
MARCH 31, 2020 AND 2019
(UNAUDITED)
(With Comparative Audited Figures as of December 31, 2019)
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

1.1 Incorporation and Operations

D.M. Wenceslao & Associates, Incorporated (DMWAI or the Parent Company) was incorporated in the Philippines on April 7, 1965. DMWAI is presently engaged in the trade and business of general builders and contractors and related activities such as acting as specialty construction contractors, supervisors or managers in all cases of constructions, erections and works both public and private, real estate business and leasing.

On June 29, 2018, the Parent Company's shares of stock were listed at the Philippine Stock Exchange (PSE) (see Note 26).

DMWAI holds certain investments in entities that are either subsidiaries, associates or joint ventures and all are incorporated in the Philippines (see Notes 1.2 and 12).

DMWAI is a subsidiary of Wendel Holdings Co., Inc. (WHI or Ultimate Parent Company), a company incorporated and domiciled in the Philippines. WHI is presently engaged in raising investments either through borrowings, sale or lease of its capital assets. The effective percentage of ownership of WHI in DMWAI aggregates to 62.92% as of March 31, 2020 and December 31, 2019.

DMWAI's registered office is located at 3rd Floor Aseana Powerstation Building, D. Macapagal Blvd. cor. Bradco Ave. Aseana City, Parañaque City while its principal place of business is located at 15th Floor, Aseana 3 Bldg., D. Macapagal Blvd. cor. Asean Avenue, Aseana City, Parañaque City. The registered office of WHI, which is also its principal place of business, is at 306 E. Rodriguez Sr. Boulevard, Quezon City.

1.2 Subsidiaries, Associates and Joint Ventures

The Parent Company holds effective ownership interests in certain subsidiaries (together with the Parent Company, collectively hereinafter referred to as the "Group"), associates, and joint ventures, that are currently operating or are established to engage in businesses related to the main business of the Parent Company, in these consolidated financial statements.

As of March 31, 2020 and December 31, 2019, the following summarizes the effective percentage of ownership or interest of DMWAI over these entities:

Name of Subsidiaries/Associates/Joint Ventures	Explanatory Notes	Effective Percentage of Ownership	
		March 31, 2020	December 31, 2019
Subsidiaries:			
Direct:			
Aseana Residential Holdings Corp. (ARHC),	(a)	**100.00%**	100.00%
Aseana Holdings, Inc. (AHI)	(b)	**99.98%**	99.98%
Fabricom, Inc. (FI),	(c)	**99.98%**	99.98%
Fabricom Realty Development Corporation (FRDC)	(d)	**62.20%**	62.20%
R-1 Consortium, Inc. (R-1)	(e)	**55.45%**	55.45%
Alphaland Bay City Corporation (ABCC)	(f)	**100.00%**	100.00%
Direct and Indirect:			
Portal Holdings, Inc. (PHI)	(g)	**100.00%**	100.00%
Mandaue Land Consortium, Inc. (MLCI)	(h)	**81.00%**	81.00%
Aseana I.T. Plaza, Inc. (AITPI)	(i)	**66.97%**	66.97%
SHLP BBP Realty, Inc. (SBRI)	(j)	**55.96%**	55.96%
Indirect:			
58 Jupiter, Inc. (formerly Reine, Inc.) (58 Jupiter) – *Accounted for as Asset Acquisition*	(k)	**100.00%**	100.00%
Boracay International Airport & Dev't Corp. (BIADC)	(l)	**99.98%**	99.98%
U-City Technologies Philippines, Inc. (UCTPI)	(m)	**99.98%**	99.98%
Aseana City Transport & Travel Corp. (ACTTC)	(n)	**99.98%**	99.98%
Aseana Gas Energy Corp. (AGEC)	(o)	**99.98%**	99.98%
Aseana Real Estate Services Management Corp. (ARESM)	(p)	**95.98%**	95.98%
Bay Area Holdings, Inc. (BAHI)	(q)	**59.98%**	59.98%
Aseana Resi Rent Corp. (ARRC)	(r)	**99.98%**	-
Associates:			
Alphaland Heavy Equipment, Corp. (AHEC)	(s)	**50.00%**	50.00%
European Resources and Technology, Inc. (ERTI)	(t)	**42.00%**	42.00%
Aseana CL, Beach and Marina Development Corporation (ACBMDC)	(u)	**36.00%**	36.00%
Aseana Ground Floor Holdings Corp. (AGFHC) (formerly Aseana Infra, Inc.)	(v)	**29.92%**	29.92%
Joint ventures:			
Bay Resources and Development Corporation (BRADCO)	(w)	**50.00%**	50.00%

Notes:

(a) Established to purchase, acquire and own, hold, use, assign, transfer, mortgage, pledge, exchange or otherwise dispose of, subject to limitations imposed by law, real and personal property, including but not limited to, land, buildings, condominiums, shares of stock, bonds and other securities.

(b) Established to engage in the business of owning, holding, exchanging, or otherwise disposing such items as real and personal properties, and securities such as stocks, bonds and to take part and assist in any legal matter for the purchase and sale of any securities as may be allowed by law without acting as or engaging in the business of an investment house, mutual fund or broker or dealer in securities.

(c) Established to engage in the business of importation and marketing of heavy equipment, industrial equipment or any commercial products, which may be the object of commerce for the attainment of corporate objectives.

(d) Established to engage in housing and real estate development and selling and engaging in other related activities.

(e) Established to engage in general construction and other allied businesses including constructing, enlarging, repairing, removing, developing, or otherwise engaging in any work upon building roads, highways, manufacturing plants, bridges, airfields, piers, docks, mines, masonry and earth construction, and to make, execute, bid for and take or receive any contracts or assignment of contracts in relation thereto.

(f) ABCC was established to own, use, improve, develop, subdivide, sell, exchange, lease and hold for investment or otherwise, real estate of all kinds, including buildings, houses, apartments and other structures.

(g) DMWAI's effective interest is derived from its 40.00% direct ownership and 60.00% indirect holdings through ARHC. PHI was established to purchase, subscribe for, or otherwise acquire and own, hold, use, assign, transfer, mortgage, pledge, exchange or otherwise dispose of real and personal property, including but not limited to, land, buildings, condominiums, shares of stock, bonds and other securities.

(h) DMWAI's effective interest is derived from its 40.00% direct ownership and 41.00% indirect holdings through AHI and R-1 which own 30.00% and 20.00%, respectively. MLCI was established to engage in general realty and other allied businesses including owning, improving, subdividing, developing, reclaiming, enlarging, repairing, constructing, exchanging, leasing and holding investment or otherwise, real estate and lands of all kinds and any buildings, houses and other structures.

(i) DMWAI's effective ownership interest is derived from its 41.98% direct ownership and 24.99% indirect holdings through PHI. AITPI was established to engage in the business of owning, using, improving, developing, selling, exchanging, leasing, and holding for investment or otherwise, real estate of all kinds, including building houses, apartments and other structures, and related activities.

(j) DMWAI's effective ownership is derived from its 29.98% direct ownership and 25.98% indirect holdings through AHI, BAHI and PHI which each owns 9.99% of SBRI. SBRI was established to engage in real estate development and engaging in other related activities.

(k) 58 Jupiter was acquired in 2017 and indirectly owned through AHI; established to acquire by purchase, lease, donation, or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, develop, and hold for investment or otherwise, real estate of all kinds, whether improve, manage or otherwise dispose of buildings, houses, apartments, and other structures of whatever kind, together with their appurtenances.

(l) Indirectly owned through AHI; established to build an international airport in Boracay, Municipality of Malay and/ or Carabao Island, San Jose, Romblon, Philippines.

(m) Indirectly owned through AHI; established to install and provide electronic security apparatus and products to industrial, commercial and other establishments whether public or private for the purpose of securing or protecting properties and other related services. In 2016, AHI acquired through cash consideration the entire 40.00% minority interest of the other stockholder resulting in 100.00% direct ownership by AHI in UCTPI,

(n) Indirectly owned through AHI; established to engage in the business of transportation of passengers by means of public utility vehicles for the general public and to lease out or rent its public utility vehicles for special trips.

(o) Indirectly owned through AHI; established to engage in, conduct and carry on the business of buying, selling, distributing, marketing of liquefied petroleum gas and other fuel products at wholesale or retail and to construct a reticulation network in strategically located tank to enable safe and sufficient distribution of piped gas to end users in Aseana City.

(p) Indirectly owned through AHI; established to acquire and manage properties such as commercial, residential, office condominium and industrial real estate.

(q) Indirectly owned through FI; established to purchase, acquire, or otherwise own and hold, use, sell, assign, transfer, mortgage, pledge, or otherwise dispose of, real and personal property, including land, buildings, condominiums and engaging in other related activities.

(r) Established to engage in realty business

(s) Indirectly owned through FI; established to purchase, import, or otherwise acquire, lease, sell, distribute, market, convey or otherwise dispose heavy equipment, machinery and related implements. As of March 31, 2020, AHEC is currently in the process of liquidation.
(t) Established to engage in collecting, segregating, recycling, composting, filling, disposing, treating or otherwise managing household, industrial and other kinds of garbage for local, or other government units and private persons and firms as well as extended guidance and education for proper waste management.
(u) DMWAI's effective interest is derived from its 10.00% direct ownership and 26.00% indirect holdings through AHI. ACBMDC was established to engage in real estate business with marinas, cruise liner facilities and beach resorts in all its aspects; to acquire, rent or otherwise deal in and dispose of all kinds or real estate objects, involving commercial, industrial, urban, residential or other kinds of real property.
(v) Established to purchase, acquire, own, lease except financial leasing, sell and convey real properties such as lands, buildings, factories and warehouses and machineries, equipment and other personal properties as may be necessary or incidental to the conduct of the corporate business, and to pay in cash, shares of its capital stock, debentures and other evidences of indebtedness, or other securities, as may be deemed expedient, for any business or property acquired by the corporation.
(w) BRADCO was established to acquire, develop and market real estate properties.

