HOUSE OF INVESTMENTS

ANNEX "C"

MANAGEMENT REPORT

Financial and Other Information

Audited Financial Statements
The Statement of Management's Responsibility and Consolidated Audited Financial Statements of the Group as at December 31, 2022 are attached hereto as **Annex "D".**

Changes in and Disagreements with Accountants in Accounting and Financial Disclosure
None

Management Discussion and Analysis of Financial Condition and Plan of Operations

Item 1: Description of Business

1.1 Business Development

House of Investments, Inc. ("House of Investments" or "the Company") was incorporated in 1959 as an investment bank, the first of such bank to be organized in the Philippines. Through the years, the Company evolved into an investment holding and management company with a diversified portfolio and became one of the four major flagship corporations of the Yuchengco Group of Companies ("YGC").

The Company's core business focus is organized into four segments, namely: Automotive Business, Education, Construction and Property & Property Services. Its portfolio investments are in Pharmaceuticals, Energy, and Deathcare. A detailed discussion of each of the business segments of House of Investments are provided in the next section of this report.

1.2 Business of the Issuer

THE HOLDING COMPANY

The executive management takes an active role in the management of the core businesses. In addition, the executive management monitors the business performance of the portfolio companies very closely. Through management meetings and regular review of operating results compared to targets and prior year performance, House of Investments is able to direct corporate strategy and operations.

In particular, management watches operating metrics very closely and how these would impact the financial metrics. By monitoring operating and financial metrics, executive management can always determine whether the capital deployed to various businesses within the portfolio is being used efficiently, and generating returns that meet hurdle rates.

The Company's executive management also engages in a continuous business development program. These business development activities range from identifying growth opportunities in existing businesses; helping develop new products and services that generate organic growth; or buying entire companies or controlling/significant minority stakes in companies which show high growth potential.

CORE BUSINESS UNITS:

CARS BUSINESS

House of Investments operates three car-retailing brands: Honda, Isuzu, and Geely. Honda's and Geely's vehicle line-up include passenger cars and light commercial vehicle categories while Isuzu's is purely commercial vehicles.

The Company's Honda full-service dealerships are located in Quezon Ave. and Manila; it also operates a service center in Tandang Sora. House of Investments also owns and operates Honda Cars Greenhills through its wholly-owned subsidiary HI Cars, Inc. Meanwhile, the Company's Isuzu dealerships are in Manila, Commonwealth, and Leyte and its Geely dealership is in Manila.

House of Investments also holds a minority stake in Sojitz G Auto Philippines Corporation which owns and operates the Geely distributorship, with a flagship dealership in North Edsa and a dealership in Makati.

THE CONSTRUCTION SECTOR

EEI CORPORATION AND SUBSIDIARIES

House of Investments holds a majority stake in EEI Corporation ("EEI"). EEI was founded in 1931 as machinery and mills supply house for the mining industry. Over the past 90 years, aside from broadening the range of industrial machinery and systems it distributes, EEI also expanded into construction services, and in the supply of manpower in the Philippines and overseas. Today, EEI is one of the country's leading construction companies, with a reputable track record in general contracting and specialty works.

Through its long years of working and collaborating with global contractors, EEI has achieved World class caliber project management and execution expertise with the use of better technologies in all disciplines of the construction industry.

It has been involved in the installation, construction, and erection of power generating facilities; oil refineries; chemical production plants; cement plants; food and beverage manufacturing facilities; semiconductor assembly plants; roads, bridges, railroads, ports, airports, elevated expressways, metro rail transit system and other infrastructure; high rise residential and office towers, and hotel buildings. The Company also operates one of the country's modern steel fabrication plants.

Driven by a commitment to Philippine development and to have greater presence in the economy, EEI continues to expand its core business to a wide array of construction competencies. The Company has also been engaged in doing construction projects overseas for more than forty years.

EEI also owns the following major subsidiaries:

- **Equipment Engineers, Inc.** is engaged in the supply and marketing of a broad range of industrial plant facilities, process equipment, systems, and parts to the industrial, commercial, and property development companies and also in supply management services.
- **EEI Power Corporation** is engaged in retail electricity supply and in the supply of electrical equipment and services, as well as electro-mechanical contracting works. It also has investments in renewable energy.
- **EEI Construction and Marine, Inc.** is engaged in structural fabrication works and light steel construction works such as storage tanks, pressure vessels, ducts and pipes.
- **EEI Realty Corporation** is engaged in the development of land, housing, and other properties.
- **EEI Carga** is engaged in the operation of a digital logistics platform that enables shippers to deliver their products through various transportation options available in the platform.
- **EEI Limited and Subsidiaries** provides labor supply and project management and supervision services.
- **GAIC Group** provides manpower services to both local and foreign markets.
- **JPSAI** is a provider of formworks and scaffolding.
- **LearnJP** operates a human resource development center that provides services for the improvement in language proficiency, such as in English, Filipino, Japanese and other foreign languages, and related academic or non-academic areas including skills development and cultural orientation to foreigners, locals and other interested individuals.
- **Biotech JP Corporation** is engaged in the manufacturing of specialized food products.

THE EDUCATION SECTOR

iPEOPLE, INC. AND SUBSIDIARIES

iPeople, inc. ('iPeople") is the holding company under House of Investments that drives investments in the education sector. iPeople is a publicly listed company on the Philippine Stock Exchange (PSE:IPO). iPeople wholly owns Mapúa University, which owns three other operating schools: Malayan Colleges Laguna, Malayan Colleges Mindanao and Malayan High School of Science.

With the merger with AC Education, Inc. ("AEI") that took effect on May 2, 2019 where iPeople was the surviving entity, iPeople has become one of the leading education groups in the country. The merger folded into the iPeople network the three schools of AEI namely: Affordable Private Education Center, Inc. ("APEC Schools"), University of Nueva Caceres ("UNC") and National Teachers College ("NTC").

House of Investments and its affiliates together with Ayala Corporation controls 51.3% and 33.5%, respectively.

The operating schools under the iPeople network are as follows:

(1) **Malayan Education System, Inc. (Operating under the name of Mapúa University).** Founded in 1925 by Don Tomas Mapúa, an architecture graduate of Cornell University in the United States and the first registered architect of the Philippines, Mapúa University is the country's premier engineering and technological university. It unceasingly fosters its long tradition of leading-edge excellence in various fields of studies, such as Engineering and Sciences, Architecture and Design, Information Technology, Business and Management, Communication and Media Studies, Health Sciences, and Social Sciences and Education, and provides students with a learning environment that will make them globally competitive.

In 2022, Mapúa University realized its vision of being one of the best universities in the world after debuting in the Times Higher Education World University Rankings. Ranked 1501+, Mapúa is one of only four Philippine higher education institutions that made it to the rankings. It placed second in the research category among all Philippine schools and in three subject areas—Computer Science (801+), Engineering (1001+), and Physical Sciences (1001+).

The Quacquarelli Symonds (QS) Asia University Rankings 2023 named Mapúa a top 100 university in Southeast Asia (#88) and the whole Asian region (#551-600).

