C O V E R   S H E E T
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1 5 3 9 3

C O M P A N Y   N A M E

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila

Form Type	Department requiring the report	Secondary License Type, If Applicable
17-A AMENDED	CRMD	N/A

C O M P A N Y   I N F O R M A T I O N

Company's Email Address	Company's Telephone Number	Mobile Number
www.hoi.com.ph	8815-9636 to 38	N/A

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
384	August 6	December 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
Maria Teresa T. Bautista	mtbautista@hoi.com.ph	8815-9636	N/A

CONTACT PERSON's ADDRESS

9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila

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.*

Fw: AMENDED HOUSE OF INVESTMENTS, INC._SEC Form 17-A Report (December 31, 2021)

Maria Teresa Bautista <mtbautista@hoi.com.ph>
Thu 5/5/2022 11:17 AM
To: Sharon Fabi <sofabi@hoi.com.ph>;Nenibel Acabo <ncacabo@hoi.com.ph>

Official Business

From: ICTD Submission <ictdsubmission+canned.response@sec.gov.ph>
Sent: Thursday, May 5, 2022 11:04 AM
To: Maria Teresa Bautista <mtbautista@hoi.com.ph>
Subject: Re: AMENDED HOUSE OF INVESTMENTS, INC._SEC Form 17-A Report (December 31, 2021)

Your report/document has been SUCCESSFULLY ACCEPTED by ICTD.
(Subject to Verification and Review of the Quality of the Attached Document)
Official copy of the submitted document/report with Barcode Page (Confirmation Receipt) will be made available after 15 days from receipt through the SEC Express System at the SEC website at www.sec.gov.ph

NOTICE

Please be informed that pursuant to SEC Memorandum Circular No. 3, series of 2021, scanned copies of the printed reports with wet signature and proper notarization shall be filed in PORTABLE DOCUMENT FORMAT (PDF) **Secondary Reports** such as: 17-A, 17-C, 17-L, 17-Q, ICASR, 23-A, 23-B, I-ACGR, Monthly Reports, Quarterly Reports, Letters, through email at

ictdsubmission@sec.gov.ph

Note: All submissions through this email are no longer required to submit the hard copy thru mail, eFAST/OST or over- the- counter.

For those applications that require payment of filing fees, these still need to be filed and sent via email with the SEC RESPECTIVE OPERATING DEPARTMENT.

Further, note that other reports shall be filed thru the **ONLINE SUBMISSION TOOL (OST)** such as:
AFS, GIS, GFFS, LCFS, LCIF, FCFS. FCIF, IHFS, BDFS, PHFS etc. ANO, ANHAM, FS-PARENT, FS-CONSOLIDATED, OPC_AO, AFS WITH NSPO FORM 1,2,3 AND 4,5,6, AFS WITH NSPO FORM 1,2,3 (FOUNDATIONS)

FOR MC28, please email to:

https://apps010.sec.gov.ph

For your information and guidance.

Thank you and keep safe.

SECURITIES AND EXCHANGE COMMISSION
AMENDED SEC FORM 17-A

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

1. For the fiscal year ended **December 31, 2021**

2. SEC Identification Number: **15393** 3. BIR Tax Identification No.: **000-463-069**

4. Exact Name of registrant as specified in its charter: **House of Investments, Inc.**

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

6. (SEC Use Only)
Industry Classification Code:

7. **9th Flr., Grepalife Bldg, 221 Sen. Gil Puyat Avenue, Makati City** **1200**
Address of principal office Postal Code

8. **(632) 8815-9636**
Registrant's telephone number, including area code

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

10. Securities registered pursuant to Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares Outstanding
Common, P1.5 par value	776,465,281
Preferred, P0.40 par value	-

Total Debt Outstanding as of December 31, 2021: No debt registered pursuant to Section 4 and 8 of the RSA

11. Are any or all of these securities listed on the Philippine Stock Exchange: **Yes/Common**

12. Check whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months (or for such shorter period that the registrant was required to file such reports);
Yes [x] No [ ]

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

13. As of March 31, 2022, within 45 days prior to the filing of SEC17-A, the aggregate market value of the voting stock held by non-affiliates of the Company is equivalent to Six Hundred Eighty-Two Million, Seven Hundred Four Thousand, Two Hundred Fifty-Seven Pesos (P682,704,257) or One Hundred Eighty-Four Million, Five Hundred Fourteen Thousand and Six Hundred Sixty-Four (184,514,664) shares at P 3.70/share.

DOCUMENTS INCORPORATED BY REFERENCE

The following documents are incorporated by reference:

(a) 2021 Audited Consolidated Financial Statements

TABLE OF CONTENTS

PART I – BUSINESS AND GENERAL INFORMATION

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 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).** Mapúa University is widely considered as the leading and largest private engineering and technological university in the Philippines. Don Tomas Mapúa, the first registered Filipino architect, founded Mapúa Institute of Technology on January 25, 1925. It was acquired in 1999 by the YGC, which brought the school into the global and digital age. Mapúa operates in two (2) major campuses: its main campus in Intramuros and its newly built extension campus in Makati. Mapúa University's commitment to its

philosophy of Outcomes-Based Education and its judicious use of digital educational technologies have earned the institution the reputation of being the leader in providing quality education in the country, especially in the field of engineering and information technology. With its commitment to academic excellence, Mapúa became 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 also received 4 Stars rating for excellence by the Quacquarelli Symonds (QS) Intelligence Unit under its QS Stars Rating System and was recognized by QS as one of Asia's Top 550 universities in 2021 and 2022.

(2) **Malayan Colleges Laguna, Inc., A Mapúa School ("MCL")** is a wholly-owned subsidiary of Mapúa University located in Cabuyao, Laguna, alongside several science and industrial parks. MCL was established to extend the brand of the Mapúa Institute of Technology to the south by offering programs in engineering and architecture, accountancy, business, communication, computer science, information technology, maritime education, and multimedia arts to students who prefer to stay closer to home. With 22 baccalaureate programs of which 3 are fully online programs, MCL has five degree-offering colleges, namely College of Arts and Science, College of Computer and Information Science, E.T. Yuchengco College of Business, Mapúa Institute of Technology at Laguna, and the Mapúa-PTC College of Maritime Education and Training. In 2016, MCL also opened its doors to Senior High School (SHS) students, offering a total of six strands under the Academic and the Technical-Vocational-Livelihood Tracks. After thirteen years of operation, MCL was granted Autonomous Status by the Commission on Higher Education last October 2019, as per CHED Memorandum Order No. 12, Series of 2019. Given this, MCL offered two new programs, B.S. Business Administration and B.S. Psychology, starting Academic Year 2020-2021.MCL has achieved another milestone by obtaining a three-star overall rating in Quacquarelli Symonds (QS) Star Rating System from the United Kingdom last December 2020.To date, there are 5,028 students under both college and SHS with 44% percent of its college students enrolled in engineering programs.

(3) **Malayan Colleges Mindanao (A Mapúa School), Inc. ("MCM"**) is a wholly-owned subsidiary of Mapúa University. Incorporated in 2015, MCM was established to offer Mapúa-education in Davao and Mindanao. MCM looms along General Douglas MacArthur Highway in Matina, Davao City, and opened its doors to senior high school and college students last July 2, 2018. MCM has built a community of competent and innovative leaders who possess attributes that make them globally competitive and locally in-demand, distinguishing itself from the rest through these important facets in its educational system: Learner-Centered Outcomes-Based Education, Blended Online and Face-to-Face Learning Sessions, Industry Partnerships, Mindanao-Centric Learning, and Advanced Learning Facilities. Within MCM's DNA is the academic excellence that Mapùa is known for, and MCM is committed to bring about the same level of excellence into its community in Mindanao.

(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.

PROPERTY SERVICES

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.

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.

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.

RISK MANAGEMENT

House of Investments 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. The Company 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 House of Investments.

During the year, the Company conducted a group-wide risk assessment. Following are the key risk factors that may impact the objectives of the Company.

Risk Factors at the Holding Company level

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. House of Investments 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 senior management of the Company 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. To mitigate the risks, House of Investments ensures strict compliance with the data privacy act and the company's information and communications technology security policy. The Company conducts periodic review and information campaign through cybersecurity awareness programs. HI directed groupwide investment in cybersecurity resources.

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. House of Investments established programs in building key competencies and capability, as well as implementing succession planning to address the exposures.

4. Regulation
   The Company's business 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. House of Investments, operating largely in regulated industries, manages these risks by monitoring emerging laws and regulations and industry developments affecting or may affect its business. The Company 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.

5. Market
   The Philippine and Global economic condition may impact the Company's investment and growth commitments to its stakeholders. House of Investments is cognizant that pursuing business opportunities by expanding its footprint is critical to sustain its growth commitments. The Company 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.

Risk Factors at the Group level

1. Business Resiliency
   The inability to bring the Company out of operational disruptions, resume critical processes, and restore normal operations may result to service breach and financial losses. 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 Company to maintain and failure protect its reputation may adversely affect its objective of creating and growing its value for its stakeholders. 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 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. 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.

4. Talent
   The probability that a critical role will become vacant and cannot be satisfactorily filled may negatively affect the Company's achievement of its strategic imperatives and/or products and services standards. 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. Regulation
   The Company's business 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. 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 regular consultations and dialogues with pertinent regulatory agencies and organizations relevant to its operations and aiming to attain thought leadership status in the industry where it operates.

6. Market
   The Philippine and Global economic condition may impact the Company's investment and growth commitments to its stakeholders. 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. The Group partnered 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.

Other risks for the Holding Company and the Group

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

1. 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.

2. 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.

3. 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.

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, 2021.

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
EEI CORPORATION		
Itogon, Benguet	1985	Residential (Monterazza)
Nueva Ecija	1997	Agricultural
Bulacan	1997	Agricultural
Golden Haven Memorial - Las Pinas	2003	Memorial Lots
San Jose, Sta Maria, Bulacan	2005	Industrial
Minuyan, San Jose del Monte, Bulacan	2005	Agricultural
Minuyan, San Jose del Monte, Bulacan	2005	Cogon/Agricultural
Bauan, Batangas	2012	Fabrication Shop
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.		
Irisan, Benguet	2009	Residential
Itogon, Benguet	2006	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 NUEAVA 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
Service Center	Tandang Sora, QC	2028
Dealership	Leyte	2024
Warehouse	Leyte	2024
EEI		
Industrial (EEI Home Office)	Quezon City	Annually, every December
Industrial	Tanza, Cavite	Annually, every May
HONDA CARS KALOOKAN, INC.		
Dealership	Mandaluyong	2028
Stockyard	Kalookan	2022
AFFORDABLE PRIVATE EDUCATION CENTER, INC.		
Office	Head Office	2024
School campus	V. Luna	2030
School campus	Dona Juana	2030
School campus	North Fairview	2027
School campus	C. Raymundo	2026
School campus	Marikina Heights	2027
School campus	Grace Park West	2027
School campus	Tondo	2025
School campus	Tondo (Annex)	2027
School campus	Muntinlupa	2025
School campus	Sta. Rita Sucat	2027
School campus	Dasmariñas	2029
School campus	Bacoor-Molino	2029
School campus	Roxas Boulevard	2028
School campus	Pateros	2022
School campus	Taytay	2030
School campus	Ortigas Ext., Cainta	2028
School campus	Calumpang-Annex	2024
School campus	JRU Lipa	2026
School campus	Las Pinas	2026
School campus	Concepcion Dos	2027
School campus	New Manila	2029
School campus	San Pablo	2024

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 y 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.

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 6, 2021.

PART II – OPERATIONAL AND FINANCIAL INFORMATION

Item 5 – Market for Issuer's common equity and related stockholder matters

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

PERIOD	STOCK PRICE HIGH	LOW
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
2019 Fourth Quarter	5.73	5.20
2019 Third Quarter	6.55	5.75
2019 Second Quarter	7.14	6.09
2019 First Quarter	7.14	5.75

The market price of House of Investments' common stock as of April 28, 2022 (latest practicable trading date) is at P3.60 for high and for low.

Stockholders

The top 20 owners of common stock as of March 31, 2022 are as follows:

STOCKHOLDER	COMMON SHARES	% OF TOTAL
PCD Nominee Corp - Filipino	418,301,777	53.87%
Pan Malayan Management & Investment Corp.*	294,759,565	37.96%
PCD Nominee Corp – Non-Filipino	19,303,136	2.49%
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
Lim, Tek Hui	627,000	0.08
EBC Securities Corporation	485,320	0.06
Dee, Helen Y. ITF: Michelle	482,240	0.06
Bardey, John C.	476,230	0.06
Wilson, Cathleen Ramona	420,170	0.05
Wilson, Claudia	420,170	0.05
SUB TOTAL	766,025,208	98.65%
Others	10,440,073	1.35%
TOTAL	**776,465,281**	**100.00%**

House of Investments has a total of 377 common shareholders owning a total of 776,465,281 shares as of March 31, 2022.
* 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.

The company has declared cash dividends as follows:

YEAR	DIVIDEND PER COMMON SHARE	DIVIDEND PER PREFERRED SHARE	TOTAL AMOUNT
Q1 2020	N/A	P0.00516	P86.56 K
Q4 2019	N/A	P0.00512	P85.86 K
Q3 2019	N/A	P0.00542	P3.35 MM
Q2 2019	P0.065	P0.00721	P55.22 MM
Q1 2019	N/A	P0.00758	P4.69 MM

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 2021.

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

The equity capital structure of the firm as of December 31, 2021 is shown below:

	Common Stock	Preferred Stock
Authorized Capital	1,250,000,000	2,500,000,000
Issued	776,765,281	0
Paid Up Capital	P1,165,147,921,50	0
Par Value	P1.50	P0.40

Features	Common Stock	Preferred Stock
Dividends		
General	Dividends shall be declared only from the surplus profits and shall be payable at such time and in such manner and in such amounts as the Board of Directors shall determine. No dividends shall be declared which will impair the capital of the company.	
Other Features	Not Applicable	Entitled to dividends at the rate of average 91-day T-Bill plus two percent; Fully participating as to distribution of dividends
Voting	All common and preferred shareholders shall have voting rights	
Liquidation Rights	Not Applicable	All preferred shareholders shall have preferences as to assets upon dissolution of the Parent Company over common shareholders.
Conversion	Not Applicable	Convertible into common shares at the option of the holders thereof from the date of issue at the conversion rate of 3 and 3/4 preferred shares to 1 common

Features	Common Stock	Preferred Stock
		share for a price of Php1.5 per common share subject to adjustments
Redemption and Sinking Fund Provision	Not Applicable	Redeemable at any one time or from time to time, at the option of the BOD of the Parent Company, subject to availability of funds The Company shall provide for a sinking fund
Pre-emption Rights	All stockholders shall have no pre-emptive rights with respect to any shares of any other class or series of the present capital or on future or subsequent increases in capital	

Note: All the outstanding preferred shares of the Company were redeemed on May 20, 2020

Item 6 – Management Discussion and Analysis of Operations

Plan of Operations within the next twelve months

(a) The management believes that House of Investments can satisfy its cash requirements within the next twelve months without the need to raise additional funds;
(b) There are no product research and development that the Company will perform within the next twelve months; and
(c) There are no expected purchase or sale of plant and significant equipment within the next twelve months.

Management Discussion and Analysis

CONSOLIDATED RESULTS

Year 2021 vs. 2020

INCOME STATEMENT

Results of Operations

For the period ended December 2021, the Group was able to rebound 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 have slowly regained its momentum. Both segments showed a positive bottom line compared to losses last year. On the other hand, the education segment has shown continuous improvement, surpassing its pre-pandemic results by almost three times of its 2019 net income.

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.

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 of various entities where the Group has significant holdings.

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.

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, net proceeds from bank loans, and from the construction segment's issuance of preferred shares. Reduction in receivables was due to collection from clients and customers. Contract assets increased by 15%, largely attributable to completion of major construction projects. Receivable from related parties increased from P53.42 million to P145.28 million due to advances to 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, to non-current assets.

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 due to EEI's change in financial assumption on the discount rate from 7.33%-7.37 % in 2018 vs. 5.02 % in 2019. 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.

Year 2019 vs. 2018

INCOME STATEMENT

The Group registered a 42% growth in net income, from P1,164.28 million in 2018 to P1,649.45 million in 2019.

Total revenues grew by 6%, from P32,346.34 million to P34,129.84 million, primarily because of increase in construction revenues driven by the robust production levels of infrastructure projects of EEI; coupled with higher revenues from education segment brought about by (a) higher number of enrollees; (b) full 9-month operations of Malayan Colleges Mindanao ("MCM") compared to just 2 months in 2018; and (c) contributions from newly acquired subsidiaries of iPeople as a result of the merger effective May 2, 2019. On the other hand, the car dealerships registered an 8% drop in revenues due to increased competition which resulted to lower number of vehicle units sold.

Equity in net earnings of associates increased from P255.78 million to P727.82 million primarily because of higher intake from Al-Rushaid Construction Company, Ltd. (a foreign affiliate of EEI).

General and administrative expenses increased by 6%, from P2,651.24 million to P2,818.97 million, primarily attributable to (a) payment of Capital Gains Tax relative to the sale by the Parent Company of its direct investment in Mapua to iPeople; (b) increase in the number of personnel to support the growing business of the group; (c) depreciation of newly constructed/renovated school campuses; and (e) expenses of the newly acquired companies of iPeople group. Interest and finance charges increased due to new loans obtained by the Group to finance its existing projects and developments costs. Also, the adoption of the new accounting standard on Leases, PFRS 16, contributed P79.5 million in interest cost in 2019.

BALANCE SHEET

Consolidated total assets stood at P52.0 billion against P39.60 billion in 2018.

Total current assets increased by 42%, from P16.09 billion in 2018 to P22.83 billion, whereas the total non-current assets increased by 24%, from P23.50 billion to P29.16 billion.

The significant movements of the balance sheet accounts are brought about by the Group's adoption of PFRS 16 (Leases) effective January 2019 and the consolidation of newly acquired subsidiaries resulting from the merger of AC Education into iPeople effective May 2, 2019.

Cash and cash equivalents increased from P2.04 billion to P2.69 billion mainly because of iPeople's new subsidiaries coupled with collection of progress billings and retention receivables from various completed domestic projects of EEI. Receivables were higher due to billed trade receivables of EEI, timing of start of classes of the schools and contribution of the newly acquired subsidiaries of iPeople. Contract assets, which is composed of unbilled production and net retention receivables, registered a significant growth in 2019 due to higher construction activities of EEI. Receivable from related parties was lower by P74.73 million due to payment of an affiliate. Inventories dropped by 12% as a result of lower inventory held by car dealerships. Prepaid expense and other current assets, which includes unutilized input and creditable withholding taxes of the Group, increased from P1.46 billion to P1.98 billion primarily because of increased advances to suppliers and contractors of EEI.

Total noncurrent assets at P29.16 billion from P23.51 billion in 2018, includes assets of the entities acquired by iPeople.

Equity investments grew from P0.97 billion to P1.15 billion primarily because of the increase in the valuation of the unquoted shares of EEI in Hermosa Ecozone Development Corporation in compliance with PFRS 9. Investments in associates and joint ventures grew by 12% due to investment in Sojitz G Auto Philippines Corporation, wherein the Parent company has 20% stake, coupled with higher equity earnings intake for the period. Increase in property and equipment at cost and revalued pertains mainly to assets of the newly acquired subsidiaries of iPeople as a result of the merger with AC Education, Inc. Right of use asset is a result of adoption of the new accounting standard, PFRS 16. Retirement assets dropped due to higher cost recognized for the year as a result of higher headcount and lower discount rate. Deferred tax asset pertains mainly to the tax effect of remeasurement loss on defined benefit plans of the Group. The reduction in other noncurrent assets pertain mainly to collection of the outstanding receivables of EEI.

Consolidated total liabilities increased from P21.43 billion to P28.50 billion.

Total current liabilities increased from P18.58 billion to P20.30 billion. Loans payable dropped as a result of the conversion of loans of iPeople to a longer term, coupled with payments of matured loans. Increase in accounts payable and accrued expenses pertain to heightened production activities of EEI which resulted to increased billings from various subcontractors and suppliers. Income tax payable increased by P32 million as a result of higher taxable income of the Group. Due to related parties mainly pertains to foreign currency adjustment in relation to EEI's account in ARCC. Current portion of lease liability resulted from the new accounting standard, PFRS 16, wherein present value of operating leases is recorded in the books of the Company.

Total noncurrent liabilities increased from P2.85 billion to P8.20 billion. Increase in long term debt pertains mainly to reclassification of iPeople's short-term loan to long-term loan. Accrued retirement liability increased significantly due to higher actuarial losses recognized for the year as a result of lower discount rate compared to in 2018. Increase in deferred tax liabilities is related to the revaluation increment on land of the Group, including the properties of the newly acquired companies of iPeople. Noncurrent lease liability pertains to recognized liability on the remaining lease term of the group in compliance with PFRS 16. Other noncurrent liabilities pertain mainly to contract obligations of EEI on projects with completion date beyond one year after balance sheet date.

Consolidated equity grew from P18.17 billion to P23.49 billion, of which P14.744 billion is attributable to the Parent Company. Reduction in preferred stock and increase in common stock is attributable to the conversion of preferred shares of the Parent Company. Equity reserve on acquisition of noncontrolling interest pertains to the difference in acquisition cost and par value of the EEI shares acquired by the Parent Company, as well as the result of the dilution of its ownership interest in iPeople. Reduction in revaluation increment pertains to reattribution of the Parent Company's share in iPeople to noncontrolling interest, as a result of the merger. Changes in fair value of equity investments carried at FVOCI is higher due to the increase in fair market value of investment in Hermosa Ecozone Development Coporation.

Total consolidated retained earnings increased from P9.20 billion to P10.11 billion.

Financial Ratios

Below are the financial ratios that are relevant to the Group's for the years ended December 31, 2021 and 2020:

Financial ratios		**2021**	2020
Current ratio *Indicates the Group's ability to pay short-term obligation*	Current Assets / Current Liabilities	**1.42:1**	1.02:1
Solvency Ratio *Shows how likely a company will be to continue meeting its debt obligations*	Net Income+Depreciation / Total liabilities	**0.10:1**	(0.011:1)
Debt-to-equity ratio *Measures the Group's overall leverage*	Total Debt / Total Equity	**0.90:1**	1.37:1
Asset to Equity Ratio *Measures the group's leverage and long-term solvency*	Total Assets / Total Equity	**1.90:1**	2.37:1
Interest Rate Coverage *Shows how easily a company can pay interest on outstanding debt*	EBIT* / Interest Expense	**3.71:1**	(3.16:1)
Return on Assets *Measure the ability to utilize the Group's assets to create profits*	Net Income / Average Total Assets	**2.98%**	(3.26%)
Return on Equity *Reflects how much the Group's has earned on the funds invested by the stockholders*	Net Income / Average Total Equity	**6.26%**	(7.47%)

**Earnings before interest and taxes*

Current ratio went up from 1.02 in 2020 to 1.42 in 2021. This is mainly attributable to the increase in cash and cash equivalents largely from construction segment's issuance of preferred shares.

Solvency ratio increased from (0.01) in 2020 to 0.10 in 2021 mainly because of the positive results of operation this year.

Debt-to-Equity ratio measures the Group's leverage. It decreased from 1.37 to 0.90 this year as an effect of the income posted by the Group resulting to higher equity.

Asset-to-Equity ratio decreased from 2.37 to 1.90 attributable to increase in equity as a result of the income registered by the Group this year.