As of March 31, 2020, FRDC, R-1, MLCI, AITPI, SBRI, BIADC, AGEC, ACBMDC, ARRC, AGFHC and ABCC have not yet started commercial operations.

1.3 Approval of Condensed Consolidated Interim Financial Statements

The condensed consolidated interim financial statements of the Group as of and for the three months ended March 31, 2020 (including the comparatives as of December 31, 2019 and for the three months ended March 31, 2020) were approved and authorized for issue by the Parent Company's Chief Executive Officer (CEO) on May 14, 2020.

2. BASIS OF PREPARATION OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

2.1 Basis of Preparation of Interim Condensed Consolidated Interim Financial Statements

The condensed consolidated interim financial statements have been prepared in accordance with Philippine Accounting Standard (PAS) 34, *Interim Financial Reporting*. This condensed consolidated interim financial statements do not include all of the information required for annual consolidated financial statements, and should be read in conjunction with the annual consolidated financial statements of the Group as of and for the year ended December 31, 2019, which have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). PFRS are adopted by the Financial Reporting Standards Council from the pronouncements issued by the International Accounting Standards Board, and approved by the Philippine Board of Accountancy.

This condensed consolidated interim financial statements are presented in Philippine pesos, the Group's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

2.2 Adoption of New and Amended PFRS

The Group's accounting policies adopted in the preparation of these condensed consolidated interim financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements as of and for the year ended December 31, 2019 and the corresponding interim reporting period, except for the following amendments which the Company has adopted starting January 1, 2019. These new PFRSs and amendments did not have significant impact on the Group's condensed consolidated interim financial statements.

(i) PAS 1 (Amendments), *Presentation of Financial Statements* and PAS 8 (Amendments), *Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material* (effective from January 1, 2020). The amendments provide a clearer definition of 'material' in PAS 1 by including the concept of 'obscuring' material information with immaterial information as part of the new definition, and clarifying the assessment threshold (i.e., misstatement of information is material if it could reasonably be expected to influence decisions made by primary users, which consider the characteristic of those users as well as the entity's own circumstances). The definition of material in PAS 8 has been accordingly replaced by reference to the new definition in PAS 1. In addition, amendment has also been made in other Standards that contain definition of material or refer to the term 'material' to ensure consistency.

(ii) Revised Conceptual Framework for Financial Reporting (effective from January 1, 2020). The revised conceptual framework will be used in standard-setting decisions with immediate effect. Key changes include (a) increasing the prominence of stewardship in the objective of financial reporting, (b) reinstating prudence as a component of neutrality, (c) defining a reporting entity, which may be a legal entity, or a portion of an entity, (d) revising the definitions of an asset and a liability, (e) removing the probability threshold for recognition and adding guidance on derecognition, (f) adding guidance on different measurement basis, and, (g) stating that profit or loss is the primary performance indicator and that, in principle, income and expenses in other comprehensive income should be recycled where this enhances the relevance or faithful representation of the financial statements.

No changes will be made to any of the current accounting standards. However, entities that rely on the framework in determining their accounting policies for transactions, events or conditions that are not otherwise dealt with under the accounting standards will need to apply the revised framework from January 1, 2020. These entities will need to consider whether their accounting policies are still appropriate under the revised framework.

(iii) PFRS 10 (Amendments), *Consolidated Financial Statements*, and PAS 28 (Amendments), *Investments in Associates and Joint Ventures – Sale or Contribution of Assets Between an Investor and its Associates or Joint Venture* (effective date deferred indefinitely). The amendments to PFRS 10 require full recognition in the investor's financial statements of gains or losses arising on the sale or contribution of assets that constitute a business as defined in PFRS 3, between an investor and its associate or joint venture. Accordingly, the partial recognition of gains or losses (i.e., to the extent of the unrelated investor's interests in an associate or joint venture) only applies to those sale of contribution of assets that do not constitute a business. Corresponding amendments have been made to PAS 28 to reflect these changes. In addition, PAS 28 has been amended to clarify that when determining whether assets that are sold or contributed constitute a business, an entity shall consider whether the sale or contribution of those assets is part of multiple arrangements that should be accounted for as a single transaction.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The Group's consolidated financial statements prepared in accordance with PFRS require management to make judgments and estimates that affect the amounts reported in the consolidated financial statements and related notes. Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied in the Group's last annual consolidated financial statements as of and for the year ended December 31, 2019.

4. SEGMENT REPORTING

4.1 Business Segments

The Group's operating businesses are recognized and managed separately according to the nature of services provided (primary segments) and the different markets served (secondary segments) with a segment representing a strategic business unit. The Group's business segments follow:

(a) *Construction* – principally refers to general construction business which involves site development, earthworks, structural and civil works, masonry works, architectural finishes, electrical works, plumbing and sanitary works, fire protection works and mechanical works.

(b) *Sale of Land and Condominium Units* – involve the development and sale of industrial and other parcels of land and residential condominium units.

(c) *Rentals* – refers to leasing of real estate properties, including land and building and other structures.

The Group has not identified any segment based on geographical location (see Note 4.4).

4.2 Segment Assets and Liabilities

Segment assets are allocated based on their physical location and use or direct association with a specific segment and they include all operating assets used by a segment and consist principally of operating cash, receivables, contract asset, land and land development cost, property development costs, property and equipment, and investment properties. Similar to segment assets, segment liabilities are also allocated based on their use or direct association with a specific segment. Segment liabilities include all operating liabilities and consist principally of loans and borrowings, trade and other payables, contract liability and deposits and advances. Segment assets and liabilities do not include deferred taxes.

4.3 Intersegment Transactions

Segment revenues, expenses and performance include sales and purchases between business segments. Such sales and purchases are eliminated in consolidation.

4.4 *Analysis of Segment Information*

Segment information is analyzed as follows for the three months ended March 31, 2020 and 2019 (in thousands):

	Rentals		Construction		Sale of Land and Condominium Units		Total	
	2020	2019	**2020**	2019	**2020**	2019	**2020**	2019
REVENUES								
Sales to external customers	**P 512,681**	P 493,874	**P 15,643**	P 1,746	**P 498,057**	P 100,004	**P 1,026,381**	P 595,624
Intersegment sales	**47,412**	46,673	**84,210**	207,347	**-**	-	**131,622**	254,020
Total revenues	**560,093**	540,547	**99,853**	209,093	**498,057**	100,004	**1,158,003**	849,644
COSTS AND OTHER OPERATING EXPENSES								
Cost of sales and services excluding depreciation and amortization	**35,850**	34,842	**7,964**	802	**299,353**	57,387	**343,167**	93,031
Depreciation and and amortization	**27,546**	27,264	**33**	-	**-**	-	**27,579**	27,264
Other expenses	**42,168**	47,444	**1,298**	2,379	**19,162**	32,141	**62,628**	81,964
	105,564	109,550	**9,295**	3,181	**318,515**	89,528	**433,374**	202,259
SEGMENT OPERATING PROFIT (LOSS)	**P 454,529**	P 430,997	**P 90,558**	P 205,912	**P 179,542**	P 10,476	**P 724,629**	P 647,385

Segment assets and liabilities are allocated to each segment as follows (in thousands):

	Rentals		Construction		Sale of Land and Condominium Units		Total	
	Total Assets	Total Liabilities	Total Assets	Total Liabilities	Total Assets	Total Liabilities	Total Assets	Total Liabilities
March 31, 2020	**P 23,263,868**	**P 10,170,425**	**P 5,055,490**	**P 641,884**	**P 6,280,377**	**P 3,507,910**	**P 34,599,735**	**P 14,320,219**
December 31, 2019	**22,757,082**	**10,097,799**	**4,333,560**	**665,661**	**5,963,834**	**2,966,258**	**33,054,476**	**13,729,718**

Currently, the Group's operation is concentrated in one location; hence, it has no geographical segment (see Note 4.1).

Rental revenues from a single lessee account for 17.88% and 31.93% of the consolidated revenues for the three months ended March 31, 2020 and 2019, respectively.

Rentals segment assets include certain real estate assets (i.e., parcels of land) held as investment properties for capital appreciation or future lease.

4.5 Reconciliations

The total segment balances presented for the Group's operating segments reconciled to the Group's consolidated balances as presented in the condensed interim consolidated financial statements are follows (in thousands):

	March 31, 2020 (Unaudited)	March 31, 2019 (Unaudited)
Revenues		
Total segment revenues	**P 1,158,003**	P 849,644
Elimination of intersegment revenues	**(131,622)**	(254,020)
Revenues as reported in the condensed consolidated statements of comprehensive income	**P 1,026,381**	P 595,624
Profit or loss		
Segment operating profit	**P 724,629**	P 647,385
Elimination of intersegment revenues	**(131,622)**	(254,020)
Other unallocated expenses	**(5,040)**	(51,108)
Operating profit as reported in the condensed consolidated statements of comprehensive income	**P 587,967**	P 342,257
Finance costs	**(10,251)**	(20,335)
Finance income	**25,389**	71,922
Share in net income of associates and joint ventures	**7,751**	4,283
Dividend income	**735**	-
Other unallocated income	**-**	300,000
Profit before tax as reported in the condensed consolidated statements of comprehensive income	**P 611,591**	P 698,127

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Assets		
Segment assets	**P 34,599,735**	P 33,054,476
Deferred tax assets – net	**162,238**	170,936
Other unallocated assets**	**7,938,818**	8,381,596
Elimination of intercompany accounts	**(10,868,218)**	(10,340,210)
Total assets reported in the condensed consolidated statements of financial position	**P 31,832,573**	P 31,266,798
Liabilities		
Segment liabilities	**P 14,320,219**	P 13,729,718
Deferred tax liabilities - net	**949,451**	902,262
Other unallocated liabilities**	**1,436,619**	1,434,478
Elimination of intercompany accounts	**(5,871,645)**	(5,332,843)
Total liabilities as reported in the condensed consolidated statements of financial position	**P 10,834,644**	P 10,733,615

***Other unallocated assets and liabilities mostly pertain to intercompany advances to and/or from related parties not eliminated in the consolidation.*

5. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to risk in relation to its operating, investing, and financial activities, and the business environment in which it operates. Generally, the Group's objectives in risk management are to ensure that it identifies, measures, monitors, and controls the various risks that arise from its business activities and that it adheres strictly to the policies, procedures, and control systems which are established to address these risks. In managing financial instruments, the Group is exposed to financial risk such as market risk (including foreign currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), liquidity risk and credit risk.