It also received a 4 Stars rating for excellence from QS Intelligence Unit under its QS Stars Rating System. The QSIU is an independent organization providing global intelligence in line with the higher education sectors around the world. It received a 5 Stars rating for Employability, Facilities, and Social Responsibility; a 4 Stars rating for Teaching, Inclusiveness, and Program Strength for its Computer Science program; and a 3 Stars rating for Internationalization and Academic Development.

Mapúa is the first school in Southeast Asia to obtain accreditation for its programs from ABET, a US-based non-profit, non-governmental agency that accredits college and university programs in applied and natural science, computing, engineering, and engineering technology. Mapúa has the most ABET-accredited programs for a single campus in the country, with 11 of its engineering programs accredited by ABET's Engineering Accreditation Commission (EAC) and three of its computing programs accredited by ABET's Computing Accreditation Commission (CAC).

Mapúa also has the most number of engineering programs (Chemical Engineering, Civil Engineering, Computer Engineering, Electrical Engineering, Electronics Engineering, Environmental and Sanitary Engineering, and Mechanical Engineering) recognized as Centers of Excellence by the Philippine Commission Higher on Education. It is also a recognized Center of Excellence for Information Technology Education in the country, with program offerings Computer Science, Information Systems, and Information Technology.

The University's strong academic foundation ensures its graduates are of high caliber, taking lead roles in the global arena. To date, it has produced 399 topnotchers across 11of national professional licensure examinations since 2000. Its students are also prepared for the world of practice through their exposure to international exchange programs, international on-the-job training, international plant visits, conferences, and research, development, and innovation undertakings, which are achieved through the University's continuous forming of global linkages with prestigious companies and universities. In fact, in 2022, the University unveiled its partnership with Arizona State University, America's most innovative university, through Cintana Education, to expand the access of Filipino students to high-quality international education in business and health sciences.

A recognized leader in digital education and online learning in the Philippines and one of the most digital-ready universities in Asia, Mapúa continuously provides enriching and engaging learning experiences to its students using the latest in educational technology, enhancing its capability for effective teaching and learning in a digital environment.

Through Mapúa Ubiquitous Online Experience (ÚOx), an award-winning initiative in delivering fully online programs through its very own platform, Cardinal EDGE or Education in a Digital and Global Environment, Mapúa delivers on its commitment to developing and bolstering its world-class quality of education, reaching more learners locally and across the globe through its online learning space. To date, it offers six Commission on Higher Education-approved fully online bachelor's degree programs in engineering and information technology and nine fully online master's degree programs in engineering and information technology.

(2) **Mapúa Malayan Colleges Laguna (Mapúa MCL)** is a tertiary institution located in Cabuyao, Laguna, offering 22 baccalaureate programs and one master's program. Its degree-offering colleges and institute include the Mapúa Institute of Technology at Laguna, the E.T. Yuchengco College of Business, the College of Computer and Information Science, the College of Arts and Science, the Mapúa-PTC College of Maritime Education, and the Institute for Excellence in Continuing Education and Lifelong Learning. The institution started with 860 students in 2007 and now has over 5,000 students in both college and Senior High School (SHS).

Mapúa MCL prides itself on its quality education, with seven engineering programs being PTC-ACBET accredited, and its Marine Engineering (MarE) and Marine Transportation (MT) programs receiving recertification from the Belgian Maritime Inspectorate. Mapúa MCL was also granted ISO21001 certification and has passed the DNV routine audit in December 2021 and November 2022. The institution has consistently produced graduates with excellent performances in licensure and certification exams, local and national competitions, and quiz bowls, ranking as the number one private school in CALABARZON and the 10th best school in the Philippines.
In its pursuit of continually improving 21st-century education, Mapúa MCL has been awarded the Blackboard Catalyst Award for Leading Change in 2017 and Blackboard Award for Professional Development in recognition of its Opportunities for Lifelong (#SamaOLL) Project in 2020. Mapúa MCL was also granted a three-star overall rating from the Quacquarelli Symonds (QS) Star Rating System from the United Kingdom in 2020, receiving a five-star rating for Employability, a four-star rating for Facilities, and a three-star rating for Social Responsibility and Inclusiveness. Mapúa MCL was awarded the most outstanding school in the Laguna Excellence Awards in 2021 and was granted membership in the Philippine Association of Colleges and Universities in September 2022.
Mapúa MCL is envisioned as a Center of Excellence for science and technology education in Southern Luzon. With its excellent facilities, technologically advanced, and IT-integrated curricula, the institution seeks to meet the challenges of globalization to produce graduates who can exercise their skills in the global labor market. Given its Autonomous Status granted by CHED, Mapúa MCL has offered new programs, including B.S. Business Administration and B.S. Psychology, starting Academic Year 2020-2021.

(3) Mapúa Malayan Colleges Mindanao (MMCM) was established in 2015 to offer a Mapua education in Davao and Mindanao. Located along General Douglas MacArthur Highway in Matina, Davao City, MMCM opened its doors to senior high school and college students on July 2, 2018. The institution is committed to transforming students into globally competitive professionals that are highly preferred by industries locally and abroad. MMCM stands out from other colleges and universities in Mindanao due to its learner-centered outcomes-based education, blended online and face-to-face learning sessions, industry partnerships, Mindanao-centric learning, and advanced learning facilities.

MMCM initially offered 14 baccalaureate programs in engineering, architecture, arts and sciences, information science, business, and complete senior high school academic and technical-vocational tracks, and it successfully reached its target number of enrollees in its first year of operation. Since then, MMCM has continued to expand its program offerings, opening three additional programs under the Alfonso T. Yuchengco College of Business in the 2019-2020 school year and offering its first two health sciences programs, BS in Psychology and BS in Biology, in 2021. In the 2021-2022 school year, MMCM was approved to offer Junior High School, completing its high school program offerings from Grade 7 to 12. As of 2022, MMCM has over 5,000 enrollees in its 19 college programs together with the JHS and SHS departments. Additionally, the institution held its first Commencement Exercises for its first batch of college graduates in June 2022.

In 2022, MMCM was relaunched as Mapúa Malayan Colleges Mindanao after receiving its amended articles of incorporation from the SEC on April 12, 2022. The institution has recently partnered with Arizona State University (ASU) and joined the Cintana Alliance to offer high-quality international education in health sciences and business programs. Through this partnership, MMCM students will have opportunities for international exposure through short-term immersive programs, semester exchanges, pathways, and summer programs, allowing them to develop into highly skilled, globally competent professionals and create opportunities for them in the country and abroad. With the changing demands of industries and the world constantly evolving, MMCM remains committed to its mission of shaping globally competitive professionals.

(4) **Malayan High School of Science, Inc. ("MHSS")** is a wholly-owned subsidiary of Mapúa University. MHSS is a science- and math-oriented high school located in Pandacan, Manila. Modeled after similar but publicly funded science high schools, MHSS offers a rigorous academic program geared towards graduating hard-working, mathematical and scientific-trained students that will excel in their university studies and beyond. The school is focused on optimizing student-to-teacher time and in providing a top-notch faculty, state-of-the-art facilities, and a curriculum that will allow students to "fully express not only their scientific inclinations but also their artistic bent."