Interest Rate Coverage ratio shows how easily a company can pay interest on outstanding debt. It is higher at 3.71 times this year due to net income earned by the Group compared to net losses incurred 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 2021 increased to 2.98% from (3.26%) in 2020. This is attributable to higher net income registered by the Group this year.

Return on Average Stockholders' Equity (ROAE) measures the profitability of the Company in relation to the average stockholders' equity. The ROAE for 2021 went up to 6.26% from (7.47%) in 2020 due to positive earnings of the Group this year compared to its net loss result last year.

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.

Item 7 – Financial Statements

The 2021 audited consolidated financial statements of House of Investments are incorporated herein by reference. The schedules listed in the accompanying index to Supplementary Schedules are filed as part of this Form 17-A.

Item 8 – Changes in and Disagreements with Accountants on Accounting and Financial Disclosures

The accounting firm of Sycip Gorres Velayo and Co. (SGV & Co.), with office address at 6760 Ayala Avenue, SGV Building, Makati City, Philippines, has been the Company's Independent Auditors since the Company's incorporation, and has been recommended to serve as such for the current year.

Pursuant to Memorandum Circular No. 8, series of 2003 (rotation of external auditors), the Company has engaged Ms. Wenda Lynn M. Loyola, as the engagement partner of SGV & Co. effective 2016. SEC rules mandate the compulsory rotation of audit partners after 5 years.

The engagement of the external auditors was favorably endorsed by the Audit Committee to the Board of Directors. The engagement is ultimately submitted for approval of the stockholders.

Disagreement with Accountants on Accounting and Financial Disclosure
There was no event for the last 5 years where SGV & Co. had any disagreement with regard to any matter relating to accounting principles or practices, financial statement disclosure or auditing scope or procedure.

Attendance of Accountants at the Meeting
Representatives of SGV & Co. are expected to be present at the annual stockholders meeting with the opportunity to make any statement, if they so desire, and will be available to respond to appropriate questions on the Company's financial statements.

External Audit Fees and Services
The Company has engaged SGV & Co. as the external auditor, and is tasked to conduct the financial audit of the Company. For this service, SGV & Co. has billed the company the following amounts:

YEAR	AUDIT FEE BILLING
2021	P3,854,000
2020	P3,417,000
2019	P3,296,450

The Company has not engaged SGV & Co. for any other services aside from its annual audit for the last nine (9) years.

Tax Fees
The Company has not engaged the services of the external auditor for tax accounting, compliance, advice, planning and any other form of tax services.

All Other Fees
There are no other fees billed in each of the last two years for the products and services provided by the external auditor, other than the services reported under the items mentioned above.

PART III – CONTROL AND COMPENSATION INFORMATION

Item 9 – Directors and Executive Officers of the Issuer

House of Investments' Board of Directors has eleven (11) members elected by and from among the stockholders. The Board is accountable for providing overall management and direction of the firm. Board meetings are held on a regular basis or as often as required to discuss the Company's operations, business strategy, policies, and other corporate matters. The information below includes positions currently held by the directors and executive officers, as well as positions held during the past five years.

DIRECTORS		
Name	**Position**	**Length of Service**
Ms. Helen Y. Dee	Chairperson	19 Years
Mr. Lorenzo V. Tan	Director President & CEO	5 Years as Director 3 Years President & CEO
Mr. Medel T. Nera	Director	10 Years
Atty. Wilfrido E. Sanchez	Director	21 Years
Mr. Gil A. Buenaventura	Director	2 Years
Ms. Yvonne S Yuchengco	Director	20 Years
Mr. Lorenzo Andres T. Roxas	Director	1 year and 9 months

INDEPENDENT DIRECTORS		
Name	**Position**	**Length of Service**
Dr. Roberto F. de Ocampo	Director	21 Years
Mr. John Mark Frondoso	Director	5 Years
Mr. Francisco H. Licuanan III	Director	14 Years
Mr. Juan B. Santos	Director	7 Years

EXECUTIVE OFFICERS			
Name	**Position**	**Age**	**Citizenship**
Ms. Helen Y. Dee	Chairperson	77	Filipino
Mr. Lorenzo V. Tan	President & CEO	60	Filipino
Ms. Gema O. Cheng	EVP – COO, CFO & Treasurer	57	Filipino
Mr. Alexander Anthony G. Galang	SVP - Chief Audit Executive	61	Filipino
Mr. Joselito D. Estrella	SVP – Chief Information Officer	57	Filipino
Mr. Philippe John S. Fetalvero	SVP – Operations Head, Cars Division	53	Filipino
Ms. Ruth C. Francisco	SVP – Chief Risk Officer	58	Filipino
Ms. Ma. Esperanza F. Joven	FVP – Finance	51	Filipino
Ms. Ma. Elisa E. De Lara	FVP – Internal Audit	53	Filipino
Ms. Maria Teresa T. Bautista	VP – Corporate Controller	49	Filipino
Atty. Lalaine P. Monserate	AVP – Legal & Compliance Officer	58	Filipino
Atty. Samuel V. Torres	Corporate Secretary	57	Filipino
Atty. Ma. Elvira Bernadette G. Gonzalez	Asst. Corporate Secretary	45	Filipino

POSITION AND BACKGROUND WITHIN THE LAST 5 YEARS

HELEN Y. DEE, 77 years old, Filipino, has been **Chairperson of the Board** since 2001 to present. She was also President and CEO of the company from 2001-2011. She is currently serving as **Chairperson** of EEI Corporation, House of Investments, Inc., PetroEnergy Resources Corporation, Rizal Commercial Banking Corporation, all of which are PSE-listed companies. She is the **Chairperson**, **Vice Chairperson** or a **Director** of several companies engaged in banking, insurance, and real property businesses. ***Educational Background:*** Ms. Dee received her Master's Degree in Business Administration from De La Salle University.

LORENZO V. TAN, 60, Filipino, is a **Director** and the **President & CEO** of the Company. Mr. Tan is currently serving as **Director** of Smarts Communications, Inc., Digitel Telecommunications, EEI Corp.,Sunlife Grepa Financial, Inc., iPeople Inc., Malayan Insurance Company, Inc., Manila Memorial Park Cemetery, Inc., PetroEnergy Corporation, Philippine Realty and Holding Corporation (Philrealty), Hi-Eisai Pharmaceutical, Inc., and Honda Cars Philippines and Isuzu Manila, Inc.; **Director, President and CEO** of RCBC Realty Corporation and San Lorenzo Ruiz Investment Holdings and Services, Inc. He is also on the **Board of Adviser** of Alphaland Development Corporation. He holds the **Vice Chairmanship** of the Pan Malayan Management and Investment Corporation (PMMIC), and TOYM Foundation; **Member of the Board of Trustees** at De La Salle Zobel. ***His past experiences include:*** **President and CEO** of Rizal Commercial Banking Corporation. Prior to that, he also served as the **President and CEO** of Sun Life of Canada (Philippines), Inc., the Philippine National Bank, and the United Coconut Planters Bank; **Managing Director** of Primeiro Partners, Inc.; **Chairman** of Asian Bankers Association; **President** of Bankers Association of the Philippines (BAP). As BAP president, he led the Association in representing the BAP in the ASEAN Bankers Association (ABA), composed of the national banking associations from the 10-member countries in the Association of Southeast Asian Nations (ASEAN). ***Educational Background:*** Certified Public Accountant in Pennsylvania, USA and in the Philippines. Mr. Tan graduated from De La Salle University with a Bachelor of Science degree in Accounting and Commerce, and holds a Master in Management degree from the J.L. Kellogg Graduate School of Management, Northwestern University.

YVONNE S. YUCHENGCO, 68, Filipino, is a **Director** from 1999-2006, 2008 to present. She is also the **President, Chairman and Director** of Philippine Integrated Advertising Agency, Inc.; **Director and Chairman** of Y Realty Corporation; **Chairperson and President** of Royal Commons, Inc., Y Tower II Office Condominium Corp. and Yuchengco Tower Office Condominium Corp.; **Director and Vice Chairperson** of National Reinsurance Corp. of the Philippines and Malayan Insurance Co., Inc.; **Director and Chairperson** of RCBC Capital Corporation; **Chairperson** of XYZ Assets Corporation; **Director, Treasurer and CFO** of Pan Malayan Management & Investment Corp.; **Director, Vice President and Treasurer** of Pan Managers Inc.; **Director and President** of Alto Pacific Corporation, MICO Equities, Inc. and RCBC Land, Inc.; **Director and Treasurer** of Water Dragon, Inc., Honda Cars Kalookan, Inc., Malayan High School of Science, Inc., Mona Lisa Development Corp. and Petro Energy Resources Corp.; **Director and Vice-President** of AY Holdings, Inc.; **Director and Corporate Secretary** of MPC Investment Corporation**; Trustee and Chairperson** of The Malayan Plaza Condominium Owners and Yuchengco Museum, Inc.**; Director** of Annabelle Y. Holdings & Management Corporation, A.T. Yuchengco, Inc., Enrique T. Yuchengco, Inc., DS Realty, Inc., GPL Holdings, Inc., HYDee Management & Resources Corp., iPeople inc., La Funeraria Paz-Sucat, Inc., Luisita Industrial Park Corp., Malayan Colleges Inc., Malayan International Insurance Corp., Manila Memorial Park Cemetery, Inc., Pan Malayan Express, Inc., Pan Malayan Realty Corp., Seafront Resources Corp., Shayamala Corporation, YGC Corporate Services, Inc. and Yuchengco Center, Inc. and Asia-Pac Reinsurance Co., Ltd.**; Trustee** of Avignon Tower Condominium Corporation, Phil-Asia Assistance Foundation, Inc., Mapua University, and AY Foundation, Inc.; **Advisory Member** of Rizal Commercial Banking Corporation**. *Educational Background:*** Bachelor of Arts in Interdisciplinary Studies from Ateneo De Manila University, Philippines.

MEDEL T. NERA, **66**, **Filipino**, is a **Director** from 2011 to present. He is also a **Director** of iPeople inc., EEI Corp., Seafront Resources Corp., National Reinsurance Corporation of the Philippines, Inc., Generika Pharmaceutical Group, Ionics, Inc. and Holcim Philippines, Inc. His past experiences include: **President & CEO** of House of Investments, Inc.; President of Honda Cars Kalookan, Inc., **Director and President** of RCBC Realty Corp.; **Chairman of the Board** of Greyhounds Security & Investigation Agency Corp., Zamboanga Industrial Finance Corporation; **Director and Chairman of Risk Committee** of Rizal Commercial Banking Corp.; **Director and Treasurer** of CRIBS Foundation, Inc., and **Senior Partner** at Sycip Gorres Velayo & Co. ***Educational Background***: Master of Business Administration (MBA) from Stern School of Business, New York University, USA and Bachelor of Science in Commerce from Far Eastern University, Philippines, International Management Program at Manchester Business School, UK, Pacific Rim Program at the University of Washington, USA. Mr. Nera is a Certified Public Accountant.

ATTY. WILFRIDO E. SANCHEZ, 85, Filipino, is a **Director** from 2000 to present. He is also a **Tax Counsel** of Quiason Makalintal Barot Torres Ibarra Sison and Damaso Law Firm**; Director** in Asiabest Group International Inc. ("ABG"), EEI Corporation, EMCOR, Inc., J-DEL Investments and Management Corporation, K-Servico, Inc., Kawasaki Motor Corporation, Magellan Capital Holdings Corp., Trimotors Technology Corp., Wodel, Inc. and KS Prime Financial Corp.**; Independent Director** in Philippine National Bank, Tanduay Distillers, Inc., Asia Brewery, Inc., LT Group, Inc., and Eton Properties Philippines, Inc.**: Trustee** in Asian Institute of Management (AIM), Gokongwei Brothers Foundation, and JVR Foundation, Inc.**; *His past experiences include:*** Mr. Sanchez once worked in an accounting firm in the Philippines for almost thirty (30) years as tax consultant and headed its tax practice before his retirement. SGV was at one time the largest accounting firm in Asia until its affiliation with Arthur Andersen and Ernst & Young. He headed the tax practice in the firm for several years until his retirement after almost thirty (30) years of tax practice. While in the firm, he also acted as a business advisor to various entities. With this experience in SGV and QMBTISD, he has collected more than fifty (50) years of Tax and Corporate practice. ***Educational Background:*** Masters of Law from Yale Law School, USA; Bachelor of Laws and Bachelor of Arts from Ateneo de Manila University, Philippines.

ROBERTO F. DE OCAMPO, 76, Filipino, former Secretary of Finance, is an **Independent Director** from 2000 to present. He also serves as the Chairman of the Audit Committee. Dr. de Ocampo also serves as**Chairman of the Board of Advisors** of the RFO Center for Public Finance and Regional Economic Cooperation (an ADB Regional Knowledge Hub); **Vice Chairman** of the Makati Business Club; **Member /Advisory Board Member** of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum, and The Global Reporting Initiative (GRI). ***His past experiences***: **President** of the Asian Institute of Management (AIM); **Chairman** of the Philippine Veterans Bank and Foundation for Economic Freedom (FEF); **President** of Management Association of the Philippines (MAP); **Chairman and Chief Executive Officer** of the Development Bank of the Philippines during the presidency of Cory Aquino; **Chairman** of the Land Bank during the Ramos Administration; **Member** of the Board Governors of the World Bank, IMF, and ADB. He was awarded by Queen Elizabeth the Most Excellent Order of the British Empire (OBE), by France as a Chevalier (Knight) of the Legion d'Honneur, and by the Vatican as Knight of the Holy Sepulchre of Jerusalem. He is the recipient of many other awards including Philippine Legion of Honor, ADFIAP Man of the Year, Ten Outstanding Young Men Award, CEO Excel Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. ***Educational Background***: Dr. de Ocampo graduated from De La Salle College and Ateneo de Manila University, received an MBA from the University of Michigan, holds a post-graduate diploma in Development Administration from the London School of Economics, and has four doctorate degrees (Honoris Causa) conferred by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters.

JUAN B. SANTOS, 83, Filipino, was elected as an **Independent Director** in 2014. He is also a **Director** of Allamanda Management Corporation, Philippine Investment Management Corp., Rizal Commercial Banking Corporation, Sunlife Grepa Financial, Inc.; **Trustee** of Dualtech Training Center Foundation, Inc. and St. Luke's Medical Center; **Member of the Board of Advisors** of East-West Seeds Co., Mitsubishi Motor Phil. Corporation; **Consultant** of Marsman-Drysdale Group of Companies. ***His past experiences include:*** **Chairman** of Social Security System; **Secretary** of Trade and Industry, Philippines; **Chairman and CEO** of Nestle Philippines, Singapore and Thailand; **Director** of Philex Mining Corporation, Philippine Long Distance Telephone Company (PLDT), San Miguel Corporation; ***Educational Background:*** Advanced Management from International Institute of Management Development (IMD), Lausanne, Switzerland; Post-graduate studies on Foreign Trade from Thunderbird School of Global Management, Arizona, USA; and Bachelor of Science in Business Administration from Ateneo De Manila University, Philippines.

GIL A. BUENAVENTURA, 69, Filipino is a **Director** from 2019 to present**.** He is also a **Director** in Malayan Insurance Co., Manila Memorial Park Cemetery, Inc. and Rizal Commercial Banking Corporation. ***His past experiences include:*** **President, Chief Executive Officer and Executive Director** of Rizal Commercial Banking Corporation. As RCBC President, CEO and Executive Director, he led the re-launch and re-branding of the bank to stay relevant amidst the changing banking landscape; **President and Chief Executive Officer** of Development Bank of the Philippines; **Member** of Makati Business Club, Management Association of the Philippines and Investment Committee, De La Salle Philippine School System; **Board Member** of Banker Association of the Philippines, BANCNET and Philippine Payments Management Inc. ***Educational Background:*** Mr. Buenaventura holds a Master of Business Administration in Finance from University of Wisconsin, Madison, Wisconsin.

FRANCISCO H. LICUANAN III, 78, Filipino, is an **Independent Director** since 2006 to present. He is also **Chairman & CEO** of Battery Park Investment, Inc., Geo EState Development Corporation and New Pacific Resources Management Inc.; **President & CEO** of Innovative Property Solutions, Inc. ***Educational Background:*** Master of Business Administration from Harvard Business School, USA; Bachelor of Arts in Economics (cum laude) from Ateneo De Manila University, Philippines.

JOHN MARK S. FRONDOSO, 47, Filipino, was elected as an **Independent Director** in December 2016. He is the **President** of FSG Technology Ventures, Inc. (Digipay); **President** of Star Two Holdings, Inc.; **Trustee and Chairman of the Investment Committee** of the Philippine Public School Teachers Association; **Director** of HC Consumer Finance Philippines, Inc. (Home Credit); **Chairman & President** of FSG Capital, Inc. ***His Past experiences include:*** **Philippine Chief Representative & Executive Director** of Morgan Stanley

(Singapore) Holdings Pte Ltd.; **Associate Director** of Barclays Capital (Investment Banking Division of Barclays Bank PLC). ***Educational Background:*** Bachelor of Science in Industrial Management (University Honors) from Carnegie Mellon University, USA.

LORENZO ANDRES T. ROXAS, 58, Filipino, is a **Director** from 2020 to present. He is the **Managing Director & Nominee** at Philippine Equity Partners, Inc.; **Director** of RCBC Capital Corporation, RCBC Bankard Services Corporation, ATRAM Investment Management Partners Corporation, and ATR Holdings, Inc.; **Advisory Board Member** of PhilExcel Corporation; **Board of Governors and Treasurer** of Philippine Association of Securities Brokers and Dealers, Inc., and **Chairman and President**, LTR Holdings, Inc. ***His past experiences include*:** **Chairman** of Manila House Private Club, Inc.; **Director** of Asian Life & General Assurance Corporation, Tullett Prebon (Philippines), Inc. and Maybank ATR Kim Eng Capital Partners, Inc.; **Board of Governors** of the Philippine Association of Securities Brokers and Dealers, Inc.; and **Chairman of the Board, President, and Director** of Maybank ATR Kim Eng Securities, Inc. ***Educational Background:*** Masters in Business Administration, Northwestern University's Kellogg School of Management and The Hong Kong University of Science and Technology and Bachelor of Arts Degree in Interdisciplinary Study, Ateneo de Manila University.

EXECUTIVE OFFICERS:

GEMA O. CHENG, 57, Filipino, is the **Executive Vice President – Chief Operating Officer, Chief Finance Officer and Treasurer**. She also holds the following positions within the group: **Executive Vice President – Chief Financial Officer** of iPeople, inc.; **Chairman and President** of Investment Managers, Inc.; **Director, Executive Vice President and Treasurer** of Landev Corporation; **Executive Vice President and Chief Operating Officer** of San Lorenzo Ruiz Investment Holdings and Services, Inc,: and serves as **Director of** the following: Malayan Colleges Laguna, Inc., A Mapua School, Malayan Colleges Mindanao, A Mapua School, La Funeraria Paz-Sucat, Inc. and Manila Memorial Park Cemetery, Inc. She was previously a **Senior Vice President** of SM Investments Corp. seconded as **Treasury Head** of SM Prime and its various business segments (Malls, Hotels & Conventions, Residences, Leisure and Commercial Properties Group) with concurrent role as CFO of the Commercial Properties Group; ***Educational Background:*** Bachelor of Arts in Economics (Magna Cum Laude) from the University of the Philippines-Diliman, Philippines; Certificate of Special Studies in Administration and Management from Harvard University, USA.

ALEXANDER ANTHONY G. GALANG, 61, Filipino, is the **Senior Vice President for Internal Audit** since 2009. He was **Vice President** of the company from 2004 to 2009. He is a Certified Public Accountant (CPA) having placed 12th in the 1981 licensure exams. He has a Global Certification as a Certified Fraud Examiner (CFE) and a Certification in Risk Management Assurance (CRMA). ***Educational Background:*** Bachelor of Science in Business Administration Major in Accounting (Cum Laude) from University of Sto. Tomas, Philippines.

JOSELITO D. ESTRELLA, 57, Filipino, is the **Senior Vice President - Chief Information Officer**. ***His past experiences include:*** **Senior Vice President – Chief Information Officer** of iPeople inc., **President** of Pan Pacific Computer Center Inc., **Vice President for Sales & Marketing** of AGD Infotech Inc. ***Educational Background:*** Bachelor of Science in Commerce Major in Management from San Beda College; Master of Science in Information Technology from De La Salle University.

PHILIPPE JOHN S. FETALVERO, 53, Filipino, is the SVP – Business Operations Head for the Cars Division. ***His past experiences include*:** **General Manager** of Honda Cars Kalookan, Inc. where he started as Sales Manager in 1994. He also served as a faculty member at the De la Salle University Impact Center. ***Educational Background*:** Bachelor of Science in Computer Science from the De La Salle University.

RUTH C. FRANCISCO, 58, Filipino, is the **Senior Vice President – Chief Risk Office**. She joined the company in July 2010 and was seconded to Malayan Education System, Inc. (Operating under the name of Mapúa University) ("Mapúa") as the **Chief Finance Officer**. During her assignment in Mapúa, she also held the following positions: **Treasurer** for Malayan Colleges Foundation, Inc., Malayan Colleges Mindanao (A Mapua School), Inc., and MIT Retirement Fund, Inc. She is also a **Director** at San Lorenzo Ruiz Investment Holdings and Services, Inc. **Educational Background:** Doctor of Business administration, Colegio de San Juan de Letran; Master of Business Administration, Philippine Christian University; Bachelor of Science in Commerce, Major in Accounting, Manuel L. Quezon University.

MA. ESPERANZA F. JOVEN, 51, Filipino, is the **First Vice President for Finance**. She was Vice President for Finance of the Company from 2014 to June 2021. She is also the **Vice President & Treasurer** in HI-Eisai Pharmaceutical, Inc.; Chief Finance Officer of San Lorenzo Investment Holdings and Services, Inc.; and a **Director** in Manila Memorial Park Cemetery, Inc., La Funeraria Paz-Sucat, Inc., and San Lorenzo Ruiz Investment Holdings & Services, Inc. ***Her past experiences include:*** **Vice President for Finance** of iPeople, inc. and **Director** of Zamboanga Industrial Finance Corporation. She also held the Series 7, 63, and 24 licenses with the Financial Industry Regulatory Authority (FINRA), The Nasdaq Stock Market, and in the 52 states and territories of the USA. ***Educational Background:*** Master of Science in Computational Finance and Bachelor of Science in Applied Mathematics from De La Salle University-Manila.

MARIA ELISA E. DE LARA, 51, Filipino, is the First **Vice President for Group Internal Audit since 2021**. She was **Vice President** of the company from 2014 to June 2021. She joined the company in October 2010 and was appointed as **Assistant Vice President** for Group Internal Audit effective January 2011. She is a Certified Public Accountant and holds a Global Certification in Risk Management Assurance (CRMA). ***Educational Background:*** Bachelor of Science in Business Administration Major in Accounting (Magna Cum Laude) from the Philippine Women's University.

MARIA TERESA T. BAUTISTA, 49, Filipino, is the **Vice President - Controller** since July, 2017. She is also the **Controller** of Landev Corporation; **CFO and Treasurer** of Investment Managers Inc., Xamdu Motors, Inc., Zamboanga Carriers, Inc. and Zambowood Realty and Development Corp. and Hexagon Lounge, Inc.; **Treasurer** of Greyhounds Security and Investigation Agency Corp. and Secon Professional Security. She is a Certified Public Accountant, holds a Global Certification for Internal Auditors (CIA) and has completed the Six Sigma Green Belt Program. ***Educational Background:*** Bachelor of Science in Commerce, major in Accounting, from St. Paul College, Philippines.