The condensed consolidated interim financial statements do not include all financial risk management information and disclosures required in the annual consolidated financial statements; hence, they should be read in conjunction with the Group's annual consolidated financial statements as of and for the year ended December 31, 2019.

There have been no significant changes in the risk management structure of the Group or in any risk management policies since the previous annual period.

6. FAIR VALUE MEASUREMENT AND DISCLOSURES

6.1 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS, are categorized into three levels based on the significance of inputs used to measure the fair value. The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which an asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market value of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

6.2 Financial Instruments Measurement at Fair Value

The Group's financial assets at fair value through other comprehensive income (FVOCI) include proprietary golf club shares, which are categorized within Level 2 as their prices are not derived from market considered as active due to lack of trading activities among market participants at the end or close to the end of the reporting period. Moreover, equity security held in a private company is included in Level 3 since its market value is not quoted in an active market, hence, measured using the market approach by reference to the fair value of a comparable instrument adjusted for inputs (i.e., financial forecast of cash flows or profit or loss) internally developed by management to consider the differences in corporate profile and historical performance of the entity. As of March 31, 2020 and December 31, 2019, the Group's financial assets measured at FVOCI amounted to P75.9 million (see Note 16).

The Group has no financial liabilities measured at fair value as of March 31, 2020 and December 31, 2019.

There were neither transfers between Levels 1, 2 and 3 instruments in both periods.

6.3 *Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed*

The tables below summarize the fair value hierarchy of the Group's financial assets and financial liabilities which are not measured at fair value in the condensed consolidated statements of financial position but for which fair value is required to be disclosed.

	March 31, 2020 (Unaudited)			
	Level 1	Level 2	Level 3	Total
Financial Assets				
Cash and cash equivalents	P 6,517,323,343	P -	P -	P 6,517,323,343
Short-term placement *(presented as part of Other Current Assets)*	410,000,000	-	-	410,000,000
Receivables – net	-	-	5,430,989,778	5,430,989,778
Contract asset			172,794,394	172,794,394
Refundable deposits *(presented as part of Other Non-current Assets)*	-	-	39,465,975	39,465,975
	P 6,927,323,343	**P -**	**P 5,643,250,147**	**P 12,570,573,490**
Financial Liabilities				
Loans and borrowings	P -	P -	P 457,825,961	P 457,825,961
Trade and other payables	-	-	678,183,676	678,183,676
Advances from and due to related parties	-	-	4,353,038,959	4,353,038,959
Advances from a co-joint venturer	-	-	1,000,000,000	1,000,000,000
Rental deposits	-	-	269,332,235	269,332,235
Construction bond	-	-	51,198,997	51,198,997
	P -	**P -**	**P 6,809,579,828**	**P 6,809,579,828**

		December 31, 2019 (Audited)			
		Level 1	Level 2	Level 3	Total
Financial Assets					
Cash and cash equivalents		P 5,211,402,211	P -	P -	P 5,211,402,211
Short-term placement *(presented as part of Other Current Assets)*		2,060,000,000	-	-	2,060,000,000
Receivables – net		-	-	5,276,558,087	5,276,558,087
Contract asset	10	-	-	249,012,950	249,012,950
Refundable deposits *(presented as part of Other Non-current Assets)*		-	-	47,362,548	47,362,548
		P 7,271,402,211	**P -**	**P 5,572,933,585**	**P 12,844,335,796**
Financial Liabilities					
Loans and borrowings	18	P -	P -	P 455,729,822	P 455,729,822
Trade and other payables	19	-	-	680,247,107	680,247,107
Advances from and due to related parties	26.2	-	-	4,351,734,322	4,351,734,322
Advances from a co-joint venturer	13.2	-	-	1,000,000,000	1,000,000,000
Rental deposits	20	-	-	263,430,553	263,430,553
Construction bond	20	-	-	51,053,388	51,053,388
		P -	**P -**	**P 6,802,195,192**	**P 6,802,195,192**

The fair values of financial assets and financial liabilities included in Level 3, which are not traded in an active market, are determined based on the expected cash flows of the underlying net asset or liability base of the instrument where the significant inputs required to determine the fair value of such instruments are not based on observable market data.

6.4 Fair Value Disclosures for Investment Properties Carried at Cost

The table below shows the levels within the hierarchy of non-financial assets that are not measured at fair value but for which fair values are disclosed as of March 31, 2020 and December 31, 2019.

	Note	Level 1	Level 2	Level 3	Total
March 31, 2020 and December 31, 2019					
Land		P -	P 119,127,072,049	P -	P119,127,072,049
Buildings and improvements		-	-	4,352,561,244	4,352,561,244
Construction in progress		-	-	1,270,510,090	1,270,510,090
	14	**P -**	**P 119,127,072,049**	**P 5,623,071,334**	**P124,750,143,383**

The above fair value information is determined on the basis of the appraisals performed by an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations. To some extent, the valuation process was conducted by the appraiser in discussion with the Group's management with respect to the determination of the inputs such as the size, age, and condition of the land and buildings, and the comparable prices in the corresponding property location. In estimating the fair value of these properties, management takes into account the market participant's ability to generate economic benefits by using the assets in their highest and best use. Based on management assessment, the best use of the Group's investment properties is their current use.

7. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include the following components:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Short-term placements	**P 2,265,181,865**	P 4,296,870,346
Cash on hand and in banks	**4,252,141,478**	914,531,865
	P 6,517,323,343	P 5,211,402,211

Cash in banks generally earn interest based on daily bank deposit rates. Short-term placements are made for varying periods of between 30 to 90 days and earn effective interest ranging from 3.20% to 4.02% during the three months ended March 31, 2020 and 4.68% to 5.40% during the three months ended March 31, 2019. Interest income from cash in banks and short-term placements amounting to P25.4 million and P71.9 million in 2020 and 2019 respectively, are included as part of Finance Income in the consolidated statements of profit or loss. (see Note 21.2).

8. RECEIVABLES

This account is composed of the following:

	Note	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Current:			
Rental receivables		**P 529,334,121**	P 541,494,152
Advances to:			
Related parties	23.1	**761,241,361**	744,651,354
Suppliers		**421,113,868**	109,203,043
Officers and employees		**11,053,073**	9,350,613
Contracts receivables		**689,589,849**	696,339,500
Retention receivables		**105,456,794**	107,793,640
Others		**40,884,355**	63,415,807
		2,558,673,421	2,272,248,109
Allowance for impairment		**(95,504,164)**	(95,504,164)
		2,463,169,257	2,176,743,945
Non-current:			
Rental receivables		**3,388,934,389**	3,209,017,185
		P 5,852,103,646	P 5,385,761,130

Receivables that are past due but not impaired as at the end of the three months reporting period are shown below:

	March 31, 2020	December 31, 2019
Not more than three months	**P 106,717,197**	P 150,050,714
More than three months but not more than one year	**331,331,204**	352,063,441
More than one year	**1,890,711,099**	1,871,428,909
	P 2,328,759,499	P 2,373,543,064

9. PROPERTY DEVELOPMENT COSTS AND REAL ESTATE TRANSACTIONS

The Group capitalized certain costs as property development costs representing properties under development and construction. Costs incurred comprise of actual costs of land, construction and related engineering, architectural and other consultancy fees related to the development of its residential condominium projects, "Pixel Residences" and "MidPark Towers", both located in Aseana City, 1702 Parañaque City, Metro Manila. It also includes certain parcels of land which will be developed for the Group's other residential projects.

The accumulated balance of Property Development Costs as presented in the condensed consolidated statements of financial position amounted to as follows:

	March 31, 2020	December 31, 2019
MidPark Residences	**P 528,159,148**	P 525,006,783
Raw Land	**397,831,294**	397,831,294
Pixel Residences	**70,745,345**	245,222,630
One Parq Suites	**7,116,071**	-
	P 1,003,851,858	P 1,168,060,707

Cost of condominium units sold amounted to P299.4 million and P57.4 million for the three months ended March 31, 2020 and 2019, respectively (see Note 20.3).

Percentage of completion of Pixel Residences as at March 31, 2020 and 2019 is 82.33% and 46.71%, respectively. Percentage of completion of MidPark Residences as at March 31, 2020 and 2019 is 13.42% and 11.82%, respectively.

10. LAND AND LAND DEVELOPMENT COSTS

This account pertains to the cost of land available for sale located in Aseana City, Parañaque City; Ciudad Nuevo Park, Cavite City; and Lunzuran Heights Subdivision, Zamboanga City with a total lot area of 238,009 square meters as of March 31, 2020 and December 31, 2019.

The analysis of the movements of the balance of Land and Land Development Costs is as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Balance at beginning of period	**P 2,012,493,650**	P 2,162,209,345
Additions during the year	**12,832,637**	148,600,941
Reclassification	**-**	(231,572,755)
Sales during the period	**-**	(66,743,881)
Balance at end of period	**P 2,025,326,287**	P 2,012,493,650

Management has estimated that the net realizable value of Land and Land Development Costs is higher than its carrying value as of March 31, 2020 and December 31, 2019. As of March 31, 2020 and December 31, 2019, certain portion of the parcels of land owned by the Group with a total lot area of 2,777 and carrying amounts of P44.2 million, is used as collateral to secure certain peso denominated interest-bearing loans (see Note 17). The loans do not contain any restriction on the sale of the land except that the mortgage is annotated in the titles of the said properties.