(5) **The University of Nueva Caceres (UNC),** the first university in Southern Luzon, traces its humble beginning with the benevolence of Dr. Jaime Hernandez, former Secretary of the Department of Finance, as his way of giving back to the Bicolano community. In February 1948, Dr. Hernandez together with other prominent Bicolanos, formed the Nueva Caceres College, and in 1953, the school attained University Status. In July 2015, the University of Nueva Caceres partnered with Ayala Corporation through Ayala Education, Inc to further enhance the quality of education through industry and technology driven innovations. Currently, the University offers complete basic education, four programs in the College of Arts and Sciences, thirteen in the College of Business and Administration, five in the College of Computer Studies, thirteen in the College of Education, six in the College of Engineering, Nursing Course, Criminal Justice Education, Juris Doctor, and three Doctorate and fifteen Masters Degree programs in the Graduate Studies department. UNC endeavors to fulfill its tri-focal function of instruction, research, and extension while making education accessible and affordable. The battle cry "from first to number one" summarizes UNC's goals of excellence in quality, access, relevance, and responsiveness. UNC aims to be known not only as the first university in Bicol, but to be the Number 1 university in terms of employability of graduates.

(6) The **National Teachers College (Doing Business Under the Name of the National Teachers College)** was founded by Dr. Segundo M. Infantado, Sr., a former Director of Public Instruction of the Philippines and Dr. Flora Amoranto-Ylagan, one of the country's leading educators. NTC was officially incorporated on September 29, 1928 and was authorized by the Department of Public Instruction on April 17, 1929 to operate as an educational institution. Its doors opened to the student public on June 10, 1929 and was granted government recognition on February 17, 1930. NTC was the first Higher Education Institution (HEI) in the Philippines to offer collegiate programs dedicated to teacher education. Among private educational institutions in the Philippines, it has attained a pre-eminent place in educational leadership, particularly in the field of teacher education. Its performance in the Licensure Examination for Teachers is always above the national passing rate. NTC continues to perform its share in educating and training teachers, administrators, supervisors, and other professionals who will serve in the interest of the Republic of the Philippines and the world at large.

(7) **Affordable Private Education Center, Inc. (Doing Business Under the Name of APEC Schools**) was founded in 2013 with the vision of providing affordable but quality private

education to thousands of Filipinos. Its mission then was to prepare its students for college, employment or both. It is a chain of private high school that offers K-12 program of the Department of Education. Started with only 130 students in 2013, APEC Schools has expanded to 23 branches with more than 15,800 students and almost 800 employees. In 2016, APEC Schools offered Senior High School with the Accounting Business Management (ABM) strand, and Accelerated Career Experience, its own job immersion program developed with employer partners. In 2018, APEC Schools celebrated its 5th year anniversary and graduated the first batch of 2,000 Senior High School students. In 2020, APEC Schools offered two new programs suited for the education's new normal: APEC Agile Distance Learning program and APEC Flex Homeschool program to help students continue with their education despite the pandemic. In December of the same year, Google recognized APEC Schools as a Google Reference School - the first and only in the Philippines. Most students have gone on to top colleges and universities, while 15% have gone on to be employed within three months of graduation.

In December 2022, the BOD and Stockholders of NTC approved the proposed merger of NTC and APEC, with NTC as the surviving entity. Both entities consider it to be in their best interests to merge into a single corporation to allow them to better achieve their goal of transforming lives through innovative education at affordable prices. Both entities are subsidiaries of IPO

The merger is still subject to the filing of the relevant applications and obtaining the requisite regulatory approvals, including the endorsement of the Commission on Higher Education (CHED) and Department of Education (DepEd), and the approval of the Philippine SEC of the merger application.

PROPERTY & PROPERTY SERVICES

ATYC, INC.

House of Investments, Inc. wholly owns ATYC, Inc. which was incorporated in 2022. In September 2022, ATYC, Inc completed the purchase of A.T. Yuchengco Centre from Rizal Commercial Banking Corporation.

SAN LORENZO RUIZ INVESTMENT HOLDINGS AND SERVICES, INC.

In December 2020, House of Investments acquired 100% of the issued and outstanding capital stock in San Lorenzo Ruiz Investment Holdings & Services, Inc. San Lorenzo owns a property within the Makati Central Business District which it plans to develop into a mix-use commercial complex that features an iconic design, a network of open spaces, public art facilities, and green technology.

RCBC REALTY CORPORATION

House of Investments owns a minority stake in RCBC Realty Corporation, which owns the YGC flagship property, the RCBC Plaza.

The RCBC Plaza is the biggest and most modern office development in the Philippines today. Inaugurated in 2001, the complex consists of the 46-storey Yuchengco Tower, 41-storey Tower 2, and a three-level podium. Also housed in RCBC Plaza are the 450-seat Carlos P. Romulo Auditorium, the Yuchengco Museum, a 200-seat chapel, a VIP lounge, banking chambers, convenience and service shops, food court, seven-level basement parking, gym and health spa, and open-air courtyard. YGC members such as the RCBC and AY Foundation hold their offices here.

RCBC Plaza is the first IT zone in Makati designated by the Philippine Economic Zone Authority.

In May 2018, RCBC Plaza received its Leadership in Energy and Environmental Design (LEED) EBOM Gold certification, making it the first multi-tenanted building in the Philippines to achieve the prestigious certification. LEED is a certification program designed by the US Green Building Council (USGBC) and has become the most widely used green building rating system to assess environmental compliance in terms of sustainability, energy conservation, water reduction, air quality and materials, and resources.

LANDEV CORPORATION

House of Investments, Inc. wholly owns Landev Corporation. Landev Corporation is primarily engaged in property management and project management services. Among its large contracts are:

- Property management for RCBC Plaza, A.T. Yuchengco Corporate Centre, Y Tower 1 & 2, and ETY Building;
- Facilities management for RCBC branches nationwide;
- Project management for the construction of the new Mapúa campus and The Yuchengco Centre, both in Makati,
- Comprehensive security services to leading institutions like RCBC Plaza, A.T. Yuchengco Centre, and all RCBC branches through its subsidiary Greyhounds Security and Investigation Agency.

PORTFOLIO INVESTMENTS:

ENERGY
House of Investments has investments in the energy sector through its stake in PetroEnergy Resources Corporation ("PERC") and EEI Power Corporation, a wholly-owned subsidiary of EEI.

PETROENERGY RESOURCES CORPORATION is a publicly listed Philippine energy company founded in 1994 to undertake upstream oil exploration and development. Since then, it has diversified into renewable energy and power generation. PetroEnergy, through its renewable energy arm, PetroGreen Energy Corporation (PGEC), has investments in the following joint venture companies: PetroSolar Corporation, PetroWind Energy Inc., and Maibarara Geothermal, Inc.