LALAINE P. MONSERATE, 58, Filipino, joined the Company in November, 2016 as **Assistant Vice President – Legal and Compliance Officer**. She was appointed **Data Privacy Officer** for the Company on May 2017 up to the present. She is also the Corporate Secretary of Greyhounds Security and Investigation Agency Corporation, Zamboanga Carriers, Inc. and Zambowood Realty & Development Corporation from August 2018 to present. She is also the **Compliance Officer** for Money Laundering/Financing of Terrorism (ML/FT) for San Lorenzo Ruiz Investment Holdings and Services, Inc. and RCBC Realty Corporation being newly covered persons under the Designated Non-Financial Businesses and Profession (DNFBP) on December 2021 to present. ***Her past experiences include:*** **Assistant Director** of the Investigation and Prosecution Division, Enforcement and Investor Protection Department of the Securities and Exchange Commission (SEC). She spent 12 years at the SEC, rising from the ranks, i.e. from Securities Investigator, Securities Counsel, Chief Counsel, Division Head and Assistant Director. ***Educational Background***: Bachelor of Laws and Bachelor of Arts in Political Science from the University of Nueva Caceres in Naga City. She passed the Bar Examinations in 1999.

SAMUEL V. TORRES, 57, Filipino, is the **Corporate Secretary.** His other present positions include: **General Counsel & Corporate Secretary** of Pan Malayan Management & Investment Corporation and **Corporate Secretary** of A. T. Yuchengco, Inc., A Y Foundation, Inc., A.Y. Holdings, Inc., Bankers Assurance Corp., Bluehounds Security and Investigation Agency, Inc., Luisita Industrial Park Corp., RCBC Bankard Services, Inc., Enrique T. Yuchengco, Inc. Investment Managers, Inc., Sun Life Grepa Financial, Inc., Grepaland, Inc., Grepa Realty Holdings Corporation, PetroEnergy Resources Corp., Seafront Resources Corp., GPL Cebu Tower Office Condominium Corp., Hexagon Integrated Financial & Insurance Agency, Inc., Hexagon Lounge, Inc., iPeople, inc., RCBC Land, Inc., RCBC Forex Brokers Corp., RCBC Realty Corp., RCBC Securities, Inc., RCBC Capital Corporation, Malayan High School of Science, Inc., Malayan Education System, Inc., Malayan Colleges Mindanao (A Mapua School), Inc., Malayan Colleges Foundation, Inc., Malayan Information Technology Center, Inc., Malayan Colleges Laguna, Inc Led by A Mapua School, Affordable Private Education, Inc. doing business under the name of APEC SCHOOLS, GPL Holdings, Pan Pacific Computer Center, Inc., Honda Cars Kalookan, Inc., Hi-Eisai Pharmaceutical, Inc., People eServe Corp., La Funeraria Paz Sucat, Inc., Landev Corp., Pan Malayan Express, Inc., Pan Malayan Realty Corp., Philippine Advertising Agency, Inc., First Nationwide Assurance Corp., Malayan Insurance Co., Inc., MICO Equities, Inc., and Tokio Marine Malayan Insurance Corp. ***Educational Background:*** Bachelor of Laws, Ateneo De Manila University School of Law; Bachelor of Science in Business Economics, University of the Philippines.

MA. ELVIRA BERNADETTE G. GONZALEZ, 45, Filipino, is the **Assistant Corporate Secretary**. She is also the **Assistant General Counsel** of Pan Malayan Management & Investment Corporation and **Corporate Secretary** of Blackhounds Security and Investigation Agency, Inc. and the **Assistant Corporate Secretary** of iPeople, inc., Malayan Colleges Mindanao (A Mapua School), Inc., Affordable Private Education, Inc. doing business under the name of APEC SCHOOLS, National Teachers College, University of Nueva Caceres, Yuchengco Tower Office Condominium Corp., Y Tower II Office Condominium Corp., and GPL Holdings, Inc. ***Educational Background:*** Juris Doctor, Ateneo De Manila University School of Law; Bachelor of Arts in Political Science, Ateneo De Manila University.

RESIGNATION OF DIRECTORS
To date, no director has resigned or declined to stand for re-election for the Board of Directors due to any disagreement with the Corporation relative to the Corporation's operations, policies and practices.

ELECTION OF DIRECTORS
The Directors of House of Investments are elected at the annual stockholders' meeting to hold office until the next succeeding annual meeting or until their respective successors have been elected and qualified.

APPOINTMENT AND RESIGNATION OF OFFICERS
Officers are appointed or elected annually by the Board of Directors at its first meeting following the Annual Meeting of Stockholders, each to hold office until the corresponding meeting of the Board of Directors in the next year or until a successor shall have been elected, appointed or shall have qualified.

SIGNIFICANT EMPLOYEE
There is no person who is not an executive officer that is expected by the issuer to make a significant contribution to the business.

FAMILY RELATIONS
Mrs. Helen Y. Dee and Ms. Yvonne S. Yuchengco are siblings.

INVOLVEMENT IN CERTAIN LEGAL PROCEEDINGS
The Company is not aware of the following events during the past 5 years up to March 31, 2022:

(a) any bankruptcy petition filed by or against any business of which any of its director or executive officers was a general partner or executive officer either at the time of bankruptcy or within two (2) years prior to that time.

(b) any conviction by final judgment of any director or senior executive in a criminal proceeding domestic or foreign or being subject to a pending criminal proceeding domestic or foreign, of any director, executive officer or person nominated to be a director

(c) any director or senior executive being subject to any order, judgment or decree not subsequently reversed suspended or vacated of any court of competent jurisdiction, domestic or foreign permanently or temporarily enjoining barring, suspending or otherwise limiting such directors' or executive officer's involvement in any type of business securities, commodities or banking activities

(d) any executive officer or director found by a domestic or foreign court of competent jurisdiction, the Commission or other foreign body or a domestic or foreign Exchange or other organized trading market or self-regulatory organization to have violated a securities or commodities law or regulation and the judgment has not been reversed, suspended, or vacated.

Item 10 – EXECUTIVE COMPENSATION

Information as to the aggregate compensation paid or accrued during the last two fiscal years and to be paid in the ensuing fiscal year to the Company's Chief Executive Officer and other officers follows:

NAME AND POSITION	YEAR	SALARY	BONUS	OTHER ANNUAL COMPENSATION
The top 5 executives of the Company are as follows: 1. Lorenzo V. Tan, President & CEO 2. Gema O. Cheng, EVP – Chief Operating Officer, Chief Financial Officer & Treasurer 3. Alexander Anthony G. Galang,	2022	P43.7(est)	P0	P0
	2021	P41.6M	P0	P0
	2020	P38.7M	P0	P0

NAME AND POSITION	YEAR	SALARY	BONUS	OTHER ANNUAL COMPENSATION
SVP – Internal Audit 4. Joselito D. Estrella, SVP – Chief Information Officer 5. Ruth C. Francisco, SVP – Chief Risk Officer				
All other officers and directors as group unnamed.	2022	P55.4M (est)	P0	P1.6M (est)
	2021	P49.8M	P0	P1.5M
	2020	P41.0M	P0	P1.1M
TOTALS	2022	P99.0M (est)	P0	P1.6M (est)
	2021	P91.4M	P0	P1.5M
	2020	P79.7M	P0	P1.1M

There are no other arrangements pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, other than those stated on the above table during the Company's last completed fiscal year, and the ensuing year, for any service provided as an executive officer or member of the Board of Directors.

Directors are paid a per diem of P25,000 for attendance in a Board meeting. Board meetings are scheduled every quarter in a year. A director is also paid a per diem of P10,000 for participation in Audit and Risk committee meetings and P5,000 in other committee meetings.

There is no director, executive officers, nominee for director, beneficial holder and family members involved in any business transaction of the Company.

Item 11 – Security Ownership of Certain Beneficial Owners and Management

Owners of more than 5% of voting securities as of March 31, 2022.
The following table shows the beneficial owners directly or indirectly owning more than 5% of the Company's capital stock as of March 31, 2022:

COMMON STOCK

SHARE CLASS	NAME AND ADDRESS OF RECORD OWNER	NAME OF BENEFICIAL OWNER & RELATIONSHIP WITH RECORD OWNER	CITIZENSHIP	NUMBER OF SHARES BENEFICIALLY OWNED	% OF TOTAL
Common	**PAN MALAYAN MANAGEMENT & INVESTMENT CORPORATION** 48/F, Yuchengco Tower, RCBC Plaza, 6819 Ayala Ave., Makati City *Principal Stockholder*	**Ms. Helen Y. Dee** *Chairperson* is authorized to direct voting of the shares held by Pan Malayan Management & Investment Corporation	Filipino	397,166,274*	51.15%
Common	**ESTATE OF ALFONSO T. YUCHENGCO** 48/F, Yuchengco Tower, RCBC Plaza, 6819 Ayala Ave., Makati City *Principal Stockholder*	**Ms. Helen Y. Dee** *In her capacity as Administrator* is authorized to direct voting of the shares held the Estate of Alfonso T. Yuchengco	Filipino	90,123,082	11.61%
Common	**RCBC SECURITIES, INC.** *7/F Yuchengco Tower, RCBC Plaza, 6819 Ayala Ave., Makati City*	**Mr. Raul M. Leopando** *Nominee* **Mr. Raul Ruiz** *VP - Research* are authorized to direct voting of the shares held by RCBC Securities	Filipino	99,642,331	12.83%

SHARE CLASS	NAME AND ADDRESS OF RECORD OWNER	NAME OF BENEFICIAL OWNER & RELATIONSHIP WITH RECORD OWNER	CITIZENSHIP	NUMBER OF SHARES BENEFICIALLY OWNED	% OF TOTAL
Common	**BPI SECURITIES CORPORATION** *8/F BPI Head Office Bldg., Ayala Ave., cor. Paseo de Roxas Makati City*	**Mr. John Kennard T. Fajardo** *Nominee* is authorized to direct voting of the shares held by BPI Securities Corporation	Filipino	46,302,412	5.96%
Common	**GPL Holdings, Inc.**	**Ms. Helen Y. Dee** *President* is authorized to direct voting of the shares held by GPL Holdings, Inc.	Filipino	41,170,360	5.30%

* *Represents direct and indirect ownership.*

There are no arrangements that may result in change in control.

SECURITY OWNERSHIP OF MANAGEMENT

Securities beneficially owned by the directors, nominees, officers, other than qualifying shares, as of March 31, 2022 according to the records of its stock and transfer agent, Rizal Commercial Banking Corporation (RCBC):

COMMON STOCK

NAME OF BENEFICIAL OWNER	CITIZENSHIP	NATURE OF OWNERSHIP	SHARES OWNED	% OF CLASS
Ms. Helen Y. Dee	Filipino	Direct Indirect	1,125,345 770,780	0.1449% 0.0993%
Mr. John Mark S. Frondoso	Filipino	Direct	5	0.0000%
Mr. Francisco H. Licuanan III	Filipino	Direct	500	0.0006%
Mr. Emilando Napa	Filipino	Direct	5	0.0000%
Mr. Medel T. Nera	Filipino	Direct	5	0.0000%
Dr. Roberto F. de Ocampo	Filipino	Direct	5	0.0000%
Atty. Wilfrido E. Sanchez	Filipino	Direct	5	0.0000%
Mr. Juan B. Santos	Filipino	Direct	5	0.0000%
Mr. Lorenzo V. Tan	Filipino	Direct	5	0.0000%
Mr. Gil A. Buenaventura	Filipino	Direct	5	0.0000%
Ms. Yvonne S Yuchengco	Filipino	Direct Indirect	45 90,210	0.0000% 0.0116%
Sub-Total			**1,986,920**	**0.2559%**
Total Common Shares			**776,465,281**	**100%**

Item 12 – Certain Relationships and Related Transactions

There is no director, executive officer, nominee for director, beneficial holder, or any family member involved in any business transaction with HI and subsidiaries.

There are no material transactions which were negotiated by the Company with parties whose relationship with the Company fall outside the definition of "related parties" under Philippine Accounting Standards 24, Related Party Disclosures, but with whom the Company has relationship that enables such parties to negotiate terms that may not be available from other, more clearly independent parties on an arm's length basis.

Please refer to Note 22 to the consolidated financial statements for the details of related party transactions. As discussed in the notes, in the normal conduct of business, other transactions with certain affiliates include sharing in general and administrative expenses and cash advances.

PART IV – CORPORATE GOVERNANCE

Item 13 – Corporate Governance

(a) Evaluation System to Measure Compliance with the Manual on Corporate Governance

The Company has monitored its compliance with Securities and Exchange Commission (SEC) Memorandum Circulars and issuances as well as all relevant Philippine Stock Exchange (PSE) Circulars and issuances on Corporate Governance. The Company continues to comply with the leading practices and principles on good corporate governance and appropriate self-rating assessment and performance evaluation to determine and measure its compliance with the Company's Manual on Corporate Governance.

The Company has submitted its Integrated Annual Corporate Governance Report (IACGR) for the period covering the years 2018, 2019 and 2020. For the period covering the year 2021, the Company will submit its IACGR on or before May 30, 2022.

(b) Measures Undertaken to Fully Comply with Leading Practices on Corporate Governance

In its 2018, 2019, and 2020 Integrated Annual Corporate Governance Reports (IACGRs), the Company has complied with majority of all recommendations specified in the said Report. In 2020, except for one recommendation, the Company is compliant with all of the recommendations. In its 2020 I-ACGR, the Company will endeavor to comply with the said one un-complied recommendations.

(c) Deviation from the Manual on Corporate Governance

There is no deviation from the Manual on Corporate Governance. This can be gleaned from the Integrated Annual Corporate Governance Report (IACGR) where majority of the recommendations were complied by the Company. In 2020, while there was one (1) recommendation which the Company cannot comply, the Company provided for substantial explanation (pursuant to the "comply or explain" approach required by SEC) including the fact that the principle recommended was still being achieved by the Company despite its non-compliance. In its 2021 report, the Company has complied with the said one un-complied recommendation by engaging the Good Governance Advocates and Practitioners of the Philippines (GGAPP) as external or third-party evaluator that provided in-depth analysis of the board performance.

(d) Plans to Improve Corporate Governance

In order to improve the performance of the Chairperson, the Board of Directors and its officers, the Company required them to submit an Annual Self-Assessment Questionnaire which is composed of varying statements on their roles, functions and responsibilities under the Manual on Corporate Governance. In fact, it engaged an external or third-party evaluator – GGAPP, to assess the performance of the Chairperson and the Board as well as the Chief Risk Officer, the Chief Audit Executive and the Compliance Officer. The Company, as required under its Policy on Related Party Transactions, implemented the annual submission of Related Party Questionnaire in order to elicit information about any potential or actual related party transactions entered into by the Chairperson, the Board of Directors, the Company and its officers on the said year. In addition, the Company also required them to submit a Biographical Data containing their personal information, work experience, family relations, and others, to determine their relatives within the third-degree of consanguinity and their related party transactions with the Company, if there is any. The Committee on Corporate Governance, Nominations and Related Party Transactions has been monitoring their submissions.

The Company continuously monitors all relevant PSE and SEC Circulars on Corporate Governance that maybe used to improve compliance with the Manual on Corporate Governance. With the pandemic (COVID 19), the PSE and SEC have issued numerous Circulars and Advisories which the Company have complied.

The Company continues to adhere to the leading practices in good corporate governance as well as the Manual on Corporate Governance by requiring its Chairperson, Directors and Officers to attend the annual seminar on Corporate Governance conducted by entities accredited by the Securities and Exchange Commission (SEC).

PART V – EXHIBITS AND SCHEDULES

Item 14 - Exhibits and Reports on SEC Form 17-C

SUMMARY OF SEC FORM 17-C

April 12, 2021

- Approval of the Sustainability Report
- Approval of the 2020 Audited Consolidated Financial Statements of House of Investments and Subsidiaries
- Approval of the postponement of the date of the Annual Stockholders' Meeting from July 16, 2021 to August 6, 2021

May 21, 2021

- Approval of the Integrated Annual Corporate Governance Report (I-ACGR).
- Approval of the revised Manual on Corporate Governance.
- Confirmation of the approval of the Audit Committee of the 1st Quarter 2021 Financial Statements to be filed with the SEC.

June 25, 2021

- Approval of execution of a Joint Venture Agreement with Sojitz Corporation of Japan and San Lorenzo Ruiz Investment Holdings and Services, Inc.

August 6, 2021

- Confirmation of the Approval of the Audit Committee of the 2nd Quarter Financial Statements to be filed with the SEC

November 26, 2021

- Confirmation of the approval by the Audit Committee of the 3rd Quarter Financial Statements filed with the SEC.
- Approval of the amendments to the Charter of the Board Risk Oversight Committee.

SIGNATURES

Pursuant to the requirements of Section 17 of the Securities Regulation Code and the Revised Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereto duly authorized, in the City of Makati on 04 MAY 2022, 2022.

IN WITNESS WHEREOF, we have hereunto affixed our signatures and the seal of the Corporation this 04 MAY 2022, 2022 at Makati City.

By:

Lorenzo V. Tan
President & CEO

Gema O. Cheng
EVP - COO, CFO & Treasurer

Maria Teresa T. Bautista
VP - Controller

Atty. Samuel V. Torres
Corporate Secretary

SUBSCRIBED AND SWORN to before me this 04 MAY 2022 day of _____ 2022, at MAKATI CITY. Affiant exhibited to me their Residence Certificate Numbers indicated below each name.

Names	Document No.	Date & Place of Issue/Expiration
Lorenzo V. Tan	P4549834A	09-29-2017 Manila / 09-28-2022
Gema O. Cheng	DL#N06-84-036923	12-14-2017 Mandaluyong / 12-08-2022
Maria Teresa T. Bautista	DL#6-92-094899	11-23-2017 Makati / 11-23-2022
Atty. Samuel V. Torres	DL#13-83-001463	11-08-2017 QC / 11-10-2022

ATTY. JOSELINO N. SUCION
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2023
U-203 CARRION BLDG.
2746 ZENAIDA ST. POBLACION, MAKATI CITY
IBP NO. 159458/01/02/2022
PTR NO. 8851817/01/03/2022
MCLE COMPLIANCE NO. VI-0018184/2-28-19
ROLL NO. 60799
APPOINTMENT NO. M-469

Doc. No. 352;
Page No. 71;
Book No. 25;
Series of 2022.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
INDEX TO CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY SCHEDULES
SEC FORM 17-A

CONSOLIDATED FINANCIAL STATEMENTS

SUPPLEMENTARY SCHEDULES

HI

HOUSE OF INVESTMENTS, INC.

A YGC Member

9th Floor, Grepalife Building, 219 Sen. Gil Puyat Avenue, Makati City

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR CONSOLIDATED FINANCIAL STATEMENTS

The management of House of Investments, Inc. and Subsidiaries is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the years ended December 31, 2021, 2020 and 2019, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

SyCip, Gorres, Velayo & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.

HELEN Y. DEE
Chairman of the Board

LORENZO V. TAN
President and Chief Executive Officer

GEMA O. CHENG
EVP - COO/Chief Financial Officer & Treasurer

04 MAY 2022

Signed this ____day of _____________, 2022

Doc. No. 355
Page No. 71
Book No. 25
Series of 2022

ATTY. JOSELINO N. SUCICH
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2023
U-203 CARREON BLDG.
2746 ZENAIDA ST. POBLACION, MAKATI CITY
IBP NO. 169458/01/02/2022
PTR NO. 8851817/01/03/2022
MCLE COMPLIANCE NO. VI-0018184/2-20-19
ROLL NO. 60799

SGV
Building a better
working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

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ey.com/ph

INDEPENDENT AUDITOR'S REPORT

The Board of Directors and the Stockholders
House of Investments, Inc.
9th Floor, Grepalife Building
221 Sen. Gil J. Puyat Avenue
Makati City, Metro Manila

Opinion

We have audited the consolidated financial statements of House of Investments, Inc. (the Parent Company) and its subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2021 and 2020, and the consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2021, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2021 and 2020, and its consolidated financial performance and its consolidated cash flows for each of the three years in the period ended December 31, 2021 in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Recognition of revenue from construction contracts

The Group's revenue from construction projects on electro-mechanical works, industrial, buildings and infrastructure accounts more than 63% of the total revenue of the Group. Under PFRS 15, *Revenue from Contracts with Customers*, the Group assessed that there is only one performance obligation for each construction agreement that it has entered and that revenue arising from such agreements qualify for recognition over time. The Group also recognized as part of its construction revenue, the effects of variable considerations arising from various change orders and claims, to the extent that they reflect the amounts the Group expects to be entitled to and to be received from the customers, provided that it is highly probable that a significant reversal of the revenue recognized in connection with these variable considerations will not occur in the future. The Group elected to use the input method to measure the progress of the fulfilment of its performance obligation, which is based on the actual costs incurred to date relative to the total estimated cost to complete the construction projects.

Aside from the significance of the amount involved, we consider this as a key audit matter because this process involves significant judgment and estimates, particularly with respect to the estimation of the variable considerations arising from the change orders and claims and calculation of estimated cost to complete construction projects, which requires the technical expertise of the Group's engineers.

The Group's disclosures about construction revenue are included in Notes 4 and 23 to the consolidated financial statements.

Audit response

We inspected sample contracts and supplemental agreements and reviewed management's assessment on the identification of performance obligation within the contract and the timing of revenue recognition. For construction revenue which includes significant effects of the variable considerations, we obtained an understanding and tested the relevant controls over the management's process to estimate the amount of consideration expected to be received from the customers. For change orders and claims of sampled contracts, we compared the amounts recognized as revenue to the change orders and claims approved by the customers and other relevant documentary evidences supporting the management's estimate of revenue recognized.

For the measurement of progress of the construction projects, we obtained an understanding of the Group's processes to accumulate actual costs incurred and to estimate the expected cost to complete and tested the relevant controls. We also tested actual costs incurred by examining sample invoices and other supporting third-party correspondences. We also considered the competence, capabilities and objectivity of the Group's cost engineers by referring to their qualifications, experience and reporting responsibilities. We examined the approved total estimated completion costs, any revisions thereto, and the cost variance analysis with supporting details. We discussed the status of the projects under construction with the Group's engineers. We also inspected the related project documentation and inquired about the significant deviations from the targeted completion.

Accounting for investment in Al-Rushaid Construction Company Ltd.

The Group, through EEI, owns 49% equity interest in Al-Rushaid Construction Company Ltd. (ARCC), associate accounted for under the equity method. We consider the accounting for the investment in ARCC as a key audit matter because the Group's share in ARCC's net earnings and the carrying value of the investment represents 41% of the Group's consolidated net income and 3% of the Group's total assets, respectively. The Group's share in ARCC's net earnings is significantly affected by ARCC's revenue recognition from its construction contracts. In addition, management's assessment process on the recognition of deferred tax asset is based on assumptions, which are affected by expected future market or economic conditions.

The Group's disclosures about the investment in ARCC are included in Note 12 to the consolidated financial statements.