11. OTHER CURRENT ASSETS

This account consists of the following:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Short-term placement	**P 410,000,000**	P 2,060,000,000
Deferred input value-added tax (VAT)	**406,339,444**	403,429,605
Input VAT	**270,780,464**	218,067,900
Prepayments	**139,357,851**	114,751,348
Financial assets at FVTPL	**48,206,870**	48,206,870
Contract acquisition costs	**33,056,434**	32,934,611
Creditable withholding tax	**16,300,019**	8,994,473
	P 1,324,041,082	**P 2,886,384,807**

12. INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

This account consists of the following:

	Notes	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Investments in:			
Associates	12.1	**P 48,998,753**	P 49,043,168
Joint ventures	12.2	**20,623,693**	12,827,982
		69,622,446	P 61,871,150

12.1 Investments in Associates

The movements in the carrying amount of investments in associates, which is accounted for under the equity method in the condensed consolidated financial statements of the Group, are shown below.

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Acquisition costs	**P 56,913,213**	P 56,913,213
Accumulated share in net losses:		
Balance at beginning of period	**(7,870,045)**	(7,744,653)
Share in net losses	**(44,415)**	(125,392)
Balance at end of period	**(7,914,460)**	(7,870,045)
	P 48,998,753	P 49,043,168

12.2 Investments in Joint Ventures

The Group's joint ventures only includes BRADCO. The movements in the carrying amount of investments in joint ventures, which is accounted for under the equity method in the condensed consolidated financial statements of the Group, are shown below.

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Acquisition costs	**P 2,000,000**	P 2,000,000
Accumulated share in net losses:		
Balance at beginning of period	**10,827,982**	4,665,905
Share in net gains (losses)	**7,795,711**	6,162,077
Balance at end of period	**18,623,693**	10,827,982
	P 20,623,693	P 12,827,982

13. PROPERTY AND EQUIPMENT

The gross carrying amounts and the accumulated depreciation and amortization of property and equipment at the beginning and end of the three months ended March 31, 2020 and the year ended December 31, 2019 are shown below.

	Land	Land Improvements	Leasehold Improvements	Machinery and Construction Equipment	Transportation Equipment	Furniture and Office Equipment	Other Equipment	Building and Improvements	Total
March 31, 2020									
Cost	P 9,291,800	P 4,034,354	P 37,831,686	P 471,172,704	P 52,052,629	P 158,282,460	P 14,244,402	P 239,649,209	P 986,559,244
Accumulated depreciation and amortization	-	(2,972,510)	(28,002,903)	(399,599,575)	(38,165,197)	(56,855,273)	(14,049,891)	(17,973,691)	(557,619,040)
Net carrying amount	**P 9,291,800**	**P 1,061,844**	**P 9,828,783**	**P 71,573,129**	**P 13,887,432**	**P 101,427,187**	**P 194,511**	**P 221,675,518**	**P428,940,204**
December 31, 2019									
Cost	P 9,291,800	P 4,034,354	P 37,831,686	P 467,104,401	P 48,127,629	P 157,605,672	P 14,244,402	P 239,649,209	P 977,889,153
Accumulated depreciation and amortization	-	(2,906,319)	(26,344,443)	(389,301,114)	(37,472,421)	(49,708,981)	(14,038,209)	(15,976,614)	(535,748,101)
Net carrying amount	**P 9,291,800**	**P 1,128,035**	**P 11,487,243**	**P 77,803,287**	**P 10,655,208**	**P 107,896,691**	**P 206,193**	**P223,672,595**	**P442,141,052**
January 1, 2019									
Cost	P 9,291,800	P 4,034,354	P 36,447,238	P 437,985,422	P 44,372,629	P 37,711,745	P 14,244,402	P -	P 584,087,590
Accumulated depreciation and amortization	-	(2,641,557)	(20,668,782)	(351,706,232)	(34,804,802)	(29,736,852)	(13,871,780)	-	(453,430,005)
Net carrying amount	**P 9,291,800**	**P 1,392,797**	**P 15,778,456**	**P 86,279,190**	**P 9,567,827**	**P 7,974,893**	**P 372,622**	**P -**	**P130,657,585**

A reconciliation of the carrying amounts at the beginning and end of the three months ended March 31, 2020 and the year ended December 31, 2019 of property and equipment is shown below.

	Land	Land Improvements	Leasehold Improvements	Machinery and Construction Equipment	Transportation Equipment	Furniture and Office Equipment	Other Equipment	Building and Improvements	Total
Balance at January 1, 2020, net of accumulated depreciation and amortization	P 9,291,800	P 1,128,035	P 11,487,243	P 77,803,287	P 10,655,208	P 107,896,691	P 206,193	P 223,672,595	P 442,141,052
Additions	-	-	-	4,068,303	3,925,000	676,788	-	-	8,670,091
Depreciation and amortization charges for the year	-	(66,191)	(1,658,460)	(10,298,461)	(692,776)	(7,146,292))	(11,682)	(1,997,077)	(21,870,939)
Balance at March 31, 2020, net of accumulated depreciation and amortization	**P 9,291,800**	**P 1,061,844**	**P 9,828,783**	**P 71,573,129**	**P 13,887,432**	**P 101,427,187**	**P 194,511**	**P 221,675,518**	**P428,940,204**
Balance at January 1, 2019, net of accumulated depreciation and amortization	P 9,291,800	P 1,392,797	P 15,778,456	P 86,279,190	P 9,567,827	P 7,974,893	P 372,622	P -	P 130,657,585
Additions	-	-	1,384,449	29,118,979	3,755,000	119,893,927	-	-	154,152,354
Reclassification from investment properties [see Notes 3.1(e) and 15]	-	-	-	-	-	-	-	231,660,902	231,660,902
Depreciation and amortization charges for the year	-	(264,762)	(5,675,662)	(37,594,882)	(2,667,619)	(19,972,129)	(166,429)	(7,988,307)	(74,329,789)
Balance at December 31, 2019, net of accumulated depreciation and amortization	**P 9,291,800**	**P 1,128,035**	**P 11,487,243**	**P 77,803,287**	**P 10,655,208**	**P 107,896,691**	**P 206,193**	**P223,672,595**	**P442,141,052**

The amount of depreciation and amortization is allocated as follows:

	Notes	**March 31, 2020 (Unaudited)**	December 31, 2019 (Audited)
Capitalized as part of land and land development costs		**P 10,265,666**	P 36,145,587
Cost of construction contracts	20.1	**32,798**	1,407,880
General and administrative expense	22	**11,572,475**	36,776,322
		P 12,461,840	P 74,329,789

14. INVESTMENT PROPERTIES

The carrying amount of this account is composed of the following:

	Note	**2020**	2019
Investment properties – net		**P 12,838,551,884**	P 12,414,489,719
Right-of-use asset – net	15.1	**156,785,992**	158,198,478
		P 12,995,337,876	P 12,572,688,197

The gross amounts and the accumulated depreciation of investment properties at the beginning and end of the three months ended March 31, 2020 and the year ended December 31, 2019 are shown below.

	Land	**Building and Improvements**	**Condominium Units**	**Construction in Progress**	**Total**
March 31, 2020					
Cost	P 8,902,590,314	P 2,797,497,316	P 25,228,650	P 1,685,325,768	P 13,410,624,048
Accumulated depreciation	-	(567,303,293)	(4,768,871)	(-)	(572,072,164)
Net carrying amount	**P 8,902,590,314**	**P 2,230,176,023**	**P 20,459,779**	**P 1,685,325,768**	**P 12,838,551,884**
December 31, 2019					
Cost	P 8,867,542,310	P 2,797,479,316	P 25,228,650	P 1,270,510,090	P 12,960,760,366
Accumulated depreciation	-	(541,754,063)	(4,516,584)	-	(546,270,647)
Net carrying amount	**P 8,867,542,310**	**P 2,255,725,253**	**P 20,712,066**	**P 1,270,510,090**	**P 12,414,489,719**
January 1, 2019					
Cost	P 8,720,243,460	P 2,989,677,001	P 25,228,650	P 162,085,268	P 11,897,234,379
Accumulated depreciation	-	(445,344,411)	(3,507,438)	-	(448,851,849)
Net carrying amount	P 8,720,243,460	P 2,544,332,590	P 21,721,212	P 162,085,268	P 11,448,382,530

The reconciliation of the carrying amounts of investment properties at the beginning and end of the three months ended March 31, 2020 and the year ended December 31, 2019 is shown below.