EEI POWER CORPORATION is engaged in retail electricity supply and in the supply of electrical equipment and services, as well as electro-mechanical contracting works.

PHARMACEUTICALS
HI-EISAI PHARMACEUTICALS, INC. ("HEPI") is a joint venture between House of Investments and the Eisai Co. of Japan with the Company owning 50%. HEPI imports pharmaceuticals from Japan, which it sells in the Philippine market through established drug distributors.

DEATHCARE
MANILA MEMORIAL PARK CEMETERY, INC. ("MMPCI") is the recognized market leader in death care services. It sells memorial lots and owns, operates, and maintains memorial parks in Sucat, Quezon City, Bulacan, Laguna, Cavite, Cebu, Davao. House of Investments owns a material stake in MMPCI.

LA FUNERARIA PAZ-SUCAT, INC. ("LFPSI") provides mortuary services to the bereaved and their loved ones. House of Investments, together with MMPCI, jointly owns LFPSI.

OUR RISK MANAGEMENT

House of Investments, Inc. (HI) as an operating, holding and management company with significant involvement in a number of industries through its various divisions, subsidiaries, associates, joint ventures, and managed companies is exposed to risks that are particular to its nature of operations and the environment in which it operates. HI's current core business is organized into four segments; construction, education, automotive, and property management services. HI believes that risk management is the responsibility of all stakeholders within the Group. As such, risk management is integrated into the businesses' organizational activities and processes, embedded into the regular functions and operational requirements to achieve the corporate goals.

The Board Risk Oversight Committee (BROC) assists the Board of Directors in fulfilling its corporate governance functions on risk management. The BROC is responsible for the oversight of the company's enterprise risk management system. The Chief Risk Officer reports to the BROC developments and matters relevant to risk management. Management, through the company's Risk Management Council, is accountable for managing the associated risks. The management team of the subsidiaries are responsible for managing their respective risk exposures and reports periodically to HI.

HI reviews and conducts a group-wide risk assessment periodically, monitors the identified risks to ensure that these are current and regularly taken into account. Following are the key risk factors that may impact the objectives of the Company.

For the Holding Company

1. Reputation
   The inability of the Company to maintain and failure protect its reputation may adversely affect its objective of creating and growing its value for its stakeholders. The Company's reputation may be closely tied to the performance and reputation of its subsidiaries. Negative publicity or poor performance by the subsidiaries may possibly damage the Company's reputation which may impact stakeholder confidence and future business opportunities. HI communicates its vision, mission, core values, and objectives to all its stakeholders and ensures all stakeholders are mindful with certainty of the company DNA in accomplishing the corporate objectives. The HI senior management participates in the Group's strategic planning, management, and operational meetings to ensure alignment with the holding company.

2. Information and Cyber Security/Safety
   The failure to protect the Company from data breaches and/or the inability of the information systems to adequately protect the critical data and infrastructure may adversely affect stakeholders' confidence, disrupt operations, and may result to business losses and reputational damage. The Company may handle sensitive stakeholder data which can lead to privacy and cybersecurity risks such as data breaches and cyber-attacks. To mitigate the risks, HI directs groupwide investments in cybersecurity resources and implementation of strong data security measures. HI ensures strict compliance with the data privacy act and the company's information and communications technology security policy. HI conducts periodic review and update of its cybersecurity policies and information campaign through cybersecurity awareness programs.

3. Talent
   The probability that a critical role will become vacant and cannot be satisfactorily filled may negatively affect the Company's continuity of its strategic imperatives and/or products and services standards. The success of the Company depends on the quality and effectiveness of the leadership and employees and may face challenges in attracting and retaining top talent, HI established programs in building key competencies and capability, as well as implementing succession planning to address the exposures. The Company continue to improve on its employee engagement through activities and programs, including but not limited to individual development and career growth plan.

4. Market
   The Philippine and Global economic condition may impact the Company's investment and growth commitments to its stakeholders. The uncertainty of the economic condition may affect the performance of the Company's subsidiaries. HI is cognizant that pursuing business opportunities by expanding its footprint is critical to sustain its growth commitments. HI considers investments anchored on the company's management expertise and available resources and uses acceptable financial modelling and testing considering its investment commitments. Monitoring the market risks is imbedded in the normal course of business and necessary measures are implemented to counter the potential impact.

For the Group

1. Business Resiliency
   The inability to bring the Companies out of operational disruptions, resume critical processes, and restore normal operations may result to service breach and financial losses. The Group can be affected by natural disasters, may be vulnerable to cyber threats due to the increasing reliance on digital technologies, and can be affected by outbreaks of infectious diseases which may cause damage to facilities, may impact employee, other stakeholders, and workplace safety, and disrupt business operations. The Group is committed to address risks that may cause disruptions

to its operations. Measures are put in place to mitigate the risks as provided for in the Group's crisis management and business continuity plans and disaster risk management program with the end objective of bringing back the business activities to normal operations as soon as possible. Further, the Group maintains and continues to invest in system and software applications, online platforms to improve the Group's ability to provide services remotely and meet stakeholders' expectations. Where applicable and appropriate, specific insurance is obtained to help reduce the financial impact of the operational disruptions and damages.

2. Reputation
   The inability of the Companies to maintain or failure to protect respective reputations may adversely affect objectives of creating and growing its value for its stakeholders. Negative publicity or poor performance could damage the Company's reputation and lead to business losses and may impact stakeholder confidence The Group communicates its vision, mission, core values, and objectives to all its stakeholders and ensures all stakeholders are mindful with certainty of the company DNA in accomplishing the corporate objectives. The Group has stakeholder action centers to address concerns, conducts surveys and social listening to assess reputational concerns, and implements social media policy to ensure appropriate community behavior.

3. Information and Cyber Security/Safety
   The failure to protect the Companies from data breaches and/or the inability of the information systems to adequately protect the critical data and infrastructure may adversely affect stakeholders' confidence, disrupt operations, and may result to business losses. The Companies handle sensitive stakeholder data which can lead to privacy and cybersecurity risks such as data breaches and cyber-attacks. To mitigate the risks, the Group ensures strict compliance with the data privacy act and the Group's information and communications technology security policy. The Group conducts periodic review and information campaign through cybersecurity awareness programs. The Group also maintains and invests in cybersecurity resources and implements strong data security measures.

4. Talent
   The probability that a critical role will become vacant and cannot be satisfactorily filled may negatively affect the Companies' continuity of its strategic imperatives and/or products and services standards. The success of the Companies depends on the quality and effectiveness of the leadership and employees and may face challenges in attracting, developing, and retaining top talent. The Group established programs in building key competencies and capability, as well as implementing succession planning to address the exposures. In addition, the Group maintains and continues to improve its employee engagement through activities and programs, including but not limited to individual development plan.