Audit response

We sent instructions to statutory auditors of ARCC to perform an audit on the relevant financial information of ARCC for the purpose of the Group's consolidated financial statements. These audit instructions cover their scope of work, risk assessment procedures, audit strategy and reporting responsibilities. We discussed with ARCC's statutory auditors about their key audit areas, planning and execution of audit procedures, significant areas of estimation and judgment. We reviewed their working papers, focusing on the procedures performed on ARCC's revenue recognition, and obtained relevant conclusion statements related to their audit procedures.

We also obtained the financial information of ARCC for the year ended December 31, 2021 and recomputed the Group's share in net earnings for the year ended December 31, 2021.

Valuation of unquoted equity investments carried at fair value through other comprehensive income

The Group has investments in unquoted equity securities of Hermosa Ecozone Development Corporation (HEDC) carried at fair value through other comprehensive income. As of December 31, 2021, the investments' carrying values amounted to ₱404.38 million. In determining the fair values of these investments, the Group engaged external valuers and exercised judgments in selecting the appropriate valuation methodology. This includes using assumptions and inputs taking into consideration the industry where the investee operates. This matter is significant to our audit because estimating the fair value of an unquoted equity instrument involves the use of valuation inputs that are not observable in the market.

The Group's disclosures about its unquoted equity investments are included in Notes 11 and 38 to the consolidated financial statements.

Audit response

We evaluated the competence, capabilities and qualifications of the external valuers by considering their qualifications, experience and reporting responsibilities. We involved our internal specialist in the review of the methodology and assumptions used in the valuation of unquoted equity investment valued, which include sales price of comparable properties with reference to market data and cost to develop the parcels of land of HEDC. We also reviewed the Group's disclosures about those assumptions to which the outcome of the valuation is most sensitive; specifically, those that have the most significant effect on the determination of the fair value of the unquoted equity investments.

Valuation of land classified as property and equipment

The Group accounts for its land, where the school buildings and other facilities are located, using the revaluation model. As at December 31, 2021, the carrying value of the Group's land amounted to ₱8,291.62 million, representing 14% of the Group's total assets. The valuation of the land requires the assistance of external appraisers whose calculations involve certain assumptions, such as sales price of similar properties and adjustments to sales price based on internal and external factors. This matter is significant to our audit because it involves significant judgment and estimates.

Refer to Notes 4 and 13 to the consolidated financial statements for the detailed disclosures.

Audit response

With the assistance of our internal specialist, we reviewed the scope, bases, methodology and results of the work done by the Group's external appraisers whose professional qualifications and objectivity were also taken into consideration. We compared the relevant information supporting the sales price of similar properties and the adjustments made to the sales price against real estate industry data and made inquiries to the external appraisers as to the basis. We also reviewed the Group's disclosures with respect to the fair value of the land.

Recoverability of nonfinancial assets

Under PFRSs, the Group is required to annually test for impairment the nonfinancial assets such as the goodwill, intellectual property rights with infinite life, property and equipment and right-of-use assets, which are considered significant to the consolidated financial statements. In addition, management's assessment process involves judgments and is based on assumptions which are subject to higher level of estimation uncertainty due to the current economic conditions which have been impacted by the coronavirus pandemic. The assumptions used in estimating the discounted cash flow projections include forecasted revenue, long-term growth rates, royalty rates, and discount rates.

The Group's disclosures about nonfinancial assets are included in Notes 4, 14, 15 and 17 to the consolidated financial statements.

Audit response

We involved our internal specialist in evaluating the methodology and assumptions used. We obtained an understanding of the Group's impairment model and the assumptions on the key business drivers of the cash flow forecasts such as the revenue. We checked if the Group has considered the impact of the coronavirus pandemic on these key assumptions and also compared them against historical performance. We compared the long-term growth rates and royalty rates against relevant published market information. We tested the parameters used in the determination of discount rates against market data. In addition, we reviewed the Group's disclosures about those assumptions to which the outcome of the impairment tests is most sensitive, that is, those that have the most significant effect on the determination of the recoverable amount of these assets.

Adequacy of allowance for expected credit loss (ECL)

The Group, through iPeople, applies simplified approach in calculating expected credit loss (ECL) on its receivables derived from education segment. Under this approach, the Group establishes a provision matrix that is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment. Allowance for ECL and the provision for ECL as of and for the year ended December 31, 2021 amounted to ₱289.89 million and ₱114.23 million, respectively.

The Group's calculation of allowance for ECL is significant to our audit as it involves the exercise of significant management judgment. Key areas of judgment include: segmenting the Group's credit risk exposures; defining default; determining assumptions to be used in the ECL model such as the expected life of the financial asset; and incorporating forward-looking information (called overlays), including the impact of the coronavirus pandemic, in calculating ECL.

The disclosures on the allowance for ECL are included in Notes 4 and 7 to the consolidated financial statements.

Audit response

We updated our understanding of the approved methodology and assumptions used for the Group's different credit exposures and reassessed whether these considered the requirements of PFRS 9 to reflect an unbiased and probability-weighted outcome and the best available forward-looking information.

We (a) assessed the Group's segmentation of its credit risk exposures based on homogeneity of credit risk characteristics; (b) tested the definition of default against historical analysis of accounts and credit risk management policies and practices in place and management's assessment of the impact of the coronavirus pandemic on the counterparties; (c) tested historical loss rates by inspecting historical recoveries including the write-offs; (d) checked the classification of outstanding exposures to their corresponding aging buckets; and (e) evaluated the forward-looking information used for overlay through statistical test and corroboration using publicly available information and our understanding of the Group's receivable portfolios and industry practices, including the impact of the coronavirus pandemic.

Further, we checked the data used in the ECL models, such as the historical analysis of defaults, and recovery data, by reconciling data from loss allowance analysis/model to the source reports and financial reporting system. To the extent that the loss allowance analysis is based on credit exposures that have been disaggregated into subsets with similar risk characteristics, we traced or re-performed the disaggregation from source reports to the loss allowance analysis.

We also recalculated the impairment provisions. We checked the disclosures made in the financial statements on allowance for ECL by tracing such disclosures to the ECL analysis prepared by management.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2021, but does not include the consolidated financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2021 are expected to be made available to us after the date of this auditor's report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

The engagement partner on the audit resulting in this independent auditor's report is Wenda Lynn M. Loyola.

SYCIP GORRES VELAYO & CO.

Wenda Lynn M. Loyola

Wenda Lynn M. Loyola
Partner
CPA Certificate No. 109952
Tax Identification No. 242-019-387
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 109952-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-117-2022, January 20, 2022, valid until January 19, 2025
PTR No. 8854316, January 3, 2022, Makati City

April 8, 2022

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31	
	2021	2020
ASSETS		
Current Assets		
Cash and cash equivalents (Note 6)	**₱9,056,486,073**	₱3,218,733,775
Receivables (Note 7)	**3,728,565,048**	5,346,073,837
Contract assets (Note 8)	**8,741,253,049**	7,605,270,420
Inventories (Note 9)	**1,540,267,273**	1,888,033,691
Receivables from related parties (Note 22)	**145,283,445**	53,415,133
Prepaid expenses and other current assets (Note 10)	**1,687,807,568**	2,544,943,848
Total Current Assets	**24,899,662,456**	20,656,470,704
Noncurrent Assets		
Equity investments at fair value through other comprehensive income (FVOCI) (Note 11)	**527,369,996**	547,076,494
Investments in associates and joint ventures (Note 12)	**7,834,124,308**	7,092,623,906
Property and equipment (Note 13)		
At revalued amount	**8,291,619,850**	7,957,658,100
At cost	**7,940,120,912**	8,450,819,862
Investment properties (Note 16)	**1,977,542,213**	1,977,608,213
Deferred tax assets - net (Note 33)	**1,222,749,651**	1,580,396,762
Right-of-use assets (Note 14)	**1,106,174,929**	1,271,074,183
Goodwill (Note 15)	**484,829,719**	484,829,719
Retirement assets (Note 32)	**18,129,661**	4,726,582
Contract assets - net of current portion (Note 8)	**1,079,458,807**	978,481,350
Other noncurrent assets - net (Note 17)	**1,811,979,369**	883,710,111
Total Noncurrent Assets	**32,294,099,415**	31,229,005,282
Total Assets	**₱57,193,761,871**	₱51,885,475,986
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities (Note 18)	**₱7,037,261,878**	₱8,778,272,881
Loans payable (Note 19)	**5,706,469,178**	7,982,000,000
Current portion of long-term debt (Note 20)	**3,547,206,477**	2,302,998,099
Current portion of contract liabilities (Note 8)	**1,112,517,781**	898,322,177
Current portion of lease liabilities (Note 14)	**124,406,516**	164,647,368
Income tax payable	**27,202,609**	44,134,970
Due to related parties (Note 22)	**2,482,255**	10,214,099
Total Current Liabilities	**17,557,546,694**	20,180,589,594
Noncurrent Liabilities		
Long-term debt - net of current portion (Note 20)	**6,590,656,513**	5,117,304,037
Contract liabilities - net of current portion (Note 8)	**565,849,622**	1,658,679,655
Lease liabilities - net of current portion (Note 14)	**990,953,738**	1,085,685,479
Deferred tax liabilities - net (Note 33)	**855,546,115**	1,047,739,837
Retirement liabilities (Note 32)	**223,026,503**	611,599,429
Other noncurrent liabilities	**294,630,102**	329,691,519
Total Noncurrent Liabilities	**9,520,662,593**	9,850,699,956
Total Liabilities	**₱27,078,209,287**	₱30,031,289,550

(Forward)

	December 31	
	2021	2020
Equity		
Attributable to equity holders of the Parent Company		
Preferred stock (Note 39)	**₱–**	₱–
Common stock (Note 39)	**1,162,540,326**	1,162,540,326
Additional paid-in capital	**154,578,328**	154,578,328
Equity reserve on acquisition of non-controlling interest (Note 36)	**1,598,421,700**	1,623,004,873
Revaluation increment on land - net (Note 13)	**1,445,367,746**	1,294,577,413
Cumulative translation adjustments	**271,303,940**	225,033,109
Fair value reserve of equity investments at FVOCI (Note 11)	**67,330,660**	175,482,889
Remeasurement loss on retirement (Note 32)	**(101,768,611)**	(259,954,684)
Retained earnings (Note 40)		
Unappropriated	**3,570,659,388**	3,280,479,055
Appropriated	**7,505,355,000**	6,505,355,000
	15,673,788,477	14,161,096,309
Non-controlling interests (Note 36)	**14,441,764,107**	7,693,090,127
Total Equity	**30,115,552,584**	21,854,186,436
	₱57,193,761,871	₱51,885,475,986

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

	Years Ended December 31		
	2021	2020	2019
REVENUE (Note 23)	**₱23,599,074,321**	₱21,176,075,057	₱34,129,841,303
COSTS OF SALES AND SERVICES (Note 25)	**19,776,263,509**	21,825,884,505	29,374,547,818
GROSS PROFIT (LOSS)	**3,822,810,812**	(649,809,448)	4,755,293,485
GENERAL AND ADMINISTRATIVE EXPENSES (Note 29)	**(2,817,475,078)**	(3,098,567,525)	(2,818,964,302)
EQUITY IN NET EARNINGS OF ASSOCIATES AND JOINT VENTURES (Note 12)	**1,430,345,902**	1,368,427,558	727,820,626
INTEREST AND FINANCE CHARGES (Notes 19, 20, and 31)	**(708,368,551)**	(712,571,097)	(780,610,257)
OTHER INCOME - Net (Note 24)	**191,980,072**	128,768,133	225,287,334
INCOME (LOSS) BEFORE INCOME TAX	**1,919,293,157**	(2,963,752,379)	2,108,826,886
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 33)			
Current	**69,761,830**	126,237,181	429,672,494
Deferred	**221,764,349**	(1,396,274,909)	29,704,330
	291,526,179	(1,270,037,728)	459,376,824
NET INCOME (LOSS)	**₱1,627,766,978**	(₱1,693,714,651)	₱1,649,450,062
Net income (loss) attributable to:			
Equity holders of the Parent Company	**₱1,073,010,312**	(₱824,954,066)	₱974,033,430
Non-controlling interests	**554,756,666**	(868,760,585)	675,416,632
	₱1,627,766,978	(₱1,693,714,651)	₱1,649,450,062
EARNINGS (LOSS) PER SHARE (Note 34)			
Basic	**₱1.3819**	(₱1.0626)	₱1.2244
Diluted	**₱1.3819**	(₱1.0626)	₱1.2244

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2021	2020	2019
NET INCOME (LOSS)	**₱1,627,766,978**	(₱1,693,714,651)	₱1,649,450,062
OTHER COMPREHENSIVE INCOME (LOSS)			
Items to be reclassified to profit or loss in subsequent periods:			
Share in other comprehensive loss of an associate (Note 12)	**(138,799,335)**	(46,303,277)	(8,684,333)
Cumulative translation adjustments	**82,902,765**	58,977,308	(95,749,469)
Items not to be reclassified to profit or loss in subsequent periods:			
Changes in fair value of equity investments carried at FVOCI (Note 11)	**40,293,502**	(149,929,175)	110,696,848
Revaluation increment on land (Note 13)	**333,961,750**	(72,695,173)	124,414,373
Remeasurement gain (loss) on net retirement (Note 32)	**295,174,036**	(148,660,020)	(317,906,260)
Income tax effect relating to items that will not be reclassified	**22,722,557**	(18,077,259)	34,004,702
	636,255,275	(376,687,596)	(153,224,139)
TOTAL COMPREHENSIVE INCOME (LOSS)	**₱2,264,022,253**	(₱2,070,402,247)	₱1,496,225,923
Total comprehensive income (loss) attributable to:			
Equity holders of the Parent Company	**₱1,320,105,320**	(₱1,068,608,442)	₱861,192,841
Non-controlling interests	**943,916,933**	(1,001,793,805)	635,033,082
	₱2,264,022,253	(₱2,070,402,247)	₱1,496,225,923

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

FOR THE YEARS ENDED DECEMBER 31, 2021, 2020 AND 2019

	Attributable to Equity Holders of the Parent Company												
	Capital stock (Note 39)								**Retained earnings**				
	Preferred stock	**Common stock**	**Additional paid-in capital**	**Equity reserve on acquisition of non-controlling interest**	**Revaluation increment on land - net** (Note 13)	**Cumulative translation adjustments** (Notes 12 and 38)	**Fair Value reserve of equity investments at FVOCI** (Note 11)	**Remeasurement loss on retirement** (Note 32)	**Unappropriated** (Notes 13 and 40)	**Appropriated** (Note 40)	**Subtotal**	**Non-controlling interests** (Note 36)	**Total**
BALANCES AT JANUARY 1, 2019	**₱247,414,156**	**₱921,836,572**	**₱154,578,328**	**(₱179,954,180)**	**₱1,602,230,727**	**₱249,703,345**	**₱259,855,707**	**(₱27,924,073)**	**₱3,093,212,458**	**₱6,105,300,000**	**₱12,426,253,040**	**₱5,745,536,195**	**₱18,171,789,235**
Net income	–	–	–	–	–	–	–	–	974,033,430	–	974,033,430	675,416,632	1,649,450,062
Other comprehensive income	–	–	–	–	(4,360,837)	(4,702,267)	49,199,478	(152,976,963)	–	–	(112,840,589)	(40,383,550)	(153,224,139)
Total comprehensive income	–	–	–	–	(4,360,837)	(4,702,267)	49,199,478	(152,976,963)	974,033,430	–	861,192,841	635,033,082	1,496,225,923
Conversion of preferred to common stock	(240,703,754)	240,703,754	–	–	–	–	–	–	–	–	–	–	–
Reversal of appropriated retained earnings	–	–	–	–	–	–	–	–	5,300,000	(5,300,000)	–	–	–
Appropriation of retained earnings	–	–	–	–	–	–	–	–	(405,355,000)	405,355,000	–	–	–
Acquisition and disposal of subsidiary	–	–	–	–	–	–	–	(355,202)	2,081,876	–	1,726,674	(12,108,346)	(10,381,672)
Changes in non-controlling interest	–	–	–	1,821,710,672	(298,988,816)	957,835	2,038,967	(7,073,725)	–	–	1,518,644,933	2,505,603,852	4,024,248,785
Dividend declaration	–	–	–	–	–	–	–	–	(63,342,105)	–	(63,342,105)	(124,828,074)	(188,170,179)
BALANCES AT DECEMBER 31, 2019	**6,710,402**	**1,162,540,326**	**154,578,328**	**1,641,756,492**	**1,298,881,074**	**245,958,913**	**311,094,152**	**(188,329,963)**	**3,605,930,659**	**6,505,355,000**	**14,744,475,383**	**8,749,236,709**	**23,493,712,092**
Net loss	–	–	–	–	–	–	–	–	(824,954,066)	–	(824,954,066)	(868,760,585)	(1,693,714,651)
Other comprehensive loss	–	–	–	–	(11,714,131)	(23,145,055)	(139,313,149)	(69,482,041)	–	–	(243,654,376)	(133,033,220)	(376,687,596)
Total comprehensive loss	–	–	–	–	(11,714,131)	(23,145,055)	(139,313,149)	(69,482,041)	(824,954,066)	–	(1,068,608,442)	(1,001,793,805)	(2,070,402,247)
Redemption of preferred stock	(6,710,402)	–	–	–	–	–	–	–	–	–	(6,710,402)	–	(6,710,402)
Changes in non-controlling interest	–	–	–	(18,751,619)	7,410,470	2,219,251	3,701,886	(2,142,680)	499,588,991	–	492,026,299	(11,396,980)	480,629,319
Dividend declaration	–	–	–	–	–	–	–	–	(86,529)	–	(86,529)	(42,955,797)	(43,042,326)
BALANCES AT DECEMBER 31, 2020	**–**	**1,162,540,326**	**154,578,328**	**1,623,004,873**	**1,294,577,413**	**225,033,109**	**175,482,889**	**(259,954,684)**	**3,280,479,055**	**6,505,355,000**	**14,161,096,309**	**7,693,090,127**	**21,854,186,436**
Net income	–	–	–	–	–	–	–	–	1,073,010,312	–	1,073,010,312	554,756,666	1,627,766,978
Other comprehensive loss	–	–	–	–	150,790,333	46,270,831	(108,152,229)	158,186,073	–	–	247,095,008	389,160,267	636,255,275
Total comprehensive income	–	–	–	–	150,790,333	46,270,831	(108,152,229)	158,186,073	1,073,010,312	–	1,320,105,320	943,916,933	2,264,022,253
Movement in equity	–	–	–	–	–	–	–	–	217,170,021	–	217,170,021	–	217,170,021
Acquisition and disposal of non-controlling interest	–	–	–	(24,583,173)	–	–	–	–	–	–	(24,583,173)	16,764,085	(7,819,088)
Reversal of appropriated retained earnings	–	–	–	–	–	–	–	–	2,500,000,000	(2,500,000,000)	–	–	–
Appropriation of retained earnings	–	–	–	–	–	–	–	–	(3,500,000,000)	3,500,000,000	–	–	–
Issuance of preferred stock by subsidiary	–	–	–	–	–	–	–	–	–	–	–	5,955,009,556	5,955,009,556
Declaration of dividend by subsidiary	–	–	–	–	–	–	–	–	–	–	–	(167,016,594)	(167,016,594)
BALANCES AT DECEMBER 31, 2021	**₱–**	**₱1,162,540,326**	**₱154,578,328**	**₱1,598,421,700**	**₱1,445,367,746**	**₱271,303,940**	**₱67,330,660**	**(₱101,768,611)**	**₱3,570,659,388**	**₱7,505,355,000**	**₱15,673,788,477**	**₱14,441,764,107**	**₱30,115,552,584**

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2021	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Income (loss) before income tax	**₱1,919,293,157**	(₱2,963,752,379)	₱2,108,826,886
Adjustments for:			
Depreciation and amortization (Notes 13, 14, 16 and 30)	**1,148,132,605**	1,369,129,177	1,366,140,404
Interest and finance charges (Notes 19, 20, 22 and 31)	**708,368,551**	712,571,097	780,610,257
Market gain on financial asset at fair value through profit or loss (FVPL)	**(197,848)**	(893,359)	(650,289)
Unrealized foreign exchange loss (gain) (Note 24)	**(10,151,384)**	49,676,282	38,607,477
Interest income (Note 24)	**(18,758,054)**	(36,588,692)	(60,989,962)
Gain on sale of:			
Investment properties (Notes 16 and 24)	**(14,750)**	(204,500)	(409,952)
Property and equipment (Notes 13 and 24)	**(19,732,100)**	(14,855,241)	(101,530,669)
Dividend income (Notes 4 and 24)	**(35,266,666)**	(37,855,583)	(54,808,659)
Movements in net retirement liabilities	**(230,386,853)**	167,325,957	326,588,991
Equity in net earnings of associates and joint venture (Note 12)	**(1,430,345,902)**	(1,368,427,558)	(727,820,626)
Operating income (loss) before working capital changes	**2,030,940,756**	(2,123,874,799)	3,674,563,858
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Receivables	**1,617,508,789**	900,412,888	1,115,872,772
Contract assets	**(1,135,982,629)**	1,878,223,184	(4,517,058,820)
Inventories	**347,766,417**	474,243,774	331,894,833
Receivables from related parties	**(91,868,312)**	17,820,168	74,730,911
Prepaid expenses and other current assets	**857,136,279**	(562,089,649)	(329,011,292)
Other noncurrent assets	**(1,275,326,486)**	(262,356,078)	131,421,945
Increase (decrease) in:			
Accounts payable and other current liabilities	**(1,741,011,003)**	366,190,340	1,617,078,355
Contract liabilities	**(878,634,431)**	(957,608,563)	3,189,833,408
Due to related parties	**(7,731,844)**	(116,203,076)	(8,432,236)
Other noncurrent liabilities	**(119,798,954)**	(311,025,872)	351,354,972
Net cash generated from (used in) operations	**(397,001,418)**	(696,267,683)	5,632,248,706
Interest received	**18,758,054**	36,588,692	60,989,962
Income tax paid, including creditable withholding taxes	**(143,005,151)**	(60,723,415)	(397,585,443)
Interest and finance charges paid	**(708,368,551)**	(712,571,097)	(765,077,674)
Net cash flows provided by (used in) operating activities	**(1,229,617,066)**	(1,432,973,503)	4,530,575,551

(Forward)

	Years Ended December 31		
	2021	2020	2019
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from return of investments (Note 12)	**₱454,139,216**	₱575,959,276	₱–
Dividends received	**393,559,175**	209,471,914	207,036,630
Proceeds from sale of:			
Property and equipment (Note 13)	**83,176,478**	583,053,137	642,741,320
Investment properties (Note 16)	**80,750**	873,500	450,500
Equity investments at FVOCI (Note 11)	**–**	26,632,056	17,481,928
Acquisitions of:			
Computer software (Note 17)	**(20,131,041)**	(4,515,025)	(8,195,665)
Property and equipment	**(631,905,739)**	(1,386,009,107)	(4,969,429,584)
Investments in associates and joint ventures	**–**	(450,000)	(261,944,096)
Equity investments at FVOCI (Note 11)	**–**	–	(79,849,592)
Net cash flows provided by (used in) investing activities	**278,918,839**	5,015,751	(4,451,708,559)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from:			
Loans payable (Note 19)	**10,778,700,000**	16,524,230,000	15,760,000,000
Long-term debt - inclusive of transaction costs (Note 20)	**5,502,371,404**	4,116,506,064	2,862,403,404
Changes in non-controlling interests (Note 36)	**6,386,504,164**	(59,970,000)	1,291,500,000
Cash dividends paid (Note 39)	**–**	(86,529)	(67,705,370)
Redemption of preferred shares (Note 39)	**–**	(6,710,402)	–
Payments of:			
Lease liabilities (Note 14)	**(50,235,057)**	(287,547,391)	(420,761,700)
Long-term debt (Note 20)	**(2,784,810,550)**	(1,387,893,054)	(965,952,374)
Loans payable (Note 19)	**(13,054,230,822)**	(16,936,030,000)	(17,885,200,000)
Net cash flows provided by financing activities	**6,778,299,139**	1,962,498,688	574,283,960
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	**10,151,386**	(2,476,235)	(6,146,703)
NET INCREASE IN CASH AND CASH EQUIVALENTS	**5,837,752,298**	532,064,701	647,004,249
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**3,218,733,775**	2,686,669,074	2,039,664,825
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 6)	**₱9,056,486,073**	₱3,218,733,775	₱2,686,669,074

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. **Corporate Information and Authorization for Issuance of Consolidated Financial Statements**

Corporate Information
House of Investments, Inc. (the Parent Company) is a stock corporation incorporated under the laws of the Republic of the Philippines on May 21, 1959. As per Section 11 of Revised Corporation Code (RCC) enacted in 2020, a corporation shall have perpetual existence unless its articles of incorporation provide otherwise. Further explained in Securities and Exchange Commission (SEC) Memorandum Circular No. 22 Series of 2020, "the corporate term of a corporation with certificate of incorporation issued prior to the effectivity of the RCC and which continue to exist, shall be deemed perpetual upon the effectivity of the RCC, without any action on the part of the corporation." Thus, there is no need to amend or extend Parent Company's corporate life as it already enjoys perpetual existence.