	Land	Building and Improvements	Condominium Units	Construction in Progress	Total
Balance at January 1, 2020, net of accumulated depreciation	P 8,867,542,310	P 2,255,725,253	P 20,712,066	P 1,270,510,090	P 12,414,489,719
Additions	35,048,004	-	-	414,815,678	449,863,682
Depreciation charges for the year	-	(25,549,230)	(252,287)	-	(25,801,517)
Balance at March 31, 2020, net of accumulated depreciation	**P 8,902,590,314**	**P 2,230,176,023**	**P 20,459,779**	**P 1,685,325,768**	**P 12,838,551,884**
Balance at January 1, 2019, net of accumulated depreciation	P 8,720,243,460	P 2,544,332,590	P 21,721,212	P 162,085,268	P 11,448,382,530
Additions	150,263,640	3,274,693	-	1,152,601,653	1,306,139,986
Reclassification to property and equipment (see Note 14)	-	(231,660,902)	-	-	(231,660,902)
Reclassification of land to property development costs	(397,831,294)	-	-	-	(397,831,294)
Reclassification from raw land	231,572,755	-	-	-	231,572,755
Reclassification of land from investment in JV held for termination to investment property	163,293,749	-	-	-	163,293,749
Reclassification from CIP to building and improvements	-	44,176,831	-	(44,176,831)	-
Depreciation charges for the year	-	(104,397,959)	(1,009,146)	-	(105,407,105)
Balance at December 31, 2019, net of accumulated depreciation	**P 8,867,542,310**	**P 2,255,725,253**	**P 20,712,066**	**P 1,270,510,090**	**P 12,414,489,719**

The amount of depreciation is allocated as follows:

	Notes	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Cost of rentals	20.2	**P 25,549,230**	P 102,187,258
General and administrative expense	22	**252,287**	3,219,847
		P 25,801,517	P 105,407,105

Land and building rental revenues recognized from investment properties amounted to P465.2 million and P448.8 million for the three months ended March 31, 2020 and 2019, respectively, and are shown as Rentals under Revenues account in the condensed consolidated statements of comprehensive income. Costs incurred related to investment properties, including the depreciation, are presented as Rentals under Costs of Services and Sales account in the condensed consolidated statements of comprehensive income (see Note 20.2).

Management believes that the carrying amounts of investment properties are recoverable in full; hence, no impairment loss is recognized in 2020 and 2019.

Certain investment properties with carrying amount of P301.5 million as of March 31, 2020 and December 31, 2019, are used as collateral for certain loans with local banks (see Note 17).

15. LEASES

The Group leases certain parcels of land from WHI (see Note 26.3). Such lease has original term of 15 years and subject to escalation rate of 3% and enforceable renewal/extension options. The lease with WHI is reflected on the 2019 consolidated statement of financial position as a right-of-use asset under Investment Properties (see Note 15) and a lease liability.

15.1 Right-of-use Asset

The carrying amount of the Group's right-of-use asset as at March 31, 2020 and December 31, 2019 and the movements during the period are shown below.

	Note	**March 31, 2020 (Unaudited)**	December 31, 2019 (Audited)
Balance at beginning of period		**P 158,198,478**	P 163,848,424
Depreciation and amortization	20.2	**(1,412,486)**	(5,649,946)
Balance at end of period		**P 156,785,992**	P 158,198,478

Depreciation of the Group's right-of-use asset is presented as part of Cost of Rentals in the consolidated statements of profit or loss (see Note 20.2).

15.2 Lease Liability

Lease liability is presented in the consolidated statement of financial position as at March 31, 2020 and December 31, 2019 as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Current	**P 11,282,400**	P 11,282,400
Non-Current	**153,379,113**	153,101,312
	P 164,661,513	P 164,383,712

Interest expense is presented as part of Finance Costs in the consolidated statements of comprehensive income (see Note 21.1).

As of March 31, 2020, the Group has no commitments for leases (as lessee) entered into which had not commenced.

16. OTHER NON-CURRENT ASSETS

This account includes the following:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Advances to suppliers	**P 801,867,669**	P 814,408,025
Project advances	**106,748,441**	106,181,626
Financial assets at FVOCI	**75,876,143**	75,876,143
Deposits for future investment	**54,026,935**	54,026,935
Refundable deposits	**39,465,975**	47,362,548
Contract acquisition costs	**5,503,473**	5,503,473
Others	**2,684,714**	2,687,616
	P 1,086,173,350	P 1,106,046,366

The reconciliation of the carrying amounts of financial assets at FVOCI is as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Balance at beginning of period	**P 75,876,143**	P 74,755,905
Unrealized fair value gain	**-**	1,120,238
Balance at end of period	**P 75,876,143**	P 75,876,143

Financial assets at FVOCI consist of investment in golf club shares and certain unquoted equity securities. The Group used Level 2 and 3 in determining the fair value of financial assets at FVOCI.

17. LOANS AND BORROWINGS

The Group's short-term and long-term loans and borrowings are classified in the condensed consolidated statements of financial position as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Current	**P 114,670,000**	P 114,670,000
Non-current	**378,300,000**	397,050,000
	P 492,970,000	P 511,720,000

Bank loans represent partially secured and unsecured loans from local commercial banks. These loans bear annual interest rates ranging from 5.75% per annum in 2020 and 3.60% to 6.25% per annum in 2019 and are subject to monthly repricing based on prevailing market rate.

In 2020 and 2019, interest costs related to bank loans amounted to P7.2 million and P20.3 million, respectively, and were recognized as part of Finance costs under Other Operating and Non-Operating Income (Charges) account in the condensed consolidated statements of comprehensive income (see Note 21.1).

As of March 31, 2020 and December 31, 2019, bank loans are partially secured by certain assets as follows:

	Notes	**March 31, 2020 (Unaudited)**	December 31, 2019 (Audited)
Investment properties	14	**P 301,525,742**	P 301,525,742
Land and land development costs	10	**44,230,441**	44,230,441
		P 345,756,183	P 345,756,183

18. TRADE AND OTHER PAYABLES

This account consists of the following:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Trade payables	**P 202,107,311**	P 204,421,304
Income tax payable	**575,844,597**	499,824,889
Deferred output VAT payable	**496,289,065**	515,329,381
Accrued expenses	**194,846,531**	229,829,333
Retention payable	**177,015,129**	159,328,216
Other payables	**104,214,706**	86,668,254
	P 1,750,317,339	P 1,695,401,377

19. DEPOSITS AND ADVANCES

This account consists of:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Current:		
Reservation deposits	**P 565,545,662**	P 598,874,586
Advance rentals	**335,880,896**	386,094,175
Construction bond	**51,198,997**	51,053,388
Rental deposits	**46,316,341**	46,376,641
Unearned rent income	**16,539,436**	8,484,087
Buyers' deposits	**1,009,196**	1,009,196
Others	**3,181,999**	5,381,949
	1,019,672,527	1,097,274,022
Non-current:		
Rental deposits	**223,015,894**	217,053,912
Retention payable	**105,599,809**	97,644,206
Advance rentals	**66,323,127**	66,323,127
Unearned rent income	**65,758,541**	65,758,541
Buyers' deposits	**5,827,833**	5,827,833
	466,525,204	452,607,619
	P 1,486,197,731	P 1,549,881,641

20. COSTS OF SERVICES

20.1 Cost of Construction Contracts

The details of cost of construction contracts are shown below.

	Notes	2020	2019
Subcontract		**P 7,963,665**	P 709,565
Depreciation and amortization	13	**32,798**	-
Salaries and employee benefits		**-**	78,698
Construction materials		**-**	7,840
Gasoline and oil		**-**	5,606
	21	**P 7,996,463**	P 801,709

20.2 Cost of Rentals

The following are the details of direct costs and expenses of rentals, including common usage and service area charges:

	Notes	2020	2019
Depreciation	14,15.1	**P 26,961,716**	P 27,263,961
Outside services		**11,414,231**	11,757,204
Taxes and licenses		**10,893,228**	6,177,897
Utilities		**7,373,157**	4,722,090
Office supplies		**3,388,736**	3,410,398
Professional fees		**2,234,617**	2,210,037
Repairs and maintenance		**1,130,881**	6,789,976
	21	**P 63,396,566**	P 62,331,563

20.3 Cost of Sale of Condominium Units

The following are the details of direct costs and expenses of condominium units sold:

	Notes	2020	2019
Development costs		**P 248,874,187**	P 47,383,221
Land cost		**32,666,587**	6,316,544
Others		**17,812,212**	3,687,072
		P 299,352,986	P 57,386,837

21. OTHER OPERATING AND NON-OPERATING INCOME (CHARGES)

21.1 Finance Costs

	Note	2020	2019
Interest expense on:			
Bank loans	17	**P 7,204,227**	P 20,253,958
Lease liabilities	15.2	**3,098,401**	-
Others		**26,466**	81,176
		P 10,329,094	P 20,335,134

21.2 Finance Income

	Notes	2020	2019
Interest income	7	**25,389,182**	P 71,899,163
Foreign currency gains - net		**78,031**	22,905
		P 25,467,213	P 71,922,068

21.3 Other Operating Income

	2020	2019
Sale of rights	**P 65,000,000**	P -
Income from rendering of administrative and other services	**9,261,439**	10,171,677
Others	**1,392,672**	2,787,796
	P 75,654,111	P 12,959,473

21.4 Other Income

In January 2018, prior to the termination of the JV Agreements, the Parent Company, together with the Ultimate Parent Company entered into a Memorandum of Agreement with a third party whereby the Parent Company and the Ultimate Parent Company transfer their rights provided for under the JV Agreements, including giving their consent in favor of the third party to be able to buy from ADI certain parcels of land contributed to the joint arrangement. Subject to certain terms and conditions governing the transfer of such rights to the third party, the Parent Company is entitled to consideration totaling P2,050.0 million over two years, of which a non-refundable portion amounting to P300.0 million was received by the Parent Company during the three months ended March 31, 2019.

22. OPERATING EXPENSES BY NATURE

The details of operating expenses by nature are shown below.