5. Market
   The Philippine and Global economic condition may impact the Companies' investment and growth commitments to its stakeholders, the uncertainty of which may affect the performance of the Group. The Group is cognizant that pursuing business opportunities is critical to sustain its growth commitments. The Group considers opportunities anchored on the company's management expertise and available resources. Monitoring the market risks is imbedded in the normal course of business and necessary measures are implemented to counter the potential impact, including but not limited to diversification. The Group partners with business organizations to cushion the potential financial impact to relevant stakeholders, implements process improvements and other cost-saving measures, strengthens its online platforms to provide internet-based services, and affordable distance learning programs.

6. Other risks for the Companies and the Group

Other risks that are inherent to the operations of the Companies and the Group which may expose the Group include the following.

7. Regulation
   The Companies respective businesses may be impacted by changes in laws and policies or the introduction of new laws or regulations which may affect its business operations and financial results. Non-compliance with existing regulations, could result in fines, legal action, or reputational damage. The Group, operating largely in regulated industries, manages these risks by monitoring emerging laws and regulations and industry developments affecting or may affect its business. The Group takes the position of proactively participating in consultations and dialogues with pertinent regulatory agencies and organizations relevant to its operations strengthening its capability to anticipate and adapt to potential changes, aiming to attain thought leadership status in the industry where it operates.

8. Technology Risk
   The Companies' business may be impacted by technological innovations and/or changes which may affect its operations, competitiveness, and financial results. The industries where the Group operates are undergoing rapid technological changes which may significantly alter the way the Group's businesses operate. Failure to adopt new technologies and adapt to changing market conditions risk falling behind competition. The Group continue to invest in relevant technologies, systems improvements, and in digitalizing its key business processes.

9. Competition
   The inability to understand and face intense competition and/or anticipate emerging competitors may place the Group in a disadvantageous position resulting to business losses. To respond to these risks, the Group monitors both competition and market trends, rethinking strategies with disruptive innovation, diversification, differentiation, and leadership in mind maximizing the use of existing resources and making the necessary investments where appropriate. The Group's strong industry partnership and collaboration provides insights into the future and potential requirements.

10. Workplace Safety and Security
    The inability to provide a safe environment and/or operationalize adequate workplace security and preventive measures may adversely affect the Group's reputation and operations which could lead to negative stakeholders' actions and financial losses. The Group manages the risks by implementing a workplace security program, ensuring strict compliance with regulatory agencies' requirements on safety and security in the workplace. The Group maintains and continually improves appropriate processes and equipment aimed at securing its facilities and stakeholders.

11. Operational
    The inefficiencies and/or failure of internal processes and/or systems, non-compliance with policies and regulatory requirements, human errors in the conduct of the Group's daily activities may result to financial losses. To manage these risks, the Group ensures that all operating units have efficient and effective processes and support systems to meet and deliver its objectives. Further, the Group periodically assesses existing controls and compliance to ensure its continued relevance and effectiveness by conducting periodic operational audit.

Item 2: Properties

The office space used by House of Investments belongs to an affiliate. As a holding company, the Company does not use large amounts of office space. The Automotive businesses use leased properties to sell and service vehicles. Each dealership site has lease contracts with their respective landlords. The only exception to this is the property used by Honda Cars Quezon Avenue, which is owned by House of Investments.

The following summarizes information on House of Investments and subsidiaries real property ownership as of December 31, 2022.

PROPERTY DESCRIPTION	DATE ACQUIRED	TYPE
HOUSE OF INVESTMENTS, INC.		
Quezon Avenue	2002	Industrial
SAN LORENZO INVESTMENT HOLDINGS AND SERVICES, INC.		
Sen. Gil Puyat Ave., Makati	2019	For development
ATYC, INC.		
Bonifacio Global City, Taguig	2022	Office/Commercial
EEI CORPORATION		
Itogon, Benguet	1985	Residential (Monterazza)
Nueva Ecija	1997	Agricultural
Bulacan	1997	Agricultural
San Jose, Sta Maria, Bulacan	2005	Industrial
Minuyan, San Jose del Monte, Bulacan	2005	Agricultural
Minuyan, Norzagaray, Bulacan	2005	Cogon/Agricultural
EEI CONSTRUCTION AND MARINE, INC.		
Silang, Cavite	2010	Fabrication Shop
EEI REALTY CORP.CORPORATION		
Trece Martires, Cavite	1995	Residential
Trece Martires, Cavite	1995	Industrial
Trece Martires, Cavite	1995	Developed Residential
Calamba, Laguna	1995-96	Residential
Marikina - Suburbia East	1999	Residential
EQUIPMENT ENGINEERS, INC.		
Itogon, Benguet	2006	Residential
Irisan, Benguet	2009	Residential
GULF ASIA INTERNATIONAL CORPORATION		
General Trias, Cavite	1998	Residential
MALAYAN EDUCATION SYSTEM, INC.		
Intramuros, Manila	1999	School campus
Intramuros, Manila	2013	Vacant lot for expansion
Sta. Cruz, Makati City	2018	School Campus
MALAYAN HIGH SCHOOL OF SCIENCE, INC.		
Paco, Manila	2002	School campus
MALAYAN COLLEGES LAGUNA, INC.		
Cabuyao, Laguna	2010	School campus
Cabuyao, Laguna	2012	Vacant lot
MALAYAN COLLEGES MINDANAO, INC.		
Ma-a, Davao	2015	School campus
Ma-a, Davao	2018	School campus
NATIONAL TEACHERS COLLEGE		
Quiapo, Manila	2019	School Campus
Quiapo, Manila	2019	School Campus
Quiapo, Manila	2019	School Campus
UNIVERSITY OF NUEVA CACERES		
J. Hernandez Ave., Naga City	2019	School Campus
AC COLLEGE OF ENTERPRISE AND TECHNOLOGY, INC.		
San Jose del Monte City, Bulacan	2019	Vacant Lot

The following details the properties that House of Investments and subsidiaries have leased:

PROPERTY DESCRIPTION	LOCATION	LEASE EXPIRATION
HOUSE OF INVESTMENTS, INC.		
Dealership	Paco, Manila	2026
Dealership	Paco, Manila	2026
Dealership	Commonwealth, QC	2024

PROPERTY DESCRIPTION	LOCATION	LEASE EXPIRATION
Service Center	Tandang Sora, QC	2028
Dealership	Leyte	2024
Warehouse	Leyte	2023
EEI		
Industrial (EEI Home Office)	Quezon City	Annually, every December
Industrial	Tanza, Cavite	Annually, every May
Industrial (Steel Fabrication)	Bauan, Batangas	5 Years, Dec 2027
Industrial/Commercial (Clark)	Clark, Pampanga	66 Years until 2085
HONDA CARS KALOOKAN, INC.		
Dealership	Mandaluyong	2028
AFFORDABLE PRIVATE EDUCATION CENTER, INC.		
Office	Head Office	2024
School campus	V. Luna	2030
School campus	North Fairview	2032
School campus	C. Raymundo	2032
School campus	Marikina Heights	2032
School campus	Grace Park West	2027
School campus	Tondo	2025
School campus	Muntinlupa	2027
School campus	Sta. Rita Sucat	2032
School campus	Dasmariñas	2032
School campus	Bacoor-Molino	2034
School campus	Roxas Boulevard	2029
School campus	Pateros	2033
School campus	Ortigas Ext., Cainta	2030
School campus	Calumpang-Annex	2028
School campus	JRU Lipa	2024
School campus	Las Pinas	2031
School campus	Concepcion Dos	2026
School campus	New Manila	2027

The principal assets reflected in the consolidated balance sheets are registered mainly under the Company and its main subsidiaries that are engaged in construction and infrastructure, education, and car dealership. As a holding company, House of Investment's indirect ownership on the said properties covers/applies only to the extent of, and is limited by the number of holdings it has in these subsidiaries.