The Parent Company and its subsidiaries (collectively known as the Group) are primarily engaged in car dealership, construction, education, afterlife services, consumer finance, property management, project management, security and pharmaceuticals.

The Parent Company's common stock was listed with the Philippine Stock Exchange (PSE) on July 2, 1962, the Parent Company's initial public offering. The Parent Company's shares of stock are currently traded at the PSE. The ultimate parent company of the Group is Pan Malayan Management and Investment Corporation (PMMIC), a domestic corporation.

The registered office address and principal place of business of the Parent Company is at 9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila.

Authorization for Issuance of Consolidated Financial Statements
The consolidated financial statements were approved and authorized for issue by the Board of Directors (BOD) on April 8, 2022.

2. **Basis of Preparation and Statement of Compliance**

Basis of Preparation
The consolidated financial statements of the Group have been prepared under the historical cost basis, except for land, which is carried at revalued amount and financial assets at FVPL, included as part of "Prepaid expenses and other current assets," and FVOCI which are measured at fair value. The accompanying consolidated financial statements are presented in Philippine Peso (Php, ₱), which is also the Parent Company's functional currency. Except as indicated, all amounts are rounded off to the nearest peso.

Statement of Compliance
The consolidated financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRSs).

Basis of Consolidation
The consolidated financial statement include the Parent Company and the following companies that it controls:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership 2021 Direct	2021 Indirect	2020 Direct	2020 Indirect
Investment Managers, Inc. (IMI)	Philippines	Insurance agent, financing, trading and real estate	Philippine Peso	**100.00**	**–**	100.00	–
Landev Corporation	Philippines	Property management	Philippine Peso	**100.00**	**–**	100.00	–
San Lorenzo Ruiz Investment Holdings and Services Inc. (SLRHSI)	Philippines	Holding company	Philippine Peso	**100.00**	**–**	100.00	–
Xamdu Motors, Inc. (XMI)	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	100.00	–
(Forward)							
Zamboanga Carriers, Inc. (ZCI)	Philippines	Transportation	Philippine Peso	**100.00**	**–**	100.00	–
Zambowood Realty and Development Corporation (ZRDC)	Philippines	Real estate	Philippine Peso	**100.00**	**–**	100.00	–
Greyhounds Security and Investigation Agency Corp.	Philippines	Security agency	Philippine Peso	**–**	**100.00**	–	100.00
Hexagon Lounge, Inc.	Philippines	Restaurant	Philippine Peso	**–**	**100.00**	–	100.00
Secon Professional Security Training Academy Inc.	Philippines	Training service provider	Philippine Peso	**–**	**100.00**	–	100.00
HI Cars, Inc. (formerly Honda Cars Kalookan, Inc.; HCI) [(a)]	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	55.00	–
La Funeraria Paz Sucat, Inc. (LFPSI)	Philippines	Memorial services	Philippine Peso	**50.00**	**13.00**	50.00	13.00
EEI Corporation (EEI)	Philippines	Construction	Philippine Peso	**55.34**	**–**	55.34	–
EEI Limited	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
Clear Jewel Investments, Ltd.	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
Nimaridge Investments, Limited	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
EEI (PNG), Ltd	Papua New Guinea	Holding company	US Dollar	**–**	**100.00**	–	100.00
EEI Corporation (Guam), Inc.	United States of America	Construction	US Dollar	**–**	**100.00**	–	100.00
EEI Construction and Marine, Inc.	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
EEI Realty Corporation (EEI Realty)	Philippines	Real estate	Philippine Peso	**–**	**100.00**	–	100.00
EEI Subic Corporation	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
Equipment Engineers, Inc. (EE)	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
JP Systems Asia Inc. (JPSAI)	Philippines	Rental of scaffolding and formworks	Philippine Peso	**–**	**60.00**	–	60.00
BiotechJP Corporation	Philippines	Manufacturing food and therapeutic food	Philippine Peso	**–**	**60.00**	–	60.00
Learn JP Corp	Philippines	Service for improvement in language proficiency	Philippine Peso	**–**	**60.00**	–	60.00
EEI Power Corporation (EPC)	Philippines	Power generation	Philippine Peso	**–**	**100.00**	–	100.00
Gulf Asia International Corporation (GAIC)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
GAIC Professional Services, Inc. (GAPSI)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
GAIC Manpower Services, Inc. (GAMSI)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
Bagumbayan Equipment & Industrial Products, Inc.	Philippines	Consultancy services	Philippine Peso	**–**	**100.00**	–	100.00
Philmark, Inc.	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
Philrock Construction and Services, Inc.	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
EEI Energy Solutions Corporation (EESC)	Philippines	Retail electricity supplier	Philippine Peso	**–**	**100.00**	–	100.00
EEI Carga Digital Logistics Corporation (EEI Carga) [(b)]	Philippines	Digital logistics	Philippine Peso	–	**100.00**	–	–
iPeople, inc. (IPO)	Philippines	Education and Information Technology	Philippine Peso	**48.18**	**–**	48.18	–
Malayan Education System, Inc. (MESI) (Operating Under the Name of Mapua University)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Laguna, Inc., A Mapua School (MCLI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Mindanao (A Mapua School), Inc. (MCMI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan High School of Science, Inc. (MHSSI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Mapua Information Technology Center, Inc. (MITC)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00

(Forward)

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership 2021 Direct	Indirect	2020 Direct	Indirect
Mapua Techserv, Inc. (MTI)	Philippines	Consultancy	Philippine Peso	–	**100.00**	–	100.00
Mapua Techpower Inc.	Philippines	Consultancy	Philippine Peso	–	**75.00**	–	75.00
People eServe Corporation	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
Pan Pacific Computer Center, Incorporated (PPCCI)	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
Affordable Private Education Center, Inc doing business under the name of APEC Schools (APEC)	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
National Teachers College doing business under the name/s and style/s of The National Teachers College	Philippines	Education and Information Technology	Philippine Peso	–	**99.79**	–	99.79
University of Nueva Caceres	Philippines	Education and Information Technology	Philippine Peso	–	**83.62**	–	83.62
AC College of Enterprise and Technology, Inc	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
LINC Institite, Inc doing business under the Name and Style of LINC Academy	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00

(a) In July 2021, the Parent Company acquired additional 27,000,000 shares resulting to 100% ownership of HCI (Note 36).
(b) On May 14, 2021, EEI Carga was incorporated as a wholly subsidiary of EEI. EEI Carga's primary purpose is to own and operate a digital logistics platform that enables shippers to deliver their products through various transportation options available in the platform. EEI Carga's financial year end is December 31.

The consolidated financial statements are prepared for the same reporting year as the Parent Company, using consistent accounting policies. All significant intercompany balances and transactions, including income, expenses and dividends, are eliminated in full. Profits and losses resulting from intercompany transactions that are recognized in assets are eliminated in full.

The financial statements of the subsidiaries are prepared for the same reporting year as the Parent Company, using consistent accounting policies.

Control is achieved when the Parent Company is exposed, or has rights to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Parent Company controls an investee if and only if the Parent Company has:

- power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- exposure, or rights, to variable returns from its involvement with the investee; and
- the ability to use its power over the investee to affect its returns.

When the Parent Company has less than a majority of the voting or similar rights of an investee, the Parent Company considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- the contractual arrangement with the other vote holders of the investee;
- rights arising from other contractual arrangements; and
- the Parent Company's voting rights and potential voting rights.

The Parent Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Parent Company obtains control over the subsidiary and ceases when the

Parent Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statements of income and consolidated statements of comprehensive income from the date the Parent Company gains control until the date the Parent Company ceases to control the subsidiary.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Parent Company obtains control, and continue to be consolidated until the date when such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest until the balance is reduced to nil. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Parent Company loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
- Derecognizes the carrying amount of any non-controlling interests;
- Recognizes the fair value of the consideration received;
- Recognizes the fair value of any investment retained;
- Reclassifies to profit or loss, or transfer directly to retained earnings if required by other PFRSs, the amounts recognized in other comprehensive income in relation to the subsidiary; and recognizes any resulting difference as a gain or loss in profit or loss attributable to the Parent Company

Non-controlling interests (NCI) represent the portion of equity not attributable to the Parent Company. Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. Non-controlling interests are presented separately in the consolidated statements of comprehensive income and within the equity section of the consolidated statements of financial position and consolidated statements of changes in equity, separately from the equity attributable to equity holders of the Parent Company.

3. Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except that the Group has adopted the following new accounting pronouncements starting January 1, 2021. Adoption of these pronouncements did not have any significant impact on the Group's financial statements unless otherwise indicated.

- Amendment to PFRS 16, *COVID-19-related Rent Concessions beyond June 30, 2021*
  The amendment provides relief to lessees from applying the PFRS 16 requirement on lease modifications to rent concessions arising as a direct consequence of the COVID-19 pandemic. A lessee may elect not to assess whether a rent concession from a lessor is a lease modification if it meets all of the following criteria:
  - The rent concession is a direct consequence of COVID-19;
  - The change in lease payments results in a revised lease consideration that is substantially the same as, or less than, the lease consideration immediately preceding the change;
  - Any reduction in lease payments affects only payments originally due on or before June 30, 2022; and
  - There is no substantive change to other terms and conditions of the lease.

A lessee that applies this practical expedient will account for any change in lease payments resulting from the COVID-19 related rent concession in the same way it would account for a change that is not a lease modification, i.e., as a variable lease payment.

The amendment is effective for annual reporting periods beginning on or after April 1, 2021. Early adoption is permitted.

The adoption of the amendments has no impact to the Group's consolidated financial statements since the Group has no lease concessions.

- Amendments to PFRS 9, PFRS 7, PFRS 4 and PFRS 16, *Interest Rate Benchmark Reform - Phase 2*

  The amendments provide the following temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR):
  - Practical expedient for changes in the basis for determining the contractual cash flows as a result of IBOR reform
  - Relief from discontinuing hedging relationships
  - Relief from the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

  The Group shall also disclose information about:
  - The nature and extent of risks to which the entity is exposed arising from financial instruments subject to IBOR reform, and how the entity manages those risks; and
  - Their progress in completing the transition to alternative benchmark rates, and how the entity is managing that transition

  The amendments are effective for annual reporting periods beginning on or after January 1, 2021 and apply retrospectively, however, the Group is not required to restate prior periods.
  The adoption of the amendment did not impact the Group's financial statement as of December 31, 2021.

Standards Issued But Not Yet Effective

Pronouncements issued but not yet effective are listed below. The Group intends to adopt the following pronouncements when they become effective. The adoption of these pronouncements is not expected to have a significant impact on the Group's consolidated financial statements unless otherwise indicated.

Effective beginning on or after January 1, 2022

- Amendments to PFRS 3, *Reference to the Conceptual Framework*

  The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements. The amendments added an exception to the recognition principle of PFRS 3, *Business Combinations* to avoid the issue of potential 'day 2'gains or losses arising for liabilities and contingent liabilities that would be within the scope of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* or Philippine-IFRIC 21, *Levies*, if incurred separately.

At the same time, the amendments add a new paragraph to PFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

The amendments are effective for annual reporting periods beginning on or after January 1, 2022 and apply prospectively. The Group is still assessing the impact of the amends to the consolidated financial statements.

- Amendments to PAS 16 , *Plant and Equipment: Proceeds before Intended Use*

  The amendments prohibit entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

  The amendment is effective for annual reporting periods beginning on or after January 1, 2022 and must be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

  The amendments are not expected to have a material impact on the Group.

- Amendments to PAS 37, *Onerous Contracts - Costs of Fulfilling a Contract*

  The amendments specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

  The amendments are effective for annual reporting periods beginning on or after January 1, 2022. The Group will apply these amendments to contracts for which it has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments.

  The amendments are not expected to have a material impact on the Group.

- *Annual Improvements to PFRSs* 2018-2020 Cycle

  - Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*

    The amendment permits a subsidiary that elects to apply paragraph D16(a) of PFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent's date of transition to PFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of PFRS 1.

    The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The amendments are not expected to have a material impact on the Group.

- Amendments to PFRS 9, *Financial Instruments*, *Fees in the '10 per cent' test for derecognition of financial liabilities*

  The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

  The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The Group will apply the amendments to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The amendments are not expected to have a material impact on the Group. The Group is still assessing the impact of the amends to the consolidated financial statements.

- Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

  The amendment removes the requirement in paragraph 22 of PAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of PAS 41.

  An entity applies the amendment prospectively to fair value measurements on or after the beginning of the first annual reporting period beginning on or after January 1, 2022 with earlier adoption permitted. The amendments are not expected to have a material impact on the Group.

<u>Effective beginning on or after January 1, 2023</u>

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*

  The amendments narrow the scope of the initial recognition exception under PAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

  The amendments also clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expense) or to the related asset component (and interest expense).

  An entity applies the amendments to transactions that occur on or after the beginning of the earliest comparative period presented for annual reporting periods on or after January 1, 2023.

  The Group is still assessing the impact of the amendments to the consolidated financial statements.

- Amendments to PAS 8, *Definition of Accounting Estimates*

  The amendments introduce a new definition of accounting estimates and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, the amendments clarify that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors.

  An entity applies the amendments to changes in accounting policies and changes in accounting estimates that occur on or after January 1, 2023 with earlier adoption permitted. The amendments are not expected to have a material impact on the Group.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

  The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

  - Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
  - Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

  The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed. The Group is still assessing the impact of the amends to the consolidated financial statements.

<u>Effective beginning on or after January 1, 2024</u>

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

  The amendments clarify paragraphs 69 to 76 of PAS 1, *Presentation of Financial Statements*, to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:
  - What is meant by a right to defer settlement
  - That a right to defer must exist at the end of the reporting period
  - That classification is unaffected by the likelihood that an entity will exercise its deferral right
  - That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

  The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and must be applied retrospectively. The Group is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*

  PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, *Insurance Contracts*. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

  The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

  - A specific adaptation for contracts with direct participation features (the variable fee approach)
  - A simplified approach (the premium allocation approach) mainly for short-duration contracts

  PFRS 17 is effective for reporting periods beginning on or after January 1, 2021, with comparative figures required. Early application is permitted. The amendments are not expected to have a material impact on the Group.

Deferred Effectivity

- Amendments to PFRS 10 and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

  The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3, *Business Combinations*. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

  On January 13, 2016, the Financial Reporting Standards Council deferred the original effective date of January 1, 2016 of the said amendments until the International Accounting Standards Board (IASB) completes its broader review of the research project on equity accounting that may result in the simplification of accounting for such transactions and of other aspects of accounting for associates and joint ventures.

4. Summary of Significant Accounting Policies

Leases - *Group as a lessee*

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee
The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets
The Group recognizes right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date ease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives (EUL) of the assets, as follows:

	Years
Land	5 to 66
Building	2 to 10

Right-of-use assets are subject to impairment. Refer to the accounting policies in section impairment of non-financial assets.

Lease liabilities
At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

Lease liabilities that are expected to be settled for no more than 12 months after reporting period are classified as current liabilities presented as current portion of lease liabilities. Otherwise, these are classified as noncurrent liabilities.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets
The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the leases of low-value assets recognition exemption to leases of property and equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

Group as a lessor
Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Revenue Recognition

Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

Revenue from construction contracts
The Group assessed that there is only one performance obligation for each construction agreement that it has entered and that revenue arising from such agreements qualify for recognition over time because the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced by applying par. 35(b) of PFRS 15. Control of an asset refers to the ability to direct the use of, and obtain substantially all of the remaining benefits from, the asset. The customer, having the ability to specify the design (or any changes thereof) of the asset, controls the asset as it is being constructed. Furthermore, the Group builds the asset on the customer's land (or property controlled by the customer), hence, the customer generally controls any work in progress arising from the Group's performance. The Group also recognized as part of its construction revenue, the effects of variable considerations arising from various change orders and claims, to the extent that they reflect the amounts the Group expects to be entitled to and to be received from the customers, provided that it is highly probable that a significant reversal of the revenue recognized in connection with these variable considerations will not occur in the future. For unpriced change orders and claims, the Group uses the "most likely amount" method to predict the amounts the Group expects to be entitled to and to be received from the customers. The Group updates its estimate of the transaction price at the end of each reporting period to reflect any changes in circumstances that would result to changes in amount of variable consideration.

The Group elected to use the input method to measure the progress of the fulfilment of its performance obligation, which is based on the actual costs incurred to date relative to the total estimated cost to complete the construction projects because there is a direct relationship between the Group's effort (i.e., costs incurred) and the transfer of service to the customer. The Group excludes the effect of any costs incurred that do not contribute to the Group's performance in transferring control of goods or services to the customer (such as unexpected amounts of wasted materials, labor or other resources) and adjusts the input method for any costs incurred that are not proportionate to the Group's progress in satisfying the performance obligation (such as uninstalled materials).

Revenue from sale of goods
Revenue from sale of goods is recognized at a point in time when control of the asset is transferred to the customer, generally on delivery and acceptance of the inventory item.

Revenue from tuition and other related fees
Revenue from tuition fees and other matriculation fees are recognized over time as revenue over the corresponding school term using the output method (i.e., time lapsed over the service period such as

semester or school year, depending on the curriculum registered). Upon enrollment, students have the option to pay the tuition and other matriculation fees in full or installment.

Admission, examination and other fees are recognized as income when examination has been granted by the school and related services have been provided to the students (at point in time).

Revenue from manpower services
Under the Group's service agreements with its customers, the Group is required to provide manpower services (including but not limited to janitorial, messengerial and other allied services). As provision of these services constitutes a series of distinct good or services that are substantially the same and have the same pattern of transfer to the customer (i.e., the good or service would be recognized over time using the same measure of progress), this was treated by the Group as a single performance obligation. Because the services are simultaneously provided and consumed by the customer, the Group's performance obligation to render such services qualifies for revenue recognition over time by applying par. 35(a) of PFRS 15. The Group recognizes revenue from manpower supply services by applying the "right to invoice" practical expedient since the Group's right to payment is for an amount that corresponds directly with the value to the customer of the Group's performance to date.

Revenue from power generation
The Group's power supply agreement with its customer requires the Group to deliver certain units of electricity (in kWh) to the customer per month. As delivery of electricity constitutes a series of distinct good or services that are substantially the same and have the same pattern of transfer to the customer (i.e., the good or service would be recognized over time using the same measure of progress), this was treated by the Group as a single performance obligation. Because electricity is simultaneously provided and consumed, the Group's performance obligation to deliver electricity qualifies for revenue recognition over time by applying par. 35(a) of PFRS 15. The Group recognizes revenue from power generation by applying the "right to invoice" practical expedient since the Group's right to payment is for an amount that corresponds directly with the value to the customer of the Group's performance to date.

Onerous contracts
If the Group has a contract that is onerous, the present obligation under the contract is recognized and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognizes any impairment loss that has occurred on assets dedicated to that contract. An onerous contract is a contract under which the unavoidable costs (i.e., the costs that the Group cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract (i.e., both incremental costs and an allocation of costs directly related to contract activities).

Contract balances arising from revenue with customer contracts

Receivables
A receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract assets
A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract.

The Group presents each contract with customer in the consolidated statement of financial position either as a contract asset or a contract liability.

Expenses
Expenses are recognized in the consolidated statement of income when decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen that can be measured reliably.

Cost of sales and services
Cost of sales is recognized as an expense when the related goods are sold. Cost of services include all direct materials and labor costs and those indirect costs related to contract performance which are recognized as incurred.

General and administrative expenses
Administrative expenses constitute costs of administering the business and are expensed as incurred.

Current versus Non-current Classification
The Group presents assets and liabilities in statement of financial position based on current/non-current classification. An asset as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period or
- Cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period

The Group classifies all other liabilities as non-current. Deferred tax assets and deferred tax liabilities are classified as non-current assets and liabilities, respectively.

Cash and Cash Equivalents
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from date of placement and that are subject to an insignificant risk of changes in value.

Fair Value Measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

- Level 1 - quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 - valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

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

'Day 1' difference
Where the transaction price in a non-active market is different to the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the

transaction price and fair value (a 'Day 1' difference) in profit or loss, unless it qualifies for recognition as some other type of asset. In cases where use is made of data which is not observable, the difference between the transaction price and model value is only recognized in profit or loss when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the 'Day 1' difference amount.

Financial Instruments
The Group recognizes a financial asset or a financial liability in the consolidated statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date. The Group follows the settlement date accounting where an asset to be received and liability to be paid are recognized on the settlement date and derecognition of an asset that is sold and the recognition of a receivable from the buyer are recognized on the settlement date.

Financial Instruments - Initial Recognition and Subsequent Measurement

Initial recognition and measurement
Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price determined under PFRS 15.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Subsequent measurement
For purposes of subsequent measurement, financial assets are classified in four categories:
- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortized cost (debt instruments)
The Group measures financial assets at amortized cost if both of the following conditions are met:
- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Group's financial assets at amortized cost includes Cash and cash equivalents, Receivables and Receivables from related parties.

Financial assets at fair value through profit or loss
A financial asset shall be measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income (OCI). However, an entity may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at fair value through profit or loss to present subsequent changes in fair value in OCI.

The Group may, at initial recognition, irrevocably designate a financial asset as measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an 'accounting mismatch') that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases.

Included in this classification is the peso-denominated investment in UITF in Rizal Commercial Banking Corporation (RCBC) under Prepaid expenses and other current assets account.

Financial assets designated at fair value through OCI (equity instruments)
Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PAS 32, *Financial Instruments: Presentation*, and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the consolidated statement of income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group elected to classify irrevocably all equity investments other than those classified to fair value through profit or loss under this category.

The Group does not have any debt financial assets at fair value through OCI as of December 31, 2021 and 2020.

Impairment of financial assets
The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash

flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The loss allowance was adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, the ECL is based on the 12-month ECL. The 12-month ECL is the portion of lifetime ECLs that results from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL.