	Notes	2020	2019
Development costs		**P 248,874,187**	P 47,383,221
Taxes and licenses		**46,750,585**	49,724,241
Depreciation and amortization	13,14	**38,819,276**	31,392,725
Salaries and employee benefits		**33,965,789**	27,387,282
Land Cost		**32,666,587**	6,316,544
Representation and entertainment		**12,909,694**	11,312,654
Commission		**12,537,133**	30,181,474
Outside services		**12,176,927**	12,675,831
Association dues		**9,958,935**	10,004,200
Subcontract		**7,963,665**	709,565
Utilities		**7,765,871**	6,722,743
Professional fees		**5,992,745**	4,022,466
Office supplies		**5,246,314**	4,655,127
Repairs and maintenance		**2,906,757**	7,595,926
Bond and insurance		**1,099,389**	470,315
Transportation and travel		**897,035**	2,884,000
Corporate affairs		**337,270**	703,909
Others		**33,200,440**	12,183,979
		P 514,068,599	**P 266,326,202**

These expenses are classified in the condensed consolidated statements of comprehensive income as follows:

	Notes	2020	2019
Cost of sale of condominium units	20.3	**P 299,352,986**	P 57,386,837
Cost of rentals	20.2	**65,393,343**	62,331,563
Cost of construction contracts	20.1	**7,996,463**	801,709
Cost of sale of land		-	-
General and administrative expenses		**127,525,780**	114,766,269
Selling expenses		**13,799,727**	31,039,824
		P 514,068,599	P 266,326,202

The details of general and administrative expenses are shown below.

	Notes	2020	2019
Taxes and licenses		**P 35,857,357**	P 43,546,344
Salaries and employee benefits		**33,965,789**	27,308,584
Representation and entertainment		**12,909,694**	11,312,654
Depreciation and amortization	13, 14	**11,824,762**	4,128,764
Association dues		**9,958,935**	10,004,200
Professional fees		**3,758,128**	1,812,429
Office supplies		**1,857,578**	1,244,729
Repairs and maintenance		**1,775,876**	805,950
Bond and insurance		**1,099,389**	470,315
Transportation and travel		**897,035**	2,884,000
Outside services		**762,696**	918,627
Utilities		**392,714**	2,349,238
Corporate affairs		**337,270**	703,909
Others		**14,125,634**	7,276,526
		P 129,522,857	P 114,766,269

23. RELATED PARTY TRANSACTIONS

The Group's related parties include its Ultimate Parent Company, associates, joint ventures, related parties under common ownership and management, stockholders and key management personnel as described below.

The summary of the Group's significant transactions in 2020 and 2019 with its related parties and the outstanding balances as of March 31, 2020 and December 31, 2019 are presented below.

		Outstanding Balances		Amount of Transactions	
Related Party Category	Note	March 31, 2020 (Unaudited)	December 31, 2020 (Audited)	2020	2019
Ultimate parent company:					
Cash advances granted	23.1	**P 437,207,756**	P 436,680,854	**P 526,902**	P 2,505,688
Advances from purchase of land		**(4,320,125,076)**	(4,320,125,076)	-	-
Purchase of parcels of land		**-**	-	**-**	(128,688,400)
Right-of-use assets		**156,785,993**	158,198,478	(1,412,485)	-
Lease liability		**(164,661,513**	(164,383,712)	(277,801)	-
Depreciation		-	-	1,412,485	-
Interest expense		-	-	3,098,401	-
Associates:					
Cash advances granted	23.1	**7,554,928**	7,352,828	**202,100**	137,748
Joint ventures:					
Cash advances granted	23.1	**44,999,065**	44,999,065	**-**	734,979
Construction contracts		**58,219,213**	55,570,424	**2,648,789**	-
Related parties under common ownership and management:					
Cash advances granted (collected)	23.1	**178,204,480**	**171,615,532**	**6,588,948**	647,096
Cash advances paid (obtained)	23.2	**(32,913,883)**	**(31,609,246)**	**(1,304,637)**	(400,542)
Association dues		**22,931,427**	**17,428,870**	**8,234,070**	8,154,675
Contracts of services		**-**	-	**6,926,590**	6,520,500
Other income		**-**	-	**3,600,000**	3,600,000
Rentals		**-**	-	**-**	34,905
Stockholders:					
Cash advances granted (collected)	23.1	**93,275,132**	84,003,075	9,272,057	2,566,043
Key management personnel –					
Compensation		**-**	-	**14,492,724**	13,582,258
Retirement Fund		**53,419,139**	**53,419,139**	-	-

23.1 Advances to Related Parties

In the normal course of business, the Group grants unsecured and noninterest-bearing cash advances to related parties for working capital requirements and other purposes. The advances have no fixed repayment terms and collectible upon demand.

Certain advances to related parties are secured by an undertaking of another related party to pay in case of default. These advances are presented as Advances to related parties under Receivables account in the condensed consolidated statements of financial position (see Note 8).

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Ultimate parent company	**P 437,207,756**	P 436,680,854
Related parties under common ownership and management	**178,204,480**	171,615,532
Stockholders	**93,275,132**	84,003,075
Joint ventures	**44,999,065**	44,999,065
Associates	**7,544,928**	7,352,828
	P 761,241,361	P 744,651,354

23.2 Advances from Related Parties and Due to Ultimate Parent Company

The Group has outstanding amount due to the Ultimate Parent Company representing a payable for certain land acquired in prior years. The Group also obtains cash advances from other related parties to assist its daily operational and other requirements.

Advances from and due to related parties, which is presented as current liabilities

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Ultimate parent company	**P 4,320,125,076**	P 4,320,125,076
Related party under common ownership and management	**32,913,883**	31,609,246
	P 4,353,038,959	P 4,351,734,322

24. EARNINGS PER SHARE

Basic and diluted earnings per share were computed as follows:

	2020 (Unaudited)	2019 (Unaudited)
Net profit attributable to the equity holders of the Parent Company	**P 445,376,619**	P 507,094,028
Divided by weighted average number of outstanding common shares*	**3,395,864,100**	3,395,864,100
Basic and diluted earnings per share	**P 0.13**	P 0.15

*The Group has no potential dilutive common shares as of March 31, 2020 and December 31, 2019.

25. CAPITAL STOCK

The Parent Company's capital stock consists of:

	Shares		Amount	
	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)	**March 31, 2020 (Unaudited)**	December 31, 2019 (Audited)
Common shares – P1.00 par value				
Authorized – 4,000.0 million shares				
Issued and outstanding:				
Balance at beginning of period	**3,395,864,100**	3,395,864,100	**P 3,395,864,100**	P 3,395,864,100
Issuances during the period	**-**	-	**-**	-
Balance at end of period	**3,395,864,100**	3,395,864,100	**P 3,395,864,100**	P 3,395,864,100

On March 6, 2018, the Parent Company filed its application with the PSE for the listing of its common shares, which was approved by the PSE on May 23, 2018. Also on March 6, 2018, the Parent Company filed a Registration Statement covering the Initial Public Offering (IPO) of its common shares with the PSE, in accordance with the provisions of the SEC's Securities Regulation Code. Pursuant to its filing with the PSE, on June 29, 2018, the Parent Company issued through the IPO the additional 679,172,800 common shares at P12.00 price per share generating offering proceeds of P8,150.1 million. The related additional paid-in capital arising from the IPO, after deducting transaction costs associated with the issuance of shares, amounted to P6,964.6 million. The common share price closed at P7.0 per share as of March 31, 2020.

As of March 31, 2020 and December 31, 2019, there are 16 and 11 holders, respectively, of the listed common shares owning at least one board lot of 100 shares.

26. COMMITMENTS AND CONTINGENCIES

The following are the significant commitments and contingencies involving the Group:

26.1 Operating Leases – Group as a Lessor

The Group is a lessor under operating leases covering certain real estate properties presented in the consolidated statements of financial position as Investment Properties. The lease agreements have a term of one year, subject to annual renewal and monthly payment of minimum rental plus additional rental based on certain percentage of the lessee's gross sales. Lease agreements with large tenants have terms ranging from five to 45 years with monthly rental payment on certain rate per square meter of leased area subject to annual escalation rates of 5.00% to 10.00% per annum.

The future minimum lease collections under these operating leases as of the end of the reporting period is as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Within one year	**P 1,097,914,848**	P 1,188,416,411
After one year but not more than five years	**2,575,807,779**	3,656,184,342
More than five years	**32,159,363,967**	32,319,145,099
	P35,833,086,594	P 37,163,745,852

26.2 Legal Claims

There are pending claims and legal actions filed by the Group or against the Group arising from the normal course of its business. Management believes that the ultimate liability, if any, with respect to such litigations, claims and disputes will not materially affect the financial position and results of operations of the Group.

26.3 Deficiency Tax Assessments

The Group has certain final deficiency tax assessment and has received letters of authority from the Bureau of Internal Revenue (BIR), pursuant to which the BIR has sought to investigate certain tax periods of the Group and consequently examine certain books, records and accounts that relate to transactions in the ordinary course of business. There are final deficiency tax assessments in the ordinary course of business against the Parent Company that are pending with the BIR covering taxable years 2015, 2013 and 2009. Pursuant to the Group's policy of addressing such actions in line with prudent business practice, the Group has engaged tax counsels and advisors in relation to these matters.

As of March 31, 2020, the final deficiency tax assessments are still under protest. Management believes that the Group has enough basis in law, Supreme Court and Court of Tax Appeals decisions, and evidence to support their claim; hence, no provisions were recognized in the consolidated financial statements.

26.4 Reclaimed Land and Others

The Group's existing land holdings in Aseana City, which were obtained pursuant to certain series of agreements involving reclamation and related projects with the Philippine Government, are entirely located on reclaimed foreshore land. Although the Group holds registered titles to these land holdings, Philippine law provides that issuance of titles does not create or vest title, but only constitutes evidence of ownership over such properties. In view of this, the Group's ownership, registration, and possession of titles and actual possession of these land holdings do not negate the possibility that the Philippine Government or third parties may at any time, file lawsuits to challenge the Group's rights to these land holdings. While the PRA and the Philippine Office of the Government Corporate Counsel (OGCC) are of the opinion that the Group's titles can no longer be invalidated, there is no assurance that the Philippine Government or third parties will not challenge the Group's rights to such reclaimed lands in the future. Notwithstanding the foregoing, the Group is not aware of the validity of the Group's titles being questioned, impugned, challenged or invalidated by the Philippine Government or any other third party since the time the Group acquired ownership over these land holdings in Aseana City and up to the audit report date. In addition to the opinions of the PRA and OGCC, management believes that the Group has enough basis in law and in the decisions of the relevant courts, to support the validity of its titles and ownership over these subject properties.