Item 3 – Legal Proceedings

House of Investments, particularly Dealerships and Security Agency, is involved in certain disputes that arise in the ordinary conduct of business such as labor disputes and products-related disputes, pending before the NLRC and DTI, respectively. It also has pending criminal cases in courts of general jurisdiction filed against erring employees. The Company's management believes that these suits will ultimately be settled and/or decided in its favor and will not adversely affect the subsidiary's financial position and operating results.

EEI has various cases (civil, criminal and labor) filed against the Company. Any decision on these cases, for or against the Company, will not have any material effect on the Company's operations and/or finances.

Mapúa University is involved in certain disputes that arise in the ordinary conduct of business. Management believes that these suits will ultimately be settled in the normal course of operations and will not adversely affect the subsidiary's financial position and operating results.

There are no material pending legal cases against the Corporation that are being contested by the Corporation and its legal counsels. The final resolution of these non-material cases however will not have material impact on the financial position of the Corporation.

Item 4 - Submission of Matters to a Vote of Security Holders

There were no matters submitted to the vote of the security holders of House of Investments during the Annual Stockholders Meeting held on August 10, 2022.

2. Management Discussion and Analysis of Financial Condition and Results of Operations

CONSOLIDATED RESULTS

Year 2022 vs. 2021

INCOME STATEMENT

Results of Operations

For the period ending 31 December 2022, the Group registered a net income of P1,724.34 million, which is 6% higher than last year's net income of P1,627.77 million.

Consolidated revenues were slightly higher at P23,905.29 million compared to previous year's P23,599.07 million. Sales of services, which pertain mainly to revenues generated by the Construction sector, dropped from P16,667.31 million to P15,462.41 million. This is primarily due to completion of its major projects. On the other hand, sales from Automotive sector registered 26% growth, while revenues from Education sector grew by 18%, due to higher enrollment.

Cost of sales and services dropped by 2% due to significant reduction in the costs of the Construction sector. Whereas, General and administrative expenses (GAE) increased by 14%. The increase is attributable to higher (a) utilities, resulting from resumption of face-to-face classes and more employees reporting back to the offices; (b) security, janitorial and other services, which are attributable to increase in manpower and increase in daily wage rates; (c) advertising and promotions expense, as the group intensified its marketing activities; and (d) commissions and direct selling expenses related to the increase of sales in the automotive sector.

Increase in other income pertains mainly to gain on sale of property and reversal of prior period provisions.

Equity in net earnings of associates dropped from P1,430.34 million to P425.03 million this year, primarily due to losses incurred by the foreign affiliate of the Construction sector.
Interest and finance charges were down from P708.37 million to P669.70 million, due to lower level of debts compared to last year.

Financial Position

Total consolidated assets of the Group stood at P65.23 billion from P57.19 billion in December 2021.
Total current assets went down to P19.87 billion from P24.90 billion. Cash and cash equivalents decreased mainly due to payment of loans and dividends to preferred shareholders of the Construction sector. Contract assets decreased due to conversion of production into billed receivables. Receivable from related parties increased due to charges to a foreign affiliate relative to recruitment costs. Prepaid expenses and other current assets increased due to additional advances to suppliers and subcontractors of the Construction sector.

Total noncurrent assets increased from P32.29 billion to P45.35 billion, mainly due to the acquisition of property investment located in Taguig City. Equity investments in fair value through other comprehensive income increased due to higher market value of quoted securities. Increase in investments in associates and joint ventures pertains mainly to equity earnings intake as of the period. Increase in the right-of-use assets pertains to new leased property. Retirement asset increased as a result of the cost-cutting measures implemented by the Construction sector. Increase in other non-current assets pertains to the non-current portion of the unapplied certificates of creditable withholding taxes, and contract assets from retentions on projects of Construction group.

Total consolidated liabilities increased from P27.08 billion to P29.36 billion.

Total current liabilities went up from P17.56 billion to P21.53 billion. The increase pertains primarily to the loans taken out by the Property sector to finance the purchase of property in Taguig.

Contract liabilities pertain to unearned tuition fees and current construction contract obligations, which are reduced as the corresponding revenue is recognized during the period. The net increase for the period pertains to advances received by the Construction sector for its new projects. Net movement in lease liabilities was due to the additional lease agreement entered into by the Construction sector.

Total noncurrent liabilities were reduced from P9.52 billion to P7.83 billion, as the Group continuously settles its debts.

Contract liabilities net of current portion refers to contract obligations of the Company for the projects classified as non-current with completion date beyond one year after balance sheet date. Accrued retirement liability dropped from P0.22 billion to P0.20 billion. Reduction in other non-current liabilities pertains primarily to reclassification of retention payables of Construction sector to current.

Total consolidated equity increased to P35.86 billion from P30.12 billion, while total consolidated retained earnings increased to P12.25 billion from P11.08 billion in December 2021.

Year 2021 vs. 2020

INCOME STATEMENT

Results of Operations

For the period ended December 2021, the Group rebounded from its net loss in previous year, generating a net income of P1,627.77 million.

As the government starts to ease the lockdown restrictions, the Group's construction and automotive segments slowly regained momentum. Both segments showed positive bottom line results compared to net losses the previous year. On the other hand, the education segment reported continuous improvement in net results, surpassing its pre-pandemic results by almost three times of its 2019 net income. Kindly refer in Notes to FS 23 and 25

Costs of sales and services, as well as the administrative expenses of the Group dropped by 9%, respectively mainly due to cost reduction programs adapted by the Group. The Group temporarily suspended the hiring of new employees during the pandemic which resulted to significant reduction in its personnel-related costs. The significant drop in depreciation is attributable to the closed Car dealerships in 2020. (Comparative results of the costs of sales and services, as well as the general and administrative expenses may be found in notes 25 to 29 of the attached 2021 audited financial reports.)

Equity in net earnings of associates and joint ventures grew from P1,368.43 million to P1,430.35 million, primarily attributable to improved results these portfolio investments, i.e., higher revenues which resulted to better net income compared to the previous year.

Other income increased from P128.77 million to P191.90 million, mainly due to unrealized foreign exchange gain recognized by the construction segment compared to losses last year. In 2020, EEI recognized losses due to unfavorable exchange rate upon collection of advances from an affiliate compared to the exchange rate used at initial recognition of the said advances.