The Group generally considers a financial asset in default when contractual payments are 90 days past due. For a financial asset that arises from long-term construction contracts, the Group considers the asset to be in default if contractual payments are not settled within 30 days from the completion of the construction project. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial Liabilities

The accounting for the Group's financial liabilities remains the same as it was under PAS 39. The Group initially measures a financial liability at its fair value plus, in the case of a financial liability not at fair value through profit or loss, transaction costs. The Group has no financial liabilities at FVPL.

Subsequent to initial recognition, the Group's financial liabilities are carried at amortized cost. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of income. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

This category generally applies to the Group' accounts payable and other current liabilities, loans payable, long-term debt, due to related parties and lease liabilities.

Derecognition of Financial Instruments

Financial assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when: (a) the rights to receive cash flows from the asset have expired; or (b) the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; and either (i) has transferred substantially all the risks and rewards of the asset, or

(ii) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of income.

Offsetting of Financial Instruments
Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statements of financial position if there is a currently enforceable legal right to set off the recognized amounts and there is intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. The Group assesses that it has a currently enforceable right of offset if the right is not contingent on a future event, and is legally enforceable in the normal course of business, event of default, and event of insolvency or bankruptcy of the Group and all of the counterparties.

Inventories
Inventories are valued at the lower of cost and net realizable value (NRV). NRV is the selling price in the ordinary course of business, less the estimated costs of completion of inventories and the estimated costs necessary to sell.

Cost includes purchase price and other costs directly attributable to its acquisition such as non-refundable taxes, handling and transportation cost.

The cost of real estate inventories includes (a) land cost; (b) freehold and leasehold rights for land; (c) amounts paid to contractors for construction; (d) planning and design cost, cost of site preparation, professional fees, property taxes, construction overheads and other related costs that are directly attributable in bringing the real estate inventories to its intended condition.

Cost of inventories is generally determined primarily using the moving-average method, except for automotive units of the car dealerships and real estate inventories of EEI Realty, which are accounted for using the specific identification method.

Materials issued but still uninstalled to construction projects are not considered as part of computation for percentage of completion of projects.

Prepaid Expenses
These are recorded as asset before they are utilized and apportioned over the period covered by the payment and charged to the appropriate account in the consolidated statement of income when incurred.

Advances to Suppliers and Subcontractors
Advances to suppliers and subcontractors represent advance payment for the purchase of various construction materials and down payment to subcontractors for the contract work to be performed.

Value-Added Tax (VAT)
Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable in the consolidated statement of financial position. When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset in the consolidated statement of financial position up to the extent of the recoverable amount.

Other Current Assets
Other current assets pertain to other resources controlled by the Group as a result of past events and from which future economic benefits are expected to flow to the Group within the reporting period.

Investments in Associates and Joint Ventures
An associate is an entity in which the Group has significant influence. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

Investments in associates and joint venture are accounted for using the equity method of accounting. Under this method, the investment amount is increased or decreased to recognize the Group’s share in the profit or loss of the investee after the date of acquisition. Dividends received from the investee reduces the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Group’s proportionate interest in the investee arising from changes in the investee’s other comprehensive income.

Gains and losses resulting from ‘upstream’ and ‘downstream’ transactions between the Group and its associate or joint venture are recognized in the consolidated financial statements only to the extent of unrelated investors’ interests in the associate or joint venture.

The reporting dates and the accounting policies of the associates and joint venture conform to those used by the Group for like transactions and events in similar circumstances.

The Group discontinues applying the equity method when their investment in investee company is reduced to zero. Accordingly, additional losses are not recognized unless the Group has guaranteed certain obligations of the investee company. When the investee company subsequently reports net income, the Group will resume applying the equity method but only after its share of that net income equals the share of net losses not recognized during the period the equity method was suspended.

The reporting dates of the investee company and the Group are identical and the investee companies’ accounting policies conform to those used by the Group for like transactions and events in similar circumstances.

After application of the equity method, the Group determines whether it is necessary to recognize an additional impairment loss on the Group’s investment in its associates and joint venture. The Group determines at each reporting date whether there is any objective evidence that the investment in the associates and joint venture is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognizes the impairment loss in the consolidated statement of income.

Upon loss of significant influence over the associate, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associates or joint venture upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in the consolidated statement of income.

The Group's associates and joint venture accounted for using the equity method as of December 31 follows:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership	
				2021	2020
Associates:					
Hi-Eisai Pharmaceutical, Inc. (HEPI)	Philippines	Pharmaceutical	Philippine peso	**50.00**	50.00
Petroenergy Resources Corporation (PERC)	Philippines	Renewable energy	Philippine peso	**29.10**	29.10
PetroGreen Energy Corporation (PGEC) [(a)]	Philippines	Renewable energy	Philippine peso	**10.00**	10.00
T'boli Agro-Industrial Development, Inc.	Philippines	Agriculture	Philippine peso	**28.47**	28.47
Manila Memorial Park Cemetery, Inc. (MMPC)	Philippines	Funeral service	Philippine peso	**25.98**	25.98
Sojitz G Auto Philippines Corporation (SGAPC)	Philippines	Automotive distributor	Philippine peso	**20.00**	20.00
RCBC Realty Corporation (RRC)	Philippines	Realty	Philippine peso	**10.00**	10.00
Al-Rushaid Construction Company Limited (ARCC)	Saudi Arabia	Construction	Saudi riyal	**49.00**	49.00
PetroSolar Corporation (PSOC)	Philippines	Renewable energy	Philippine peso	**44.00**	44.00
Joint ventures:					
PetroWind Energy, Inc. (PWEI)	Philippines	Renewable energy	Philippine peso	**20.00**	20.00
Shinbayanihan Heavy Equipment Corporation (SHEC)	Philippines	Equipment rental	Philippine peso	**40.00**	40.00
BEO Distribution and Marketing Corporation (BEO DMC)	Philippines	Distribution and marketing	Philippine peso	**30.00**	30.00
Shimizu-Fujita-Takenaka-EEI Joint Venture (SFTE)	Philippines	Construction	Philippine peso	**5.00**	5.00
Acciona-EEI Joint Venture (AE)	Philippines	Construction	Philippine peso	**30.00**	30.00
DL E&C-EEI-HEC Joint Venture (DEH) [(b)]	Philippines	Construction	Philippine peso	**20.00**	–
LOTTE-GULERMAK-EEI Joint Venture (LGE) [(b)]	Philippines	Construction	Philippine peso	**25.00**	–

(a) Effective ownership in PERC is 32.24% after considering the Group's 10% indirect investment in PetroGreen Energy Corporation (PGEC), a 90%-owned subsidiary of PERC (Note 12)
(b) Entered into in 2021

Property and Equipment

Property and equipment, except for land, are stated at cost, less accumulated depreciation, amortization and impairment loss, if any. The initial cost of property and equipment consists of its purchase price, including import duties, taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the assets have been put into operation, such as repairs and maintenance, are normally charged to operations in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment. When assets are retired or otherwise disposed of, the cost and the related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected as part of current operations.

Depreciation is computed using the straight-line method over the following average EUL:

	Years
Buildings and improvements	5 to 40
Machinery, tools and construction equipment	2 to 20
Transportation and service equipment	5
Furniture, fixtures and office equipment	3 to 10

Amortization of improvements is computed over the EUL of the improvement or term of the lease, whichever is shorter.

The useful lives and depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

Minor repairs and maintenance costs are charged to consolidated statement of income as incurred; significant renewals and betterments are capitalized. When assets are retired or otherwise disposed of, the cost or revalued amount, appraisal increase and related accumulated depreciation and amortization are removed from the accounts and any resulting gains or losses are reflected in the consolidated statement of income.

Construction in progress represents property and equipment under construction and is stated at cost. This includes cost of construction, plant and equipment and other direct costs. Construction in progress is not depreciated until such time that the relevant assets are completed and put into operational use.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of income in the year the asset is derecognized.

Land is carried at its revalued amount. The appraised values used for revaluation were determined by an independent firm of appraisers.

The initial cost of land consists of its purchase price and directly attributable costs of bringing the asset to its working condition and location for its intended use.

The appraisal increment (net of deferred tax) resulting from the revaluation is credited to OCI and accumulated in equity under “revaluation increment on land - net” account. Decreases in valuation is charged to profit or loss, except to the extent that it reverses the existing accumulated revaluation increment on the same asset and therefore such decrease is recognized in OCI. The decrease recognized in OCI reduces the revaluation increment on land - net account in equity. In case a subsequent revaluation increase of an asset reverses a revaluation decrease previously recognized in profit or loss, such increase is credited to income in profit or loss.

The same rules apply to impairment losses. An impairment loss on a revalued asset is first used to reduce the revaluation increment for that asset. Only when the impairment loss exceeds the amount in the revaluation increment for that same asset is any further impairment loss recognized in profit or loss.

Upon disposal of land, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

The asset's residual values, useful lives and methods of depreciation and amortization are reviewed, and adjusted if appropriate, at each financial year-end.

Investment Properties

Investment properties are measured at cost less impairment loss, if any, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Investment properties are derecognized when they either have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the consolidated statement of income in the year of retirement or disposal.

Transfers are made to investment property when there is a change in use, evidenced by ending of owner-occupation and commencement of an operating lease to another party. Transfers are made from investment property when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

For a transfer from owner-occupied property to investment property, the deemed cost for subsequent accounting is the fair value at the date of change in use. Upon transfer of an asset accounted for under revaluation model to asset accounted for under cost model, any revaluation reserve relating to such particular asset is transferred to retained earnings.

Software Costs

Software costs are stated at cost less accumulated amortization and any impairment in value. Costs related to software purchased by the Group for use in the operations are amortized on a straight-line basis over a period of three (3) years.

Costs associated with developing and maintaining computer software programs are recognized as an expense when incurred. Costs that are directly associated with identifiable and unique software controlled by the Group and will generate economic benefits exceeding costs beyond one year, are recognized as intangible assets to be measured at cost less accumulated amortization and provision for impairment losses, if any.

Impairment of Nonfinancial Assets

For Investments in associate and joint venture, Property and equipment, Right-of-use asset, Investment properties and Computer software costs, the Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An assets' recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

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

Impairment losses are recognized in the consolidated statement of income in those expense categories consistent with the function of the impaired asset, except for property previously revalued where the revaluation was taken to equity. In this case, the impairment is also recognized in equity up to the amount of any previous revaluation.

Business Combination and Goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree. For each business combination, the acquirer measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Any contingent consideration to be transferred by the acquirer will be recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognized in accordance with PAS 39 either in profit or loss or as a change to OCI. If the contingent consideration is classified as equity, it should not be remeasured until it is finally settled within equity.

PFRS 3 provides that if the initial accounting for a business combination can be determined only provisionally by the end of the period in which the combination is effected because either the fair values to be assigned to the acquiree's identifiable assets, liabilities or contingent liabilities or the cost of the combination can be determined only provisionally, the acquirer shall account for the combination using those provisional values. The acquirer shall recognize any adjustments to those provisional values as a result of completing the initial accounting within twelve months of the acquisition date as follows: (i) the carrying amount of the identifiable asset, liability or contingent liability that is recognized or adjusted as a result of completing the initial accounting shall be calculated as if its fair value at the acquisition date had been recognized from that date; (ii) goodwill or any gain recognized shall be adjusted by an amount equal to the adjustment to the fair value at the acquisition date of the identifiable asset, liability or contingent liability being recognized or adjusted; and (iii) comparative information presented for the periods before the initial accounting for the combination is complete shall be presented as if the initial accounting has been completed from the acquisition date.

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognized in profit or loss. Before recognizing a gain on a bargain purchase, the Group assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed, and recognize any additional assets or liabilities that are identified in that review.

Following initial recognition, goodwill is measured at cost less any accumulated impairment loss. Goodwill is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. For purposes of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's CGUs, or groups of CGUs, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Each unit or group of units to which the goodwill is allocated should:

- represent the lowest level within the Group at which the goodwill is monitored for internal management purposes; and
- not be larger than an operating segment determined in accordance with PFRS 8, *Operating Segments*

Impairment is determined by assessing the recoverable amount of the CGU (or group of CGUs), to which the goodwill relates. Where the recoverable amount of the CGU (or group of CGUs) is less than the carrying amount, an impairment loss is recognized. Where goodwill forms part of a CGU (or group of CGUs) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in these circumstances is measured based on the relative values of the operation disposed of and the portion of the CGU retained. If the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities exceeds the cost of the business combination, the acquirer shall recognize immediately in the consolidated statement of income any excess remaining after reassessment.

Foreign Currency-denominated Transaction and Translation

The consolidated financial statements are presented in Philippine Peso. Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency.

Transactions in foreign currencies are initially recorded in the functional currency rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate at the reporting date. All differences are taken to consolidated statement of income. Non-monetary items that are measured in terms of historical cost in foreign currency are translated using the exchange rates as at the dates of initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

As at reporting date, the assets and liabilities of subsidiaries whose functional currency is not the Philippines Peso are translated into the presentation currency of the Parent Company (the Philippine Peso) at the closing rate as at the reporting date, and the consolidated statement of income accounts are translated at monthly weighted average exchange rate. Likewise, the financials of the Group's associate whose functional currency is not the Philippine Peso that is accounted for under equity method are translated to the presentation currency of the Parent Company in a similar manner. The exchange differences arising on the translation are taken directly to a separate component of equity under "Cumulative translation adjustments" account.

Upon disposal of a foreign subsidiary, the deferred cumulative amount recognized in other comprehensive income relating to that particular foreign operation is recognized in the consolidated statement of income.

Retirement Cost

Defined benefit plan

The defined benefit liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the reporting period reduced by the fair value of plan assets, if any, adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form or refunds from the plan or reduction in the future contributions to the plan.

Defined benefit costs on the Group's defined benefit retirement plan are actuarially computed using the projected unit credit (PUC) valuation method. Under this method, the current service cost is the present value of retirement benefits payable in the future with respect to the services rendered in the current period.

Defined benefit costs comprise the following:
(a) service cost;
(b) net interest on the net defined benefit liability or asset; and
(c) remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations).

The Group's right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Income Tax

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and the tax laws used to compute the amount are those that are enacted or substantially enacted by the end of the financial reporting date.

Deferred tax
Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred income tax assets are recognized for all deductible temporary differences, carryforward of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT), net operating loss carryover (NOLCO), to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and carryforward of unused MCIT and NOLCO can be utilized.

Deferred tax liabilities are not provided on non-taxable temporary differences associated with investments in domestic subsidiaries, associate and interest in joint venture. With respect to investments in foreign subsidiaries, associate and interest in joint venture, deferred tax liabilities are recognized except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

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

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

Deferred tax relating to items recognized outside profit or loss are recognized in correlation to the underlying transactions either in other comprehensive income or directly in equity.

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

Basic and Diluted Earnings Per Share (EPS)
Basic EPS is computed by dividing net income for the year attributable to equity holders of the Parent Company adjusted for the after-tax amounts of dividends on preferred stock by the weighted average number of common stock outstanding during the year, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits.

Diluted EPS is computed by adjusting the net income attributable to ordinary equity holders of the Parent Company to reflect any changes from dilutive potential shares divided by the weighted average number of common stock outstanding during the year after giving retroactive effect for any stock dividends, stock splits or reverse stock splits and adjusted for the effects of all dilutive potential common stock.

The calculation of diluted EPS does not assume conversion, redemption, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share. Potential ordinary shares are antidilutive when their conversion to ordinary shares would increase earnings per share or decrease loss per share. As there are no potential dilutive ordinary shares, basic and diluted EPS are stated at the same amount.

Provisions
Provisions are recognized when: (a) the Group has a present obligation (legal or constructive) as a result of a past event; (b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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

Stock Option Plan
No benefit expense is recognized relative to the shares issued under the stock options plan. When the shares related to the stock option plans are subscribed, these are treated as capital stock issuances. The stock option plan is exempt from PFRS 2, *Share-based Payment*.

Segment Reporting
The Group's operating business are organized and managed separately according to the nature of services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segments is presented in Note 37.

Capital Stock
The Group records common stocks at par value and additional paid-in capital in excess of the total contributions received over the aggregate par values of the equity shares. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

Treasury Shares
When the Group purchases the Group's capital stock (treasury shares), the consideration paid, including any attributable incremental costs, is deducted from equity attributable to the Group's equity holders until the shares are cancelled, reissued or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related tax effects is included in equity (Note 39).

Equity Reserve
Equity reserve consist of equity transactions other than capital contributions, such as equity transactions arising from transactions with NCI.

Retained Earnings
Retained earnings represent accumulated earnings of the Group and any adjustment arising from application of new accounting standards, policies or corrections of errors applied retroactively less dividends declared. It includes the accumulated equity in undistributed earnings of consolidated subsidiaries which are not available for dividends until declared by subsidiaries. Appropriated retained earnings are those that are restricted for planned investments and business expansion. Unappropriated retained earnings are those that can be allocated for specific purposes and can be distributed as dividend. Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares (Note 40).

Events After the Financial Reporting Date
Post year-end events that provide additional information about the Group's position at the end of the financial reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to consolidated financial statements when material.

5. Significant Accounting Judgments and Estimates

The preparation of the consolidated financial statements in compliance with PFRSs requires the Group to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which can cause the assumptions used in arriving at those estimates to change. The effects of any changes in estimates will be reflected in the consolidated financial statements as they become reasonably determinable.

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 could differ for such estimates.

Judgment
Determining control over an entity in which Parent Company holds less than majority of voting rights
The Parent Company has determined that it is still the largest stockholder of IPO with 48.18% equity interest and continues to have control over IPO by virtue of its power to nominate majority of the members of the BOD of IPO thereby exercising control and supervision on IPO's operations as well as financing activities Accordingly, the Parent Company assessed that IPO continues to be a subsidiary even though it owns less than 50% equity interest over IPO after the merger.

Determination of functional currency
PAS 21, *The Effects of Changes in Foreign Exchange Rates*, requires management to use its judgment to determine the entity's functional currency such that it most faithfully represents the economic effects of the underlying transactions, events and conditions that are relevant to the entity. In making this judgment, the following were considered:
- The currency that mainly influences sales prices for financial instruments and services (this will often be the currency in which sales prices for its financial instruments and services are denominated and settled);
- The currency in which funds from financing activities are generated; and
- The currency in which receipts from operating activities are usually retained.

The functional currency is Philippine peso as disclosed in Note 2.

Determination of lease term of contracts with renewal and termination options - Group as a lessee
The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customization to the leased asset).

The Group included the renewal period as part of the lease term for leases with shorter non-cancellable period (i.e., three to ten years). The Group typically exercises its option to renew for these leases because there will be a significant negative effect on production if a replacement asset is not readily available. The renewal periods for leases of land and office spaces with longer non-cancellable periods are not included as part of the lease term as these are not reasonably certain to be exercised (Note 14).

Recognition of revenue from construction contracts
Under PFRS 15, the Group assessed that there is only one performance obligation for each construction agreement that it has entered and that revenue arising from such agreements qualify for recognition over time. The Group elected to use the input method to measure the progress of the fulfilment of its performance obligation, which is based on the actual costs incurred to date relative to the total estimated cost to complete the construction projects. The Group believes that this method faithfully depicts the Group's performance towards satisfaction of its performance obligation because there is a direct relationship between the Group's effort (i.e., costs incurred) and the transfer of service to the customer (Note 23).

Recognition of tuition and other matriculation fees over time
The Group determined that tuition and other matriculation fees are to be recognized over time using the output method on the basis of time lapsed over the service period since it provides a faithful depiction of the Group's performance in transferring control of the services to the students. The fact that another entity would not need to re-perform the service that the Group has provided to date demonstrates that the customer or the student simultaneously receives and consumes the benefits of the Group's performance as it performs (Note 23).

Determination of significant influence on investment in an associate if ownership is less than 20%
Holding of less than 20% of voting rights is presumed not to give rise to significant influence unless it can be clearly demonstrated that there is in fact significant influence. The Parent Company is able to exercise significant influence for ownership less than 20% because it has an active participation in the policy-making process including operating decisions of the investee.

As of December 31, 2021 and 2020, the Parent Company holds 10% of interest in RRC. The Parent Company exercises significant influence in RRC since the Parent Company's President is the concurrent president of RRC. The president is also a member of the BOD. As such, the president of the Parent Company effectively has a participation in the policy-making process of RRC. Hence, the Parent Company is able to exercise significant influence even if ownership is less than 20%.

Assessment of joint control
Judgment is required to determine when the Group has joint control over an arrangement, which requires an assessment of the relevant activities and when the decisions in relation to those activities require unanimous consent. The Group assesses their rights and obligations arising from the arrangement and specifically considers:
- the structure of the joint arrangement - whether it is structured through a separate vehicle
- when the arrangement is structured through a separate vehicle, the Group also considers the rights and obligations arising from:
- the legal form of the separate vehicle
- the terms of the contractual arrangement other facts and circumstances, considered on a case by case basis

Refer to Note 12 for details of the Group's investment in joint venture.

Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Leases - Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

The Group's lease liabilities amounted to ₱1.12 billion and ₱1.25 billion as of December 31, 2021 and 2020, respectively (Note 14).

Estimating variable considerations arising from change orders and claims

The Group frequently agrees to change orders that modify the scope of its work previously agreed with customers and regularly submits claims to customers when unanticipated additional costs are incurred because of delays or changes in scope caused by the customers. PFRS 15 requires the Group to recognize, as part of its revenue from construction contracts, the estimated amounts the Group expects to be entitled to and to be received from customers due to these change orders and claims (otherwise known as variable considerations), provided that it is highly probable that a significant reversal of the revenue recognized in connection with these variable considerations will not occur in the future. For these unpriced change orders and claims, the Group uses the "most likely amount" method to predict the amount to which it will be entitled and expected to be received from the customers. The Group also updates its estimate of the transaction price to reflect any changes in circumstances that would result to changes in amount of variable considerations and corresponding increase or decrease in the contract assets.

The aggregate carrying values of receivables and contract assets amounted to ₱13.55 billion and ₱13.93 billion as of December 31, 2021 and 2020, respectively (Notes 7 and 8).

Fair value measurement of unquoted equity investments at FVOCI

The Group uses valuation techniques such as adjusted net asset method to estimate the fair value of investment in Hermosa Ecozone Development Corporation (HEDC). These valuation techniques require significant unobservable inputs to calculate the fair value of the Group's unquoted equity investments at FVOCI. These inputs include appraised value of real properties, among others. Changes in assumptions relating to these factors could affect the reported fair value of these unquoted equity financial instruments. For the investment in HEDC, the valuation made by the appraisers was based on sales comparison approach. The effects of COVID-19 were reflected in the selling price of comparable listings of real estate properties and were not accounted for separately.

The fair value of unquoted equity investments amounted to ₱0.42 billion and ₱0.46 billion as of December 31, 2021 and 2020, respectively (Note 11).

Provision for expected credit losses of trade receivables and contract assets
The Group uses the simplified approach in calculating the ECL of its trade receivables and contract assets wherein the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The model is based on the Group's historical observed default rates and adjusted to include forward looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

As of December 31, 2021 and 2020, the aggregate carrying values of Receivables and Contract assets are disclosed in Notes 7, 8, 17 and 22 to the consolidated financial statements.