There are other commitments, litigations and contingencies that arise in the normal course of the Group's operations which are not reflected in the consolidated financial statements. As of March 31, 2020, management is of the opinion that losses, if any, from these commitments and contingencies will not have material effects on the Group's consolidated financial statements.

27. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Group's capital management objectives are to ensure that the Group maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Group manages its capital structure and makes adjustments to it, in the light of changes in economic conditions primarily those current and expected future events that affect or likely to affect the real estate and leasing sector. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, pay-off existing debts, return capital to shareholders or issue new shares.

The Group monitors its capital gearing by measuring the ratio of loans and borrowings to total capital and net loans and borrowings to total capital. Loans include all short-term and long-term borrowings while net interest-bearing loans include all short-term and long-term loans net of cash and cash equivalents.

As of March 31, 2020 and December 31, 2019, the Group's ratios of net interest-bearing loans to total capital are as follows:

	March 31, 2020 (Unaudited)	December 31, 2019 (Audited)
Total loans and borrowings	**P 492,970,000**	P 511,720,000
Less: Cash and cash equivalents and short-term placements	**(6,927,323,343)**	(7,271,402,211)
Net loans and borrowings (a)	**(6,434,353,343)**	(6,759,682,211)
Total equity	**20,997,929,279**	20,533,182,994
Net loans and borrowings and equity (b)	**14,563,575,936**	P 13,773,500,783
Gearing ratio (a/b)	**(44%)**	(49%)

28. EVENTS AFTER THE END OF THE REPORTING PERIOD

28.1 Declaration of Dividends

On April 24, 2020, the Parent Company's BOD in the special meeting held approved the declaration of dividends amounting to P0.047116 per share to shareholders as of the record date May 11, 2020. The dividends will be payable on June 4, 2020.

28.2 Impact of COVID-19

Also subsequent to the end of the reporting period, the Group and other Philippine businesses have been significantly exposed to the risks brought about by the outbreak of the new coronavirus disease, COVID-19, which the Group's management has determined to adversely affect the health, safety, logistics and productivity of its employees, and may affect the operations of the Group, particularly on the leases of land and commercial buildings. However, the Group believes that the downside risks caused by the COVID-19 to its operations are modest since its recurring leasing business is stable with diversified large and long-term leases across several industries. As of the report date, the financial impact of COVID-19 in the Group's operations, and ultimately in its consolidated financial statements, is not yet reliably determinable as the current COVID-19 condition rapidly develops. Relative to this, the Group has implemented strict measures (including protocols mandated by the Philippine Government, and business continuity initiatives for its supply chain and construction projects) to mitigate the risks involved and alleviate the impact of COVID-19 to the Group's financial condition and status of operations.

D.M. WENCESLAO & ASSOCIATES, INCORPORATED AND SUBSIDIARIES
Schedule of Financial Indicators
As required under SRC Rule 68, as amended
For the Period Ended March 31, 2020 and 2019
(Amounts in Philippine Pesos)

		March 31, 2020	December 31, 2019
I.	**Current/liquidity ratios**		
	a. Current Ratio		
	Total Current Assets / Total Current Liabilities	**1.60**	**1.61**
	b. Quick Ratio		
	[Cash and Cash Equivalents + Receivables - net] / Total Current Liabilities	**1.06**	**0.88**
II.	**Solvency ratios**		
	a. Solvency Ratio (Annualized)		
	Earnings Before Interest and Taxes / Total Liabilities	**24%**	**29%**
	b. Debt Ratio		
	Total Loans and Borrowings / Total Assets	**2%**	**2%**
	c. Debt-to-Equity Ratio		
	Total Loans and Borrowings / Total Equity Attributable to Owners of Parent Company	**2%**	**3%**
III.	**Asset-to-equity ratio**		
	Total Assets / Total Equity Attributable to Owners of Parent Company	**1.56**	**1.56**

		March 31, 2020	March 31, 2019
IV.	**Interest Coverage Ratio**		
	Earnings Before Interest and Taxes / Interest Costs*	**82.8**	**35.3**
V.	**Profitability Ratios**		
	a. Net Profit Margin		
	Net profit / Revenues	**45.3%**	**85.8%**
	b. Gross Profit Margin		
	Gross Profit / Revenues	**63.9%**	**79.8%**
	c. Return on Equity (Annualized)		
	Net profit Attributable to Owners of the Parent Company / Average Equity Attributable to Owners of the Parent Company	**8.2%**	**12.6%**
	d. Return on Assets (Annualized)		
	Net profit Attributable to Owners of the Parent Company / Average Total Assets	**4.1%**	**8.2%**
	e. Recurring income		
	Rental revenue / Total revenue	**50.0%**	**82.9%**

D. M. WENCESLAO & ASSOCIATES, INCORPORATED
3rd Floor, Aseana Powerstation Building
D. Macapagal Avenue cor Bradco Ave., Aseana City, Paranaque City

Reconciliation of Retained Earnings Available for Dividend Declaration
As of March 31, 2020

Unappropriated Retained Earnings Available for Dividend Declaration at Beginning of Year	P 7,130,987,602
Prior Year's Outstanding Reconciling Items	
Rent income based on Philippine Accounting Standard (PAS) 17, *Leases*	(3,425,062,718)
Deferred tax income from deferred tax assets	(213,115,321)
Revaluation increment on land	(19,047,893)
	(3,657,225,932)
Unappropriated Retained Earnings Available for Dividend Declaration at Beginning of Year, as Adjusted	3,473,761,670
Net Profit Realized During the Year	
Net profit per audited financial statements	464,746,285
Non-actual/unrealized income	
Accrued rent income based on PFRS 16, Leases	(127,844,086)
Deferred tax income from deferred tax assets	(16,177,958)
	320,724,241
Unappropriated Retained Earnings Available for Dividend Declaration at End of Year	**P 3,794,485,911**

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

DMW's Net Income Decreases 9% to P464.7 million in three months ended March 31, 2020

Financial and Operational Highlights
(In Millions Pesos, except for financial ratios and percentages)

	Three months ended March 31 (UNAUDITED)				
	2020	**% to Revenues**	**2019**	**% to Revenues**	**% Change**
Profit & Loss Data					
Revenues	1,026	100%	596	100%	72%
Cost of services and sales	371	36%	121	20%	207%
Gross profit	655	64%	475	80%	38%
Other operating expenses – net	68	7%	133	22%	- 49%
Other income – net	24	2%	356	60%	- 93%
Net income	465	45%	511	86%	-9%
Net income attributable to owners of the Parent company	445	43%	507	85%	- 12%

	March 31 2020	**% to Total Assets**	**Dec 31 2019**	**% to Total Assets**	**% Change**
	(UNAUDITED)		(AUDITED)		
Balance Sheet Data					
Total Assets	31,833	100%	31,267	100%	2%
Total Liabilities	10,835	37%	10,734	34%	1%
Total Equity attributable to owners of the Parent company	20,432	61%	19,987	64%	2%

Other Key Financial Ratios	**As of the period ended March 31, 2020**	December 31, 2019
Current Ratio	**1.60**	1.61
Debt to Equity	**2%**	3%

	March 31, 2020	March 31, 2019
Return on Equity	**8%**	**13%**
Net income ratio	**45%**	**86%**
Recurring Income Contribution	**50%**	**83%**

Revenue

Total consolidated revenue increased by P430.8 million, or 72.3%, from P595.6 million for the three months ended March 31, 2019 to P1,026.4 million for the same period in 2020, primarily due to the following:

Rentals

Our total rental revenue increased by P18.8 million, or 3.8%, from P493.9 million for the three months ended March 31, 2019 to P512.7 million for the same period in 2020.

- Rentals of Building. Rentals of building increased by P15.3 million, or 7.9%, from P193.5 million in 2019 to P208.8 million in 2020. The increase was primarily attributable to the effect of increase in rental rates of Aseana One and Two for the renewal of tenants of their contract of lease. Our total leased floor area is 89,914 sq.m. as of March 31, 2020 and 2019.

- Other revenue. Other revenue increased by P2.4 million, or 5.3%, from P45.1 million in 2019 to P47.5 million in 2020. The increase was primarily attributable to the effect increase in liquefied petroleum gas (LPG) consumptions and parking fee collections.

Construction contracts

Total construction revenue increased by P13.9 million, or 817.6%, from P1.7 million for the three months ended March 31, 2019 to P15.6 million for the same period in 2020 primarily due to increase in construction activities rendered to external customers. In 2019, the Group focused its construction resources to completing its on-going internal projects.

Sale of Condominium Units

The revenue from sale of condominium units increased by P398.1 million, or 398.1%, from P100.0 million for the three months ended March 31, 2019 to P498.1 million for the same period in 2020. This increase was attributable primarily to the increase in the number of units that are qualified for revenue recognition in 2020 compared to units for the same period in 2018. Furthermore, incremental percentage of completion in 2020 increased compared to the incremental percentage of completion for the same period in 2019.

Cost of Services and Sales

Our consolidated cost of services and sales increased by P250.2 million, or 207.6%, from P120.5 million for the three months ended March 31, 2019 to P370.7 million for the same period in 2020 due primarily to the following:

Construction Contracts

Costs of construction contracts increased by P7.2 million, or 900.0%, from P0.8 million for the three months ended March 31, 2019 to P8.0 million in 2020. As discussed in a previous paragraph, the decrease in cost was due primarily to increase in construction activities rendered to external parties.

Sale of Condominium Units

Cost of sale of condominium units increased by P242.0 million, or 421.6%, from P57.4 million for the three months ended March 31, 2019 to P299.4 million for the same period in 2020. As discussed in a previous paragraph, the increase was attributable primarily due to increase in the number of units that are qualified for revenue recognition and incremental percentage of completion in 2020 compared for the same period in 2019.