Interest and finance charges were lower, from P712.57 million to P708.37 million primarily due to lower borrowing rates.

Financial Position

Total assets stood at P57,193.76 million from P51,885.48 million in 2020.

Increase in cash and cash equivalents was largely due to collection of receivables from clients and associates by P1.6 billion, net proceeds from bank loans by P0.4 billion, and from the construction segment's issuance of preferred shares in December 2021 which resulted to net proceeds of P5.96 billion. Reduction in receivables was due to collection from clients and customers. Contract assets increased by 15%, largely attributable to new projects of the Construction Company such as Grand Hyatt Residences, Metro Manila Subway, Malolos-Clark Railway, to name a few. Receivables from related parties increased from P53.42 million to P145.28 million due to advances to a foreign affiliate relative to the recruitment of project workers to be employed by the foreign affiliate. Inventories dropped by 18% due to accelerated production of the construction segment coupled by lower purchases of the automotive segment. Reduction in prepaid expenses and other current assets was mainly due to reclassification of unutilized creditable withholding taxes (CWTs) amounting to P933.00 million. This was reclassified to non-current asset in recognition of its expected future applicability.

Reduction in equity investments at FVOCI pertains to drop in market value of quoted securities. Increase in investments in associates and joint ventures pertains to equity earnings for the period. Decrease in right of use assets (as well as in lease liabilities) was mainly due to amortization as of the period. Increase in retirement asset pertains mainly to changes in financial assumption. Reduction in deferred tax asset pertains to derecognition of the asset related to reduced income tax rate as a result of the implementation of CREATE Law. Increase in other noncurrent assets pertains to non-current portion of the CWTs of construction group.

Total liabilities were reduced from P30,031.29 million to P27,078.21 million.

Effectively, the total bank loans of the Group increased by P442 million, net of repayments. These were used to finance operations and investment activities of the Group. Reduction in contract liabilities pertain to application of deposits against progress billings for the period. The significant reduction in due to related parties was because of the settlement of management fees by education segment to a related party. Decrease in retirement liability was mainly driven by the change in the financial assumptions, wherein the discount rates used for 2021 are higher at 4.93%-4.99% compared to 3.69%-3.78% in 2020. Decrease in other noncurrent liabilities pertains to reclassification of retention payable of the construction segment to current.

Total equity increased from P21,854.19 million to P30,115.55 million. Increase is primarily due to improved performance of the Group as well as the increase in the value of the land.

Year 2020 vs. 2019

INCOME STATEMENT

Results of Operations

The Group closed 2020 with an aggregate net loss of P1,693.71 million against 2019's net income of P1,649.45 million.

The community quarantine implemented during the year had greatly affected the construction and automotive segments of the Group. During the lockdown period, the construction activities were cancelled and the car dealerships were closed. And during this period, the Group continued to pay the salaries of its workers and its personnel. After the lockdown, operations had slowly picked up but nevertheless, the Group was able to operate only at 50-70% capacity. As a result, total revenues dropped by 38%, from P34,129.84 million to P21,176.05 million in 2020.

Costs of sales and services include the Group's lockdown costs. Administrative expenses increased by 10%, from P2,818.96 million to P3,098.57 million, mainly due to personnel related costs brought about by increase in manpower complement of the construction group.

Equity in net earnings of associates and joint ventures grew from P727.82 million to P1,368.43 million. Increase is attributable to improved performance of Al-Rushaid Construction Company, Ltd. ("ARCC", a foreign affiliate of EEI) and PetroSolar Corporation.

Interest and finance charges were lower, from P780.61 million to P712.57 million primarily due to lower borrowing rates.

BALANCE SHEET

Financial Position

Total assets stood at P51,885.47 million, slightly lower from P51,995.76 million in 2019.

Increase in cash and cash equivalents was largely due to collection of trade receivables from clients and net proceeds from bank loans. Reduction in receivables was due to lower revenues coupled with collection from clients and customers. Decrease in contract assets is largely attributable to low production of the construction arm of the Group. Inventories dropped from P2,362.28 million to P1,888.03 million due to lower purchases. Receivable from related parties was lower due to reduced manpower services relative to the lockdown. Increase in prepaid expenses and other current assets was due to increase in unutilized creditable withholding taxes and input tax (VAT), coupled with increase in advances to suppliers and contractors.

Reduction in equity investments at FVOCI pertains mainly to reclassification of investment in PetroGreen Energy Corporation (PGEC) to investment in associates due to indirect ownership of the Parent Company through EEI and PERC. Increase in investment property pertains to the property owned by the newly acquired subsidiary of the Parent Company. Decrease in right of use assets (as well as in lease liabilities) was mainly due to termination of lease contracts of closed car dealership branches. Increase in deferred tax asset pertains to recognition of EEI relative to its NOLCO. Increase in other noncurrent assets pertains to non-current portion of the contract assets of EEI.

Total liabilities increased from P28,502.05 million to P30,031.29 million.

Effectively, the total bank loans of the Group increased by P2,316.81 million, net of repayments. These were used to finance operations and investment activities of the Group. Reduction in contract liabilities pertain to application of deposits against progress billings for the period. The significant reduction in due to related parties was because of the settlement of EEI Limited's liability to ARCC. Increase in retirement liability was due to higher provisioning based on the recent valuation of the Group's actuary. Increase in other noncurrent liabilities pertain to additional retention on progress billings of EEI's subcontractors.

Total equity dropped from P23,493.71 million to P21,854.19 million. Decrease is primarily due to net losses recognized by the Group for the period which reduced its retained earnings from P10,111.28 million in 2019 to P9,785.83 million in 2020. Change in fair value reserve of equity investments pertains to reclassification of investment in PGEC.

Financial Ratios

Below are the financial ratios that are relevant to the Group's for the years ended December 31, 2022 and 2021:

Financial ratios		**2022**	2021
Current ratio *Indicates the Group's ability to pay short-term obligation*	Current Assets / Current Liabilities	**0.92:1**	1.42:1
Solvency Ratio *Shows how likely a company will be to continue*	Net Income + Depreciation / Total liabilities	**0.10:1**	0.10:1

Financial ratios		**2022**	2021
meeting its debt obligations			
Debt-to-equity ratio *Measures the Group's overall leverage*	Total Debt / Total Equity	**0.82:1**	0.90:1
Asset to Equity Ratio *Measures the group's leverage and long-term solvency*	Total Assets / Total Equity	**1.82:1**	1.90:1
Interest Rate Coverage *Shows how easily a company can pay interest on outstanding debt*	EBIT* / Interest Expense	**3.75:1**	3.71:1
Return on Assets *Measure the ability to utilize the Group's assets to create profits*	Net Income / Average Total Assets	**2.82%**	2.98%
Return on Equity *Reflects how much the Group's has earned on the funds invested by the stockholders*	Net Income / Average Total Equity	**5.23%**	6.26%

**Earnings before interest and taxes*

Current ratio is lower at 0.92 in 2022 compared to 1.42 in 2021. This is mainly attributable to the decrease in cash and cash equivalents largely from construction segment's dividend payments and increase in short-term loan used to finance the acquisition of property investment in Taguig City.