Purchase price allocation in business combinations and goodwill
The Group's consolidated financial statements reflect the acquired entities (AEI and its subsidiaries prior to the merger) after the completion of the merger between IPO and AEI which is effective May 2, 2019. The Group accounts for the acquired business using the acquisition method, which requires extensive use of accounting judgments and estimates to allocate the purchase price to the fair market values of the acquiree's identifiable assets and liabilities and contingent liabilities, if any, at the acquisition date. Any excess in the purchase price over the fair market values of the net assets acquired is recorded as goodwill in the consolidated statement of financial position. Thus, the numerous judgments made in estimating the fair value to be assigned to the acquiree's assets and liabilities can materially affect the Group's financial position and performance.

The merger resulted in the recognition of student relationship, intellectual property rights and goodwill from the excess of the acquisition cost over the fair value of net assets acquired (Notes 15 and 17).

Valuation of land under revaluation basis
The Group's parcel of land are carried at revalued amounts. The valuations of these parcels of land were performed by SEC accredited independent appraisers and were determined using the market approach. Significant adjustments to inputs used in determining the fair value of land such as location and utility could affect the appraised value of the assets. The estimate of fair value of land carried at revalued amounts considered the effects of COVID-19 in its net selling price by adjustments made to external factors, and these were not accounted for separately.

Land carried under revaluation basis amounted to ₱8.29 billion and ₱7.96 billion as of December 31, 2021 and 2020, respectively. The key assumptions used to determine the fair value of the parcels of land are disclosed in Note 13.

Impairment of nonfinancial assets
The Group assesses impairment on its property and equipment, right-of-use assets, intangible assets (other than goodwill and intellectual property rights) and noncurrent assets whenever events or changes in circumstances indicate that the carrying amount of these assets may not be recoverable. The factors that the Group considers important which could trigger an impairment review include significant underperformance relative to expected historical or projected future operating results,

significant changes in the manner of use of the acquired assets or the strategy for overall business, and significant negative industry or economic trends.

An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use. The fair value is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from continuing use of an asset and from its disposal at the end of its useful life. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs.

Impairment of Goodwill, Student relationship and Intellectual property rights are assessed at least on an annual basis. In assessing the impairment, the Group determines the recoverable amount using value in use with detailed disclosures made in Note 15. There is no impairment loss recognized on these assets in 2021, 2020 and 2019. As at December 31, 2021 and 2020, the carrying value of goodwill amounted to ₱484.83 million (Note 15).

As to the Group's Property and equipment, Student relationship and Noncurrent assets, no impairment loss was recognized for the years ended December 31, 2021, 2020 and 2019 except for the provision for impairment in value of land recognized in 2019 amounting to ₱21.00 million (Notes 13 and 17).

Estimation of retirement benefits
The determination of the obligation and cost of retirement benefits is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary increase rates which were disclosed in Note 32. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the retirement and other obligations.

Retirement assets amounted to ₱18.13 million and ₱4.73 million as of December 31, 2021 and 2020, respectively whereas retirement liabilities amounted to ₱223.03 million and ₱611.6 million as of December 31, 2021 and 2020, respectively (Note 32).

Realizability of deferred tax assets
The Group reviews the carrying amounts of deferred income taxes at each reporting date and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. Where there is no absolute assurance that each legal entity in the Group will generate sufficient taxable profit to allow all or part of its deferred tax assets to be utilized, deferred tax assets are not recognized.

Deferred tax assets recognized and unrecognized by the Group are disclosed in Note 33 to the consolidated financial statements.

Classification of creditable withholding tax
The Group classify its creditable withholding tax (CWT) as current when it is expected to be realized (e.g., will be used as tax credit against income taxes due) for at least twelve months after the reporting period. The portion of CWT that is expected to be realized after twelve months after the reporting period is classified as noncurrent. In 2021, the Group classified CWT amounting to ₱924.34 million as non-current as management assessed that it will not be used as tax credits within the next twelve months.

CWT recognized by the Group are disclosed in Notes 10 and 17 to the consolidated financial statements.

Provisions and contingencies
The Group is currently involved in various proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the Group's defense in these matters and is based upon an analysis of potential results. The Management does not believe that these proceedings will have a material adverse effect on the Group's financial statement because management and its legal counsels believe that the Group has substantial legal and factual bases for its position (Notes 18 and 35).

Estimation of impact of coronavirus pandemic
The impact of coronavirus pandemic to the Group's business operations relates to any potential interruptions or disruptions. The Group ensure that the impact of COVID-19 pandemic is appropriately reflected in its consolidated financial statements, and currently assessed the impact on its assets and liabilities as follows:

- Collectability of accounts with customers continues to be closely monitored. A material change in the provision for impairment of trade receivables has not been identified.

- There were no onerous contracts or additional provisions that have been recognized resulting from the direct impact of coronavirus pandemic.

- Additional costs incurred by the Group due to COVID-19 pandemic that do not represent satisfaction of performance obligation are excluded in the measurement of progress on the Group's contracts with customers.

- The Group has also considered the increased uncertainty in determining key assumptions within the assessment of future taxable income of the Group upon which recognition of deferred tax assets is assessed, including forecast of revenue and expenses, among others.

The Group continues to monitor the risks and the ongoing impacts of COVID-19 pandemic on its business.

6. Cash and Cash Equivalents

This account consists of:

	2021	2020
Cash on hand and in banks	**₱2,929,391,629**	₱1,924,416,281
Short-term investments	**6,127,094,444**	1,294,317,494
	₱9,056,486,073	₱3,218,733,775

Cash in banks earns interest at the respective bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group and earns annual interest at the respective short-term investment rates.

Interest income from cash in banks and short-term investments amounted to ₱10.55 million, ₱25.10 million, and ₱37.19 million for the years ended December 31, 2021, 2020 and 2019, respectively (Note 24).

7. Receivables

This account consists of:

	2021	2020
Trade		
Construction and infrastructure	**₱2,317,099,708**	₱3,460,003,600
Education	**1,251,619,696**	1,166,226,739
Car dealership	**254,215,348**	469,628,623
Other services	**93,779,985**	189,255,856
Other receivables		
Receivables from plant	**40,500,435**	38,118,335
Advances to officers and employees	**30,070,838**	29,425,653
Accrued referral incentives	**19,288,160**	17,817,943
Receivable from sale of investment properties	**17,285,545**	21,280,648
Receivable from customers	**16,061,797**	20,479,281
Dividends receivable (Note 22)	**10,414,928**	3,236,665
Rent receivable	**33,564**	111,322
Receivable from EEI RFI	**–**	38,000,000
Others	**157,705,764**	259,425,599
	4,208,075,768	5,713,010,264
Less allowance for impairment	**479,510,720**	366,936,427
	₱3,728,565,048	₱5,346,073,837

Trade receivables
The trade receivables are noninterest-bearing and collectible within one (1) year which consists of the following:

Receivable from construction and infrastructure
Receivables from construction and infrastructure mainly represent amounts arising from domestic construction contracts which are generally on a 30-day credit term.

Receivables from education
Receivables from education represent amounts arising from tuition and other matriculation fees which are normally collected at end of every school term before the students can proceed to the next term. This also includes receivable from Department of Education amounting to ₱140.8 million and ₱138.8 million as at December 31, 2021 and 2020, respectively, arising from the Senior High School (SHS) Voucher Program wherein qualified SHS students are given assistance on tuition fees. These receivables are noninterest-bearing and are generally collectible within one year.

Receivables from car dealership
Receivables from car dealership represent amounts arising from the sale of car, parts and accessories and services collectible within 30 days.

Receivables from other services
Receivables from other services represent amounts arising from management and consultancy services provided by the Group generally collectible within 30 days.

No trade receivables were used as collaterals to secure obligations as of December 31, 2021 and 2020.

Other receivables
Receivables from plant pertain to noninterest-bearing receivables from Honda Cars Philippines, Inc. and Isuzu Philippines Corporation, for promotional subsidy and fleet discounts. Receivables from plant are collectible within a year in the normal course of Group's business.

Advances to officers and employees are interest-bearing and repaid on a monthly basis through salary deductions.

Accrued referral incentives pertain to income from accredited bank institutions earned by the car dealership branches through referrals made to customers who obtained bank financing in the acquisition of vehicles.

Receivable from sale of investment properties
On December 11, 2017, the Group through EEI, sold a parcel of land located in Batangas for ₱466.7 million. Both parties agreed the selling price will be settled in eight (8) semi-annual installments and shall bear annual interest rate of 2%.

Receivable from customers
In 2017, certain trade receivables were reclassified as interest-bearing trade receivables after the Group and the customers agreed to extend the credit terms. These receivables bear interest of 5% per annum and will be repaid in five (5) years' time. As of December 31, 2021 and 2020, the current portion of receivable amounted to ₱16.1 million and ₱20.5 million, respectively, while the noncurrent portion of receivable as of December 31, 2021 and 2020 amounted to nil and ₱2.8 million, respectively (Note 17).

Receivables classified as "Others" consist of interest, commission, insurance and various receivables.

The movements in allowance for impairment for the years ended December 31 follow:

	2021					
	Construction and Infrastructure	**Car Dealership**	**Education and Information Technology**	**Other Services**	**Other Receivables**	**Total**
Balance at beginning of year	**₱62,690,313**	**₱36,551,181**	**₱174,881,069**	**₱9,675,359**	**₱83,138,505**	**₱366,936,427**
Provisions – net of recoveries (Note 29)	**5,080,222**	**–**	**117,095,947**	**–**	**–**	**122,176,169**
Write-offs	**–**	**–**	**(2,087,204)**	**–**	**(7,514,672)**	**(9,601,876)**
Balance at end of year	**₱67,770,535**	**₱36,551,181**	**₱289,889,812**	**₱9,675,359**	**₱75,623,833**	**₱479,510,720**

	2020					
	Construction and Infrastructure	Car Dealership	Education and Information Technology	Other Services	Other Receivables	Total
Balance at beginning of year	₱51,189,642	₱39,310,600	₱131,164,201	₱7,709,751	₱56,669,330	₱286,043,524
Provisions – net of recoveries (Note 29)	11,500,671	1,718,005	48,755,470	2,753,111	40,896,344	105,623,601
Write-offs	–	(4,477,424)	(5,038,602)	(787,503)	(14,427,169)	(24,730,698)
Balance at end of year	₱62,690,313	₱36,551,181	₱174,881,069	₱9,675,359	₱83,138,505	₱366,936,427

8. Contract Assets and Liabilities

Contract Assets

The Group presents contract receivable and retentions withheld by customer as contract assets as the Group's right for consideration is conditioned on the lapse of the defect and liability period and the receipt of customer certification that there are no defects on the constructed asset. These are reclassified as receivables upon the lapse of the defect and liability period and final customer acceptance.

The Group's contract assets amounted to ₱9.8 billion and ₱8.6 billion as of December 31, 2021 and 2020, respectively. The increase in this account is due to the improvement on the level of production of the Group after COVID-19 restrictions have been lifted and operating activities have resumed.

Details of the Group's contract assets as of December 31, 2021 and 2020 are shown below.

		2021	
	Current	**Noncurrent**	**Total**
Contract assets	**₱8,788,954,322**	**₱1,088,902,619**	**₱9,877,856,941**
Less: Allowance for expected credit losses	**47,701,273**	**9,443,812**	**57,145,085**
	₱8,741,253,049	**₱1,079,458,807**	**₱9,820,711,856**

		2020	
	Current	Noncurrent	Total
Contract assets	₱7,642,055,723	₱993,635,397	₱8,635,691,120
Less: Allowance for expected credit losses	36,785,303	15,154,047	51,939,350
	₱7,605,270,420	₱978,481,350	₱8,583,751,770

Movement in the allowance for expected credit losses for the years ended December 31, 2021 and 2020 follows:

		2021	
	Current	**Noncurrent**	**Total**
Balance at beginning of year	**₱36,785,303**	**₱15,154,047**	**₱51,939,350**
Provision (Note 29)	**10,915,970**	**–**	**10,915,970**
Reversal	**–**	**(5,710,235)**	**(5,710,235)**
Balance at end of year	**₱47,701,273**	**₱9,443,812**	**₱57,145,085**

		2020	
	Current	Noncurrent	Total
Balance at beginning of year	₱9,072,771	₱226,907	₱9,299,678
Provision (Note 29)	27,712,532	14,927,140	42,639,672
Balance at end of year	₱36,785,303	₱15,154,047	₱51,939,350

Contract Liabilities

Details of the Group's contract liabilities as of December 31, 2021 and 2020 are shown below.

	2021	2020
Total contract liabilities	**₱1,678,367,403**	₱2,557,001,832
Less current portion	**1,112,517,781**	898,322,177
	₱565,849,622	₱1,658,679,655

Contract liabilities from construction and infrastructure segment consist of down payments received in relation to construction contracts that will be recognized as revenue in the future as the Group satisfies its performance obligations.

Contract liabilities from education segment represent the unearned tuition fees and accounts payable to students and will be recognized as revenue when the related educational services are rendered. Contract liabilities related to the remaining performance obligations of the education segment are generally recognizable within one (1) year.

9. Inventories

This account consists of:

	2021	2020
Construction materials	**₱832,425,956**	₱1,042,419,432
Merchandise	**474,292,929**	624,248,970
Real estate:		
Land and land development	**152,710,557**	151,725,740
Raw lands	**45,073,466**	42,584,391
Subdivision lots and contracted units for sale	**38,156,275**	36,460,877
	235,940,298	230,771,008
Spare parts and supplies	**73,386,396**	72,729,484
	1,616,045,579	1,970,168,894
Less: Allowance for inventory obsolescence	**75,778,306**	82,135,203
	₱1,540,267,273	₱1,888,033,691

Merchandise includes automotive units, parts and accessories, food and beverages, among others. The summary of the movement in real estate inventories is set out below:

	2021	2020
Balance at beginning of year	**₱230,771,008**	₱239,537,439
Construction/development costs incurred	**12,683,984**	13,698,819
Cost of real estate sales (Note 25)	**(7,514,694)**	(22,465,250)
Balance at end of year	**₱235,940,298**	₱230,771,008

The total cost of goods sold recognized in the Group’s statements of comprehensive income amounted to ₱3,339.1 million, ₱3,646.8 million and ₱6,604.4 million in 2021, 2020 and 2019 respectively (Note 25).

The Group recognizes inventory write-down whenever the NRV of the existing inventories is lower than its cost.

The rollforward of allowance for inventory obsolescence is as follows:

	2021	2020
Balance at beginning of year	**₱82,135,203**	₱107,595,425
Provision (Note 29)	**8,728**	21,960,851
Write-off	**(6,365,625)**	(47,421,073)
Balance at end of year	**₱75,778,306**	₱82,135,203

No inventories were pledged as security to obligations as of December 31, 2021 and 2020.

10. Prepaid Expenses and Other Current Assets

This account consists of:

	2021	2020
Advances to suppliers and contractors	**₱582,390,512**	₱1,004,942,386
Prepaid expenses	**278,971,080**	190,085,167
Creditable withholding taxes (CWTs) (Note 17)	**269,509,910**	929,043,644
Miscellaneous deposits	**131,535,400**	120,704,511
Input value added tax (VAT)	**75,093,601**	55,371,913
Prepaid taxes	**66,879,289**	–
Bid deposit	**59,822,400**	–
Restricted funds	**56,284,600**	30,960,042
Advances to officers and employees	**50,822,589**	58,475,817
Restricted cash investment	**31,947,640**	27,747,232
Others	**101,009,215**	144,071,804
	1,704,266,236	2,561,402,516
Less allowance for impairment	**16,458,668**	16,458,668
	₱1,687,807,568	₱2,544,943,848

Advances to suppliers and contractors represent down payment to subcontractors for the contract work to be performed and advance payment for the purchase of various construction materials.

Prepaid expenses mainly include prepayments for membership fees, subscriptions, rentals and insurance, among others.

CWTs pertain to unutilized creditable withholding tax which will be used as tax credit against income taxes due. This will be used as tax credit against income taxes due. The EEI Group determines that taxes withheld can be recovered in future periods. In 2021, the Group classified CWT as non-current as management assessed that it will not be used as tax credits within the next twelve months (Note 17).

Miscellaneous deposits mainly represent the Group's refundable rental, utilities and guarantee deposits on various machinery and equipment items.

Others include financial assets at FVPL, various deposits, other supplies, among others.

Movements in allowance for impairment for the years ended December 31 are shown below:

	2021			
	Miscellaneous deposits	**Advances to officers and employees**	**Advances to suppliers and subcontractors**	**Total**
Balance at beginning and end of year	**₱3,335,193**	**₱29,516**	**₱13,093,959**	**₱16,458,668**

	2020			
	Miscellaneous deposits	Advances to officers and employees	Advances to suppliers and subcontractors	Total
Balance at beginning of year	₱3,335,193	₱29,516	₱1,545,329	₱4,910,038
Provisions for ECL (Note 29)	–	–	11,548,630	11,548,630
Balance at end of year	₱3,335,193	₱29,516	₱13,093,959	₱16,458,668

11. Equity Investments at Fair Value through Other Comprehensive Income (FVOCI)

This account consists of:

	2021	2020
Quoted equity investments	**₱109,266,412**	₱91,603,168
Unquoted equity investments	**418,103,584**	455,473,326
	₱527,369,996	₱547,076,494

Movements in the fair value reserve recognized in other comprehensive income (net of tax effect) are as follows:

	2021	2020
Attributable to equity holders of the parent:		
Balance at beginning of year	**₱175,482,889**	₱311,094,152
Loss recognized in OCI	**(108,152,229)**	(135,611,263)
Balance at end of year	**67,330,660**	175,482,889
Non-controlling interests:		
Balance at beginning of year	**232,495,478**	240,945,407
Income (loss) recognized in OCI	**89,075,091**	(8,449,929)
Balance at end of year	**321,570,569**	232,495,478
	₱388,901,229	₱407,978,367

The Group elected to present the fair value changes of these equity investments in other comprehensive income because it does not intend to hold these investments for trading.

The fair value of the Group's unquoted equity investments in HEDC is determined using the adjusted net asset approach wherein the assets of investee are adjusted from cost to their fair value. The valuation was performed by an independent SEC-accredited appraiser as of December 31, 2021.

Dividends earned from equity investments at FVOCI amounted to ₱35.2 million, ₱37.9 million, and ₱54.8 million in 2021, 2020 and 2019, respectively (Note 24).

No equity investments at FVOCI were pledged as security to obligations as of December 31, 2021 and 2020.

12. Investments in Associates and Joint Venture

The rollforward analysis of this account follows:

	2021	2020
Acquisition cost:		
Balance at beginning of year	**₱4,690,263,520**	₱4,841,636,714
Additions	**–**	450,000
Return of investment in ARCC	**(454,139,216)**	(575,959,276)
Reclassification from investment in FVOCI	**–**	424,136,082
Balance at end of year	**4,236,124,304**	4,690,263,520
Accumulated impairment loss	**74,536,609**	74,536,609
Accumulated equity in net earnings:		
Balance at beginning of year	**2,459,727,726**	1,262,916,499
Equity in net earnings	**1,430,345,902**	1,368,427,558
Dividends received	**(358,292,509)**	(171,616,331)
Balance at end of year	**3,531,781,119**	2,459,727,726
Subtotal	**7,693,368,813**	7,075,454,637
Share in other comprehensive loss of an associate	**(138,799,335)**	(46,303,277)
Cumulative translation adjustment	**279,554,830**	63,472,546
	₱7,834,124,308	₱7,092,623,906

The details of significant investments accounted for under the equity method are as follows:

(Amounts in millions)

	2021											
	RRC	**PERC**	**PGEC**	**MMPC**	**SGAPC**	**ARCC**	**PSOC**	**PWEI**	**SHEC**	**BEO DMC**	**SFTE**	**AE**
Acquisition cost:												
Balance, January 1	**₱959**	**₱889**	**₱470**	**₱120**	**₱50**	**₱1,050**	**₱691**	**₱257**	**₱21**	**₱–**	**₱–**	**₱–**
Additions (Advances)	–	–	**8**	–	–	–	–	–	–	**1**	–	–
Return of investments	–	–	–	–	–	**(454)**	–	–	–	–	–	–
Balance, December 31	**959**	**889**	**478**	**120**	**50**	**596**	**691**	**257**	**21**	**1**	–	–
Accumulated equity in net earnings (losses):												
Balance, January 1	**516**	**547**	**46**	**489**	**(18)**	**269**	**394**	**165**	**(2)**	**(1)**	**4**	–
Equity in net earnings (losses)	**133**	**93**	**50**	**136**	**55**	**660**	**192**	**49**	–	–	**3**	**21**
Dividends declared	**(90)**	–	**(17)**	**(15)**		–	**(157)**	–	–	–	–	–
Balance, December 31	**559**	**640**	**79**	**610**	**37**	**929**	**429**	**214**	**(2)**	**(1)**	**7**	**21**
Subtotal	**1,518**	**1,530**	**558**	**730**	**87**	**1,525**	**1,120**	**471**	**19**	–	**7**	**21**
Accumulated share in other comprehensive income:												
Balance, January 1	**603**	**66**	**(46)**	–	–	**(22)**	**(1)**	–	–	–	–	–
Share in other comprehensive loss	**(603)**	**(66)**		–		**(35)**	–	–	–	–	–	–
Balance, December 31	–	–	**(46)**	–	–	**(57)**	**(1)**	–	–	–	–	–
Equity in cumulative translation adjustments						**153**	–	–	–	–	–	–
	₱1,518	**₱1,530**	**₱512**	**₱730**	**₱87**	**₱1,621**	**₱1,119**	**₱471**	**₱19**	**₱–**	**₱7**	**₱21**

	2020										
	RRC	PERC	PGEC	MMPC	SGAPC	ARCC	PSOC	PWEI	SHEC	BEO DMC	SFTE
Acquisition cost:											
Balance, January 1	₱959	₱889	₱–	₱120	₱50	₱1,626	₱690	₱257	₱21	₱–	₱–
Additions (Advances)	–	–	470	–	–	–	–	–	–	1	–
Return of investments	–	–	–	–	–	(576)	–	–	–	–	–
Balance, December 31	959	889	470	120	50	1,050	690	257	21	1	–
Accumulated equity in net earnings (losses):											
Balance, January 1	479	452	–	431	–	(472)	267	130	(1)		
Equity in net earnings (losses)	147	95	46	82	(18)	741	182	55	(1)	(1)	4
Dividends declared	(110)	–	–	(24)	–	–	(55)	(20)	–	–	–
Balance, December 31	516	547	46	489	(18)	269	394	165	(2)	(1)	4
Subtotal	1,475	1,436	516	609	32	1,319	1,084	422	19	–	4
Accumulated share in other comprehensive income:											
Balance, January 1	603	72	–	–	–	(8)	–	–	–	–	–
Share in other comprehensive loss	–	(6)	(46)	–	–	(14)	–	–	–	–	–
Balance, December 31	603	66	(46)	–	–	(22)	–	–	–	–	–
Equity in cumulative translation adjustments	–	–	–	–	–	63	–	–	–	–	–
	₱2,078	₱1,502	₱470	₱610	₱32	₱1,360	₱1,084	₱422	₱19	₱–	₱4

<u>RRC</u>
RRC was incorporated on July 29, 1997 and is presently engaged in developing real estate and leasing condominium units for commercial and/or residential purposes.

<u>PERC</u>
In April 2019, the Parent Company purchased additional 4,153,651 shares of PERC, an entity listed with PSE, amounting to ₱17.8 million, resulting to an increase in ownership interest from 28.36% to 29.10%.

On February 2, 2018, the Parent Company purchased additional 69,285,418 shares amounting for ₱332.6 million on ₱4.8 per share resulting to an increase in ownership interest from 22.41% to 28.36%.