Other Operating expenses - net

Other operating expenses - net decreased by P65.1 million, or 49.0%, from P132.8 million for the three months ended March 31, 2019 to P67.7 million for the same period in 2020. The decrease was attributable primarily to the income from sale of air rights to a certain customer amounting to P65 million.

Other Income (net of charges)

Other income decreased by P332.2 million, or 93.4% from P355.9 million (net of charges) for the three months ended March 31, 2019 to P23.6 million (net of charges) for the same period in 2020 primarily due to the following:

Finance Income

Finance income decreased by P46.4 million, or 64.5from P71.9 million in 2019 to P25.5 million in 2020. The decrease was attributable primarily to the decrease in the amount of short term placements and effective interest income rate.

Other Income

Other Income pertains to the non-refundable consideration received in relation to the Company's giving of its consent in favor of a third party to be able to buy from another party certain parcels of land contributed to a joint arrangement (see note 21 to the condensed consolidated financial statements). Subject to certain terms and conditions governing the transfer of such rights to the third party, the Company is entitled to consideration totaling P2,050.0 million over two years, of which a non-refundable portion amounting to P300.0 million was received by the Company for the three months ended March 31, 2019.

Net Profit Attributable to Parent

Net profit attributable to parent company decreased by P61.7 million, or 12.2%, from P507.1 million in 2019 to P445.4 million in 2020.

Balance Sheet Accounts

Total Assets

The Company's total assets increased by P565.8 million, or 1.8%, from P31,266.8 million as of December 31, 2019 to P 31,832.6 million as of March 31, 2020 due to the following:

- Cash and cash equivalents increased by P1,305.9 million, or 25.1%, from P5,211.4 million to P6,517.3 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the maturity of 120-days short-term placement that was previously classified under other current asset account. This movement has no direct impact in the total assets.

- Receivables increased by P466.3 million, or 8.7%, from P5,385.8 million to P5,852.1 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the deposit advanced to a certain subcontractor for MidPark project amounting to P339.0 million and recognition of rental receivable based on PAS17 amounting to P123.9 million.

- Contract asset increased by P118.6 million, or 47.6%, from P249.0 million to P367.6 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the increase in units that qualified for revenue recognition and the increase in percentage of completion of Pixel Residences and Midpark Towers.

- Property development costs decreased by P164.2 million, or 14.1%, from P1,168.1 million to P1,003.9 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to recognition of cost of sale of condominium units related to the percentage of completion of Pixel Residences and MidPark Towers. As of March 31, 2020 percentage of completion for Pixel Residences and MidPark Towers is 82.33% and 13.42%, respectively.

- Investment properties - net increased by P422.6 million, or 3.4%, from P12,572.7 million to P12,995.3 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the cost incurred for 8912 Asean Ave., Parqal, Aseana Plaza and 58 Jupiter.

- Other non-current asset decreased by P19.8 million, or 1.8%, from P1,106.0 million to P1,086.2 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to recoupment of deposits or downpayment on progress billings of subcontractors.

Total Liabilities

Total liabilities increased by P101.0 million, or 0.9%, from P10,733.6 million to P10,834.6 million from December 31, 2019 to March 31, 2020, respectively, due to the following:

- Trade and other payables increased by P54.9 million, or 3.2%, from P1,695.4 million to P1,750.3 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to accrual of income tax payable of P76.0 million, net of decrease in output VAT payable of P19.0 million.

- Contract liability increased by P79.8 million, or 14.4%, from P554.7 million to P634.5 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the increase in the amount received from real estate customers in excess of the amount the Group has rights to receive based on the progress of the real estate development.

- Deposits and advances decreased by P63.7 million, or 4.1%, from P1,549.9 million to P1,486.2 million as of December 31, 2019 and March 31, 2020, respectively, mainly due to application of deposits related to rentals and the sale of condominium units of Pixel Residences and MidPark Towers.

- Deferred tax liabilities increased by P47.2 million, or 5.2%, from P902.3 million to P949.5 million as of December 31, 2019 and March 31, 2020, respectively, due to recognition of income taxes related to deferred rental income.

Total Equity

Total equity increased by P464.7 million, or 2.3%, from P20,533.2 million to P20,997.9 million as of December 31, 2019 and March 31, 2020, respectively, primarily due to the results of operation for the three months ended March 31, 2020.

Other Key Financial Ratios

The Company's key performance indicators are measured in terms of the following: (a) Current ratio which determines the liquidity of the Company (b) Debt to equity which determines the Company's financial leverage (c) Return on equity which measures the profitability to capital provided by stockholders (d) net income ratio which measures the ratio of net profit to total gross revenue (e) recurring income contribution.

Current ratio decreased to 1.60 from 1.61 as of March 31, 2020 and December 31, 2019, respectively, mainly due to increase in current liabilities as a result of on-going construction of the Group's pipeline projects.

Debt to equity ratio improved to 2% from 3% as of March 31, 2020 and December 31, 2019, respectively, due to payment of maturing loans while increasing the equity as the result of operations.

Return on equity decreased to 8% from 13% as of March 31, 2020 and 2019, respectively, as a result of increase in equity and decrease in net profit.

Net income margin decreased to 45% from 86% as of March 31, 2020 and 2019 mainly due to other income recognized in 2019 related to sale of rights.

Recurring income ratio decreased to 50% from 83% as of March 31,2020 and 2019 mainly due to increase in revenue from sale of condominium units.

The Company has no known direct or contingent financial obligation that is material to the Company, including any default acceleration of an obligation. There were no contingent liabilities or assets in the Company's balance sheet. The Company has no off-balance sheet transactions, arrangements, obligations during the reporting year as of balance sheet date.

There are no known trends, events, material changes, seasonal aspects or uncertainties that are expected to affect the Company's continuing operations.

Key Operating Data

On February 20, 2020, 58 Jupiter had its topping-off ceremony. 58 Jupiter is a five (5) storey mixed-use building on a 537 sqm land in Jupiter Street, Makati City. It has a gross floor area (GFA) of 2,355 sq,m, construction floor area (CFA) of 3,055 sqm and a total leasable area 2,355 sqm. The building has a basement parking with mechanical car lifts, ground and second floors for food and non-food merchants, third to fifth floors for offices, roof deck level for an open restaurant/bar and structural provisions for additional two floors of offices.

Designed with a sustainable and innovative approach, the building features: (1) a green wall also known as a vertical garden that works as a natural air-filtration system; (2) retractable louvres for improved air quality and sun shading; (3) rain water harvesting for planters' irrigation; (4) operable pivoted windows for natural and cross ventilation; and (5) LED lightings for energy efficiency. Low e-glass shall also be used for the windows to minimize the amount of heat that can pass through without compromising the amount visible light that is transmitted.

As of March 31, 2020, the Company's largest commercial office building, 8912 Asean Ave. has a percentage of completion of 50% as compared to 15% for the same period last year.

8912 Asean Ave. is a 15-story office building with total gross leasable area of approximately 68,000 sq.m. The project stretches 120 meters along Aseana Ave. with convenient access to retail options at the Ayala Malls Bay Area, connected through an elevated walkway. Commercial retail spaces are located on the first level while offices are located starting on the fifth floor and above.

The Company is currently assessing the effect of COVID-19 on the timeline of the projects

Project and Capital Expenditure

For the year 2020, the Company expects to incur capital expenditures approximately P4 billion which will be funded with internally generated funds and external borrowings.

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of __________________________on____________, 20__.

By:

Delfin Angelo C. Wenceslao
Chief Executive Officer

Atty. Heherson M. Asiddao
Chief Finance Officer

Date: May 15, 2020

CERTIFICATION

I, **HEHERSON M. ASIDDAO**, is the Chief Finance Officer and duly authorized representative of **D.M. WENCESLAO & ASSOCIATES, INC.** (the "Corporation") with SEC Registration Number 26986 and with principal office at 3/F Aseana Powerstation Bldg., D. Macapagal Blvd. cor. Bradco Avenue, Aseana City, Parañaque City, do hereby certify and state that:

1. The Corporation, will comply with the guidelines for the alternative filing of reports and/or documents through electronic mail with the Securities and Exchange Commission though the Corporate Governance and Finance Department ("CGFD") issued on March 18, 2020 and March 30, 2020 in light of the imposition of an Enhanced Community Quarantine and Stringent Social Distancing Measures over Luzon to prevent the spread of the 2019 Coronavirus Disease (COVID-2019).

2. The information contained in **SEC Form 17-Q or Quarterly Report** submitted on **May 15, 2020** is **true and correct** to the best of my knowledge.

3. On behalf of the Corporation, I hereby **undertake** to:

   a. submit hard or physical copies of **SEC Form 17-Q or Quarterly Report** with proper notarization and certification;
   b. pay the applicable filing fees, if any.

   within ten (10) calendar days from the date of the lifting of the Enhanced Community Quarantine period and resumption of SEC's normal working hours.

4. I am fully aware that the non-submission of hard/physical copies of reports as well as a certification that they refer to one and the same document submitted online, within ten (10) calendar days from the lifting of the Enhanced Community Quarantine period and the resumption of SEC's normal working hours, shall invalidate the reports, applications, compliance, requests and other documents submitted via email. Hence, the corresponding penalties under existing rules and regulations of the Commission shall apply without prejudice to the imposition of penalties under Section 54 of the Securities Regulation Code and other applicable existing rules and regulations for failure to comply with the orders of the Commission.

5. I am executing this certification on **May 15, 2020** to attest to the truthfulness of the foregoing facts and for whatever legal purpose it may serve.

ATTY. HEHERSON M. ASIDDAO
Chief Finance Officer
Passport No: P5573311A