Solvency ratio is lower at 0.097 in 2022 and 0.103 in 2021. This is due to increase in total debts coming from the loans used to finance the acquisition of property investment in Taguig City.

Debt-to-Equity ratio measures the Group's leverage. It decreased from 0.90 to 0.82 this year as an effect of higher equity due to income posted by the Group, recognized revaluation increment on land and increase in non-controlling interests.

Asset-to-Equity ratio decreased from 1.90 to 1.82 attributable to increase in equity as a result of the income registered by the Group this year, recognized revaluation increment on land and increase in non-controlling interests.

Interest Rate Coverage ratio shows how easily a company can pay interest on outstanding debt. It is higher at
3.75 times this year due to lower interest costs incurred this year resulting from lower average level of debt compared to last year.

Return on Assets measures the ability to utilize the Group's assets to create profits. The Group's return on assets for the year 2022 decreased to 2.82 from 2.98 in 2021. This is attributable to higher total assets of the group mainly from the acquisition of property investment located in Taguig City.

Return on Average Stockholders' Equity (ROAE) measures the profitability of the Company in relation to the
average stockholders' equity. The ROAE for 2022 went down to 5.23 from 6.26 in 2021 due to higher equity as a result of income posted for the year, recognized revaluation increment on land and increase in non-controlling interests.

The above-mentioned ratios are applicable to the Group as a whole.

Other qualitative and quantitative factors

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

a. House of Investments does not anticipate any cash flow or liquidity problems within the next twelve months;
b. House of Investments is not in default or breach of any note, loan, lease, or other indebtedness or financing arrangement which will require the Company to make payments;
c. There is no significant amount of trade payable that have not been paid within the stated terms; and
d. House of Investments depends on dividends from its subsidiaries as its source of liquidity.

(ii) There are no events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation;

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

(iv) Below are the material commitments for capital expenditures, the general purpose of such commitments, and the expected sources of funds for such expenditures.

San Lorenzo Ruiz Investment Holdings and Services, Inc. is redeveloping a property along Sen. Gil J. Puyat Avenue in Makati into a mix-use commercial complex through a joint venture with Sojitz Corporation of Japan. The estimated development cost is P9.3 Billion.

(v) There is no known trend, event or uncertainty that have had or that are reasonably expected to have a material impact on the net sales or revenues or income of the Group from continuing operations;

(vi) There are no significant elements of income or loss that did not arise from the House of Investments' continuing operations;

(vii) The causes for any material change from period to period which shall include vertical and horizontal analyses of any material item are discussed above;

(viii) There are no seasonal aspects that had a material effect on the financial condition or results of operations.

MARKET PRICE OF AND DIVIDENDS ON REGISTRANT'S COMMON EQUITY AND RELATED STOCKHOLDERS' MATTERS

a. Market for Issuer's common equity and related stockholder matters

The common stock (PSE: HI) is traded on the Philippine Stock Exchange.

PERIOD	HIGH	LOW
2023 First Quarter	3.99	3.15
2022 Fourth Quarter	3.75	3.28
2022 Third Quarter	3.60	3.35
2022 Second Quarter	3.70	3.31
2022 First Quarter	3.90	3.42
2021 Fourth Quarter	3.98	3.50
2021 Third Quarter	4.30	3.52
2021 Second Quarter	4.60	3.20
2021 First Quarter	4.10	3.40
2020 Fourth Quarter	4.63	3.16
2020 Third Quarter	3.40	2.77
2020 Second Quarter	3.95	3.20
2020 First Quarter	6.24	3.60

The market price of House of Investments' common stock as of May 30, 2023 (latest practicable trading date) is at a high of P4.49 and a low of P4.30.

Stockholders

STOCKHOLDER	COMMON SHARES	% OF TOTAL
PCD Nominee Corp – Filipino	423,515,480	54.54%
Pan Malayan Management & Investment Corp.*	294,759,565	37.96%
PCD Nominee Corp – Non-Filipino	14,513,936	1.87%
A.T. Yuchengco, Inc.*	7,036,070	0.91%
GDSK Development Corporation	5,064,840	0.65%
Go Soc & Sons and Sy Gui Huat, Inc.	4,019,890	0.52%
Y Realty Corporation	3,545,890	0.46%
Malayan Securities Corporation	2,790,000	0.36%
Seafront Resources Corp.	2,484,000	0.32%
Meer, Alberto M.	2,217,030	0.29
Enrique T. Yuchengco, Inc.*	1,211,360	0.16
Berck Y. Cheng or Alvin Y. Cheng or Diana Y. Cheng or Cheryl Y. Cheng	850,000	0.11
Villonco, Vicente S.	803,800	0.10
RP Land Development Corp.*	726,720	0.09
Dee, Helen Y. ITF: Michelle	643,010	0.08
Lim, Tek Hui	627,000	0.08
EBC Securities Corporation	488,450	0.06
Dee, Helen Y. Dee ITF Johanna Y.	482,290	0.06
Bardey, John C.	476,230	0.06
Wilson, Cathleen Ramona	420,170	0.05
SUB TOTAL	766,675,731	98.74%
Others	9,789,550	1.26%
TOTAL	**776,465,281**	**100.00%**

House of Investments has a total of 375 common shareholders owning a total of 776,465,281 shares as of April 30, 2023.

* Represents certificated shares only.

Dividends

In accordance with the Corporation Code of the Philippines, House of Investments intends to declare dividends (either in cash or stock or both) in the future. Common and preferred stockholders of the Company are entitled to receive a proportionate share in cash dividends that may be declared by the Board of Directors out of surplus profits derived from House of Investments' operations after satisfying the cumulative interest of preferred shares.

The same right exists with respect to a stock dividend of which the declaration is subject to the approval of stockholders representing at least two-thirds (2/3) of the outstanding shares entitled to vote. The amount will depend on the Company's profits and its capital expenditure and investment requirements at the relevant time.

House of Investments does no defined dividend policy.

The company has declared the following cash dividends in the past two (2) years:

YEAR	DIVIDEND PER COMMON SHARE	DIVIDEND PER PREFERRED SHARE	TOTAL AMOUNT
Q1 2020	N/A	P0.00516	P86.56 K

House of Investments has not identified any restriction that limits the ability to pay dividends on common equity or that are likely to do so in the future.

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

There was no sale of unregistered or exempt securities, nor recent issuance of securities constituting an exempt transaction in 2022.

Description of Registrant's Securities: Common Stock and Preferred Stock

The equity capital structure of the firm as of December 31, 2022 is shown below:

	Common Stock
Authorized Capital	1,250,000,000
Issued	776,765,281
Paid Up Capital	P1,165,147,921,50
Par Value	P1.50

Shares from the increase discussed in in Part I [C] will not be offered to the public, a portion will be issued only to PMMIC pursuant to the Share Swap.

There is no provision in the charter or by-laws of the Company that would delay, defer or prevent a change in control of the registrant.