Its share price amounted to ₱4.01 per share and ₱3.70 per share as of December 31, 2021 and 2020 respectively.

<u>PGEC</u>
PGEC was incorporated on March 31, 2010 primarily to carry on the general business of generating, transmitting, and/or distributing power derived from renewable and conventional sources of power.

<u>MMPC</u>
MMPC was incorporated and registered with the SEC on September 26, 1962 primarily to engage in development and sale of memorial lots.

<u>SGAPC</u>
On November 8, 2019, the Parent Company purchased 2,500,000 shares of SGAPC from Sojitz Corporation amounting to ₱50.00 million or equivalent to 20.00% ownership equity.

<u>ARCC</u>
In 2021 and 2020, ARCC repaid investment amounting to ₱454.1 million and ₱576.0 million, respectively. The transactions did not result to a change in the 49% ownership of EEI Limited over ARCC.

In 2017, the stockholders of ARCC extended advances amounting to ₱1,620.8 million (SAR121.75 million) to ARCC to refinance the associate's maturing bank loan and other funding requirements. The amount of the extended loan is proportionate to the ownership interests of the stockholders. Subsequently, the stockholders agreed to treat the ₱1,591.5 million (SAR121.75 million) loan as non-refundable Shareholders' funding in the statement of equity of ARCC. Consequently, the ₱794.2 million (SAR59.66 million) advances extended by the Group to ARCC was reclassified as additional investment in ARCC.

EEI Limited made additional investment of ₱294.9 million in ARCC in 2016.

PSOC
In 2019, EPC made an additional investment of ₱148.3 million in PSOC. This transaction did not result to a change in the 44% ownership of EPC over PSOC. In 2021 and 2020, no additional investments were made in PSOC.

In 2018, EPC made additional investment of ₱175.80 million in PSOC.

In 2015, the EPC purchased 3.7 million shares from PSOC amounting to ₱366.43 million which resulted to 44% ownership on the latter. PSOC was incorporated on June 17, 2015 primarily to carry out the general business of generating, transmitting, and/or distributing power derived from renewable energy resources. It has a 50-megawatt solar farm in Tarlac City.

PWEI
In 2013, the Group, through EEI Power acquired 20% stake in PWEI for ₱118.75 million. PWEI has a wind energy project in Nabas, Aklan.

PWEI is owned 40% by PERC, 40% by BCPG Wind Cooperatief U.A. and 20% by EEI. BCPG Wind Cooperatief U.A. bought out the other shareholder (CapAsia ASEAN Wind Holdings Cooperatief U.A.) on May 16, 2017.

SHEC
In 2019, the Group, through EEI, acquired 40% stake in Shinbayanihan Heavy Equipment Corporation (SHEC) and was accounted as investment in joint venture. SHEC was incorporated on July 26, 2019 primarily to engage in the business of managing the operation of used and new construction equipment rental and used and new construction equipment wholesale business in the Philippines and import and export of used and new construction equipment without engaging in retail trading.

BEO DMC
In 2020, the Group, through EEI, acquired 30% stake in BEO Distribution and Marketing Corporation (BEO DMC) and was accounted as joint venture. BEO DMC was incorporated on September 20, 2019 primarily to engage in the business of distributing and marketing goods, products and items of commerce without engaging in retail activity.

SFTE JV
On September 12, 2020, the Group entered into a joint venture agreement with Shimizu Corporation, Fujita Corporation, Takenaka Civil Engineering & Construction Co. Ltd. (SFTE JV) to contract with the Department of Transportation (DOTr) of the Republic of the Philippines for the Metro Manila Subway Project (MMSP)-Phase 1, Contract Package 101. In the joint venture, the EEI Group acquired a proportionate share of 5% with regard to the assets, liabilities, costs, profits and losses arising out of the execution of the Works as identified in the contract with DOTr. The joint venture

agreement also requires anonymous vote of all joint venture partners on the relevant activities of the joint venture

ACCIONA-EEI JV
On October 13, 2020, the Group entered into a joint venture agreement with Acciona Construction Philippines, Inc. to undertake the construction of the Malolos-Clark Railway Project-Package No. CP N-04. The Group's participating interest in the joint venture is 30%. The group has no initial capital investment on the joint venture as it is an unincorporated joint venture.

As of December 31, 2021 and 2020, no investments in 43ompany43es were pledged as security to obligations.

The reconciliation of the net assets of the associates and joint ventures to the carrying amounts of the interests in significant associates and joint ventures recognized in the consolidated financial statements is as follows (in millions):

	2021											
	RRC	PERC	PGEC	MMPC	SGAPC	ARCC	PSOC	PWEI	SHEC	BEO DMC	SFTE	AE
Net assets*	**₱15,179**	**₱5,259**	**₱5,121**	**₱2,813**	**₱434**	**₱3,309**	**₱2,543**	**₱2,360**	**₱48**	**₱0.35**	**₱141**	**₱70**
Proportionate ownership in the associate	**10%**	**29%**	**10%**	**26%**	**20%**	**49%**	**44%**	**20%**	**40%**	**30%**	**5%**	**30%**
Share in net identifiable assets	**1,518**	**1,531**	**512**	**731**	**87**	**1,621**	**1,119**	**472**	**19**	**0.11**	**7**	**21**
Carrying value	**₱1,518**	**₱1,531**	**₱512**	**₱731**	**₱87**	**₱1,621**	**₱1,119**	**₱472**	**₱19**	**₱0.11**	**₱7**	**₱21**

**Excluding treasury shares and non-controlling interest*

	2020											
	RRC	PERC	PGEC	MMPC	SGAPC	ARCC	PSOC	PWEI	SHEC	BEO DMC	SFTE	AE
Net assets*	₱14,750	₱4,935	₱4,700	₱2,344	₱160	₱2,776	₱2,465	₱2,111	₱47	₱0.53	₱84	(₱37)
Proportionate ownership in the associate	10%	29%	10%	26%	20%	49%	44%	20%	40%	30%	5%	30%
Share in net identifiable assets	1,475	1,436	470	609	32	1,360	1,084	422	19	–	4	–
Premium	603	66	–	–	–	–	–	–	–	–	–	–
Carrying value	₱2,078	₱1,502	₱470	₱609	₱32	₱1,360	₱1,084	₱422	₱19	₱0.16	₱4	₱–

**Excluding treasury shares and non-controlling interest*

Summarized financial information of the Group's significant associates and joint venture are as follows: *(in millions)*

	2021											
	RRC	PERC	PGEC	MMPC	SGAPC	ARCC	PSOC	PWEI	SHEC	BEO DMC	SFTE	AE
Current assets	₱826	₱2,418	₱2,012	₱2,331	₱2,816	₱7,695	₱612	₱601	₱43	₱2	₱16,838	₱2,765
Noncurrent assets	5,980	10,798	9,927	1,538	642	1,558	3,552	3,629	24	–	–	774
Total assets	₱6,806	₱13,216	₱11,939	₱3,869	3,458	₱9,253	₱4,164	₱4,230	₱67	₱2	₱16,838	₱3,539
Current liabilities	₱1,881	₱1,242	₱1,000	₱968	₱2,834	₱4,537	₱268	₱321	₱3	₱1	₱16,697	₱3,469
Noncurrent liabilities	1,923	3,666	3,594	365	272	1,408	1,353	1,549	–	–	–	–
Total liabilities	₱3,804	₱4,908	₱4,594	₱1,333	₱3,106	₱5,945	₱1,621	₱1,870	₱3	₱1	₱16,697	₱3,469
Revenues	₱2,584	₱2,423	₱1,962	₱1,029	₱6,677	₱12,818	₱886	₱762	₱5	–	₱57	₱1,664
Cost	(767)	(1,158)	(822)	(121)	(5,858)	(10,776)	(251)	(351)	(2)	–	–	(841)
Gross margin	1,817	1,265	1,140	908	819	2,042	635	411	3	–	57	823
Selling and administrative, and other expenses	(88)	(181)	(103)	(294)	(509)	(396)	(160)	(164)	(2)	–	–	(754)
Pre-tax income (loss)	₱1,729	₱1,084	₱1,037	₱614	₱310	₱1,646	₱475	₱247	₱1	₱–	₱57	₱69
Proportionate ownership in the associate	10%	29%	10%	26%	20%	49%	44%	20%	40%	30%	5%	30%
Share in pre-tax income (loss)	173	315	104	160	62	807	209	49	–	–	3	21
Income tax	(34)	(16)	(6)	(24)	(7)	(299)	(39)	–	–	–	–	–
Non-controlling interest	–	(206)	(48)	–	–	–	–	–	–	–	–	–
Equity in net earnings (losses)	₱139	₱93	₱50	₱136	₱55	₱507	₱170	₱49	₱–	₱–	₱0.03	₱21
Dividends received	₱90	₱–	₱17	₱15	₱–	₱–	₱–	₱-	₱-	₱-	₱-	₱-

	2020											
	RRC	PERC	PGEC	MMPC	SGAPC	ARCC	PSOC	PWEI	SHEC	BEO DMC	SFTE	AE
Current assets	₱1,301	₱2,281	₱1,990	₱1,980	₱1,324	₱5,216	₱727	₱740	₱42	₱2	₱15,481	₱2,250
Noncurrent assets	6,104	11,125	10,054	1,423	442	1,669	3,568	3,502	26	–	–	–
Total assets	₱7,405	₱13,406	₱12,044	₱3,403	₱1766	₱6,885	₱4,295	₱4,242	₱68	₱2	₱15,481	₱2,250
Current liabilities	₱2,046	₱1,246	₱967	₱903	₱1,474	₱2,912	₱268	₱342	₱4	₱1	₱15,397	₱2,287
Noncurrent liabilities	2,835	4,328	4,264	425	214	1,198	1,562	1,787	–	–	–	–
Total liabilities	₱4,881	₱5,574	₱5,231	₱1,328	₱1,688	₱4,110	₱1,830	₱2,129	₱4	₱1	₱15,397	₱2,287
Revenues	₱2,733	₱2,332	₱2,040	₱856	₱2,221	₱11,093	₱879	₱808	₱1	–	₱84	₱200
Cost	(716)	(1,179)	(910)	(112)	(1,971)	(8,969)	(268)	(350)	–	–	–	(48)
Gross margin	2,017	1,153	1,130	744	249	2,124	611	458	1	–	84	152
Selling and administrative, and other expenses	(168)	(211)	(126)	(303)	(341)	(308)	(163)	(181)	(4)	(1)	–	(284)
Pre-tax income (loss)	₱1,849	₱942	₱1,004	₱441	(₱92)	₱1,816	₱448	₱277	(₱3)	(₱1)	₱84	(₱132)
Proportionate ownership in the associate	10%	29%	10%	25%	20%	49%	44%	20%	40%	30%	5%	30%
Share in pre-tax income (loss)	185	274	100	115	(18)	890	197	55	(1)	–	4	(40)
Income tax	(38)	(9)	(3)	(33)	–	(149)	(15)	–	–	–	–	–
Non-controlling interest	–	(170)	(51)	–	–	–	–	–	–	–	–	–
Equity in net earnings (losses)	₱147	₱95	₱46	₱82	(₱18)	₱741	₱182	₱55	(₱1)	₱–	₱4	(₱40)
Dividends received	₱110	₱–	₱–	₱24	₱–	₱–	₱55	₱-	₱-	₱–	₱–	₱–

The Group's share in the net income of ARCC is subject to 20% income tax rate in Saudi Arabia.

Other relevant financial information of RRC are as follows:

	2021	2020
Cash and cash equivalents	**₱165,371,652**	₱968,680,271
Current financial liabilities *	**542,299,809**	994,389,407
Noncurrent financial liabilities *	**1,886,764,857**	2,835,462,778
Depreciation and amortization	**176,359,467**	181,476,361
Interest income	**3,836,413**	58,110,467
Interest expense	**199,584,482**	252,078,899

**Excluding trade and other payables and provisions*

Other relevant financial information of PGEC are as follows:

	2021	2020
Cash and cash equivalents	**₱1,082,397,539**	₱1,213,491,771
Current financial liabilities *	**644,696,064**	79,488,730
Noncurrent financial liabilities *	**3,560,657,996**	4,192,981,639
Depreciation and amortization	**436,959,811**	433,298,347
Interest income	**12,091,941**	15,774,504
Interest expense	**321,395,630**	369,768,105

**Excluding trade and other payables and provisions*

Other relevant financial information of PERC are as follows:

	2021	2020
Cash and cash equivalents	**₱1,241,762,101**	₱1,267,332,044
Current financial liabilities *	**834,696,065**	870,673,420
Noncurrent financial liabilities *	**3,560,657,997**	4,192,981,639
Depreciation and amortization	**520,848,217**	524,500,435
Interest income	**12,913,159**	18,362,302
Interest expense	**333,375,545**	386,788,348

**Excluding trade and other payables and provisions*

Other relevant financial information of MMPC are as follows:

	2021	2020
Cash and cash equivalents	**₱318,684,229**	₱216,283,088
Current financial liabilities *	**14,227,257**	25,266,411
Noncurrent financial liabilities *	**364,762,780**	425,226,349
Depreciation and amortization	**43,085,464**	40,794,840
Interest income	**152,362,846**	152,536,077
Interest expense	**3,089,611**	6,345,593

**Excluding trade and other payables and provisions*

Other relevant financial information of SGAPC are as follows:

	2021	2020
Cash and cash equivalents	**₱949,793,000**	₱350,025,000
Current financial liabilities *	**669,878,000**	501,424,000
Noncurrent financial liabilities *	**271,921,000**	214,292,000
Interest income	**711,592**	337,923

**Excluding trade and other payables and provisions*

Other relevant financial information of PWEI are as follows:

	2021	2020
Cash and cash equivalents	**₱210,926,150**	₱146,374,970
Current financial liabilities *	**290,734,202**	235,934,771
Noncurrent financial liabilities *	**1,512,560,580**	1,787,557,500
Depreciation and amortization	**194,393,893**	199,496,579
Interest income	**2,391,881**	6,792,292
Interest expense	**139,993,428**	161,083,658

**Excluding trade and other payables and provisions*

Other relevant financial information of SHEC are as follows:

	2021	2020
Cash and cash equivalents	**₱34,253,747**	₱36,954,405
Current financial liabilities *	**5,435,145**	3,756,956
Depreciation and amortization	**1,813,800**	1,457,940
Interest income	**43,322**	44,801

**Excluding trade and other payables and provisions*

Other relevant financial information of BEO are as follows:

	2021	2020
Cash and cash equivalents	**₱1,502,203**	₱1,501,854
Current financial liabilities *	**870,183**	672,106
Interest income	**1,349**	1,854

Excluding trade and other payables and provisions

Other relevant financial information of SFTE are as follows:

	2021	2020
Cash and cash equivalents	**₱9,800,712,506**	₱13,907,484,052
Interest income	**57,091,980**	83,969,837

Other relevant financial information of AE are as follows:

	2021	2020
Cash and cash equivalents	**₱268,799,174**	₱1,626,763,861
Current financial liabilities *	**421,140,200**	605,001,690
Interest income	**1,948**	–
Depreciation and amortization	**216,823,727**	508,081

Excluding trade and other payables and provisions

13. Property and Equipment

Property and equipment at revalued amount
Movements in the revalued land are as follows:

	2021	2020
Balance at beginning of year	**₱7,957,658,100**	₱9,185,924,384
Additions (deductions):		
Appraisal effect	**333,961,750**	(72,695,173)
Reversal of impairment	–	5,237,506
Reclassification to investment properties – net	–	(1,160,808,617)
Balance at end of year	**₱8,291,619,850**	₱7,957,658,100

Land at revalued amounts consists of owner-occupied property wherein the school buildings, car dealership showroom, and other facilities are located.

In December 2020, MESI (a wholly-owned subsidiary of IPO), sold its investment in SLRHSI, its subsidiary, to the Parent Company for ₱1,946.6 million (Note 16). The only asset of SLRHSI is the parcel of land in Makati. The selling price represents the fair value of the land classified as owner-occupied property and equipment which was accounted for using the revaluation model. The sale is eliminated in the consolidated financial statements.

Upon transfer to the Parent Company, the land was reclassified to investment property which is accounted for using the cost model. Accordingly, the corresponding revaluation increment in IPO, amounting to ₱785.8 million, was transferred to retained earnings.

As of December 31, 2021 and 2020, the appraised values of the parcels of land were determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size, shape and terrain and location among others. The significant unobservable valuation input is price per square meter (level 3 – Significant unobservable inputs). The parcels of land were valued in terms of their highest and best use. The valuation was performed by an independent SEC-accredited appraiser as of December 31, 2021.

Below is a listing of the properties owned by the Group together with the description of the valuation techniques used and key inputs to valuation of land:

Location	Valuation Techniques	Unobservable Inputs Used	Range (Weighted Average) 2021	2020
Quezon and Panay Avenue, Quezon City	Market Approach	Price per square meter	**₱85,846 to ₱136,800 (₱112,000)**	₱92,032 to ₱125,000 (₱107,000)
Barangay Tuding, Itogon, Benguet	Market Approach	Price per square meter	**₱7,679 to ₱7,700 (₱7,700)**	₱6,864 to ₱7,220 (₱7,000)
Barangay Sta. Maria, Itogon and Bolo Bauan, Batangas	Market Approach	Price per square meter	**₱5,800 to ₱6,000, (₱5,800)**	₱4,980 to ₱6,413, (₱5,400)
Barangay Biga I, Silang, Province of Cavite	Market Approach	Price per square meter	**₱8,363 to ₱8,400 (₱8,400)**	₱7,600 to ₱8,479 (₱8,000)
Makati and Intramuros, Manila	Market Approach	Price per square meter	**₱61,000 to ₱222,500**	₱48,000 to ₱100,800
Cabuyao, Laguna	Market Approach	Price per square meter	**₱10,412 to ₱14,042**	₱8,640 to ₱16,200
Davao City, Davao Del Sur	Market Approach	Price per square meter	**₱23,750 to ₱32,148**	₱13,553 to ₱40,800
Pandacan, Metro Manila	Market Approach	Price per square meter	**₱76,500 to ₱93,500**	₱51,300 to ₱85,500
San Jose Del Monte City, Bulacan	Market Approach	Price per square meter	**₱55,510 to ₱59,993**	₱50,468 to ₱59,993
Naga City, Camarines Sur	Market Approach	Price per square meter	**₱18,573 to ₱27,075**	₱15,750 to ₱31,050
Quiapo, Manila	Market Approach	Price per square meter	**₱70,837 to ₱130,625**	₱69,034 to ₱133,650

In 2019, IPO Group recorded provision for impairment in value of ₱21 million on a parcel of land charged to profit or loss [presented under 'Other income (charges) – net] as there was no previous revaluation increment recognized on said land. Based on the 2020 appraisal of the same parcel of land, there was an increase in value of ₱5.2 million. The increase was credited to profit or loss as "Other income (charges) – net" in the 2020 consolidated statement of income.

Net adjustment factors arising from external and internal factors (i.e. market conditions, competitiveness, size/shape/terrain, and development) affecting the subject properties as compared to the market listing of comparable properties ranges from -5% to +50% in 2021 and from -30% to +35% in 2020.

Significant increases (decreases) in estimated price per square meter would result in a significantly higher (lower) fair value of the land.

In 2021, 2020 and 2019, the Group revalued its land based on the appraisals made by SEC accredited appraisers.

As of December 31, 2021 and 2020, the cost of the parcels of land carried at revalued amounts amounted to ₱5,985 million and ₱5,607 million, respectively.

Property and equipment at cost
The rollforward analysis of this account follows:

	2021					
	Buildings and Improvements	**Machinery, Tools and Construction Equipment**	**Transportation and Service Equipment**	**Furniture, Fixtures, and Office Equipment**	**Construction in Progress**	**Total**
Cost						
Balance at beginning of year	**₱6,217,750,751**	**₱5,412,856,675**	**₱1,429,509,005**	**₱3,081,479,036**	**₱1,458,496,670**	**₱17,600,092,137**
Acquisitions	**74,075,701**	**79,186,056**	**26,965,937**	**255,053,655**	**196,624,390**	**631,905,739**
Disposals	**(103,951,000)**	**(266,643,597)**	**(67,066,049)**	**(8,069,567)**	**–**	**(445,730,213)**
Reclassifications	**(148,746,907)**	**32,934,227**	**63,549**	**(3,011,155)**	**118,760,286**	**–**
Balance at end of year	**6,039,128,545**	**5,258,333,361**	**1,389,472,442**	**3,325,451,969**	**1,773,881,346**	**17,786,267,663**
Accumulated Depreciation and Amortization						
Balance at beginning of year	**2,500,618,392**	**3,279,541,046**	**948,641,651**	**2,420,471,186**	**–**	**9,149,272,275**
Depreciation and amortization (Note 30)	**262,385,572**	**343,000,802**	**107,636,274**	**219,887,211**	**–**	**932,909,859**
Disposals/retirements	**(103,951,000)**	**(210,907,059)**	**(61,586,729)**	**(5,295,078)**	**–**	**(381,739,866)**
Reclassifications	**(1,293,105)**	**(3,238,479)**	**(870,313)**	**151,106,380**	**–**	**145,704,483**
Balance at end of year	**2,657,759,859**	**3,408,396,310**	**993,820,883**	**2,786,169,699**	**–**	**9,846,146,751**
Net Book Value at Cost	**₱3,381,368,686**	**₱1,849,937,051**	**₱395,651,559**	**₱539,282,270**	**₱1,773,881,346**	**₱7,940,120,912**

	2020					
	Buildings and Improvements	Machinery, Tools and Construction Equipment	Transportation and Service Equipment	Furniture, Fixtures, and Office Equipment	Construction in Progress	Total
Cost						
Balance at beginning of year	₱5,960,522,318	₱6,252,252,633	₱1,438,748,721	₱2,893,989,150	₱877,759,524	₱17,423,272,346
Acquisitions	272,520,314	205,385,165	43,846,508	259,721,051	604,536,069	1,386,009,107
Disposals	(39,090,804)	(1,044,781,123)	(61,925,902)	(63,391,487)	–	(1,209,189,316)
Reclassifications	23,798,923	–	8,839,678	(8,839,678)	(23,798,923)	–
Balance at end of year	6,217,750,751	5,412,856,675	1,429,509,005	3,081,479,036	1,458,496,670	17,600,092,137
Accumulated Depreciation and Amortization						
Balance at beginning of year	2,222,853,623	3,353,773,460	845,446,285	2,192,281,425	–	8,614,354,793
Depreciation and amortization (Note 30)	296,631,558	404,382,653	148,764,510	292,165,201	–	1,141,943,922
Disposals/retirements	(18,866,789)	(478,615,067)	(50,678,558)	(58,866,026)	–	(607,026,440)
Reclassifications	–	–	5,109,414	(5,109,414)	–	–
Balance at end of year	2,500,618,392	3,279,541,046	948,641,651	2,420,471,186	–	9,149,272,275
Net Book Value at Cost	₱3,717,132,359	₱2,133,315,629	₱480,867,354	₱661,007,850	₱1,458,496,670	₱8,450,819,862

Construction in progress mainly includes the general cost of construction of the Group's school building in Makati City and other direct cost.

The distribution of the depreciation and amortization expenses of the Group's property and equipment follows:

	2021	2020	2019
Cost of sales and services			
Construction contracts (Note 27)	**₱368,679,702**	₱446,829,677	₱505,054,894
Tuition and other fees (Note 28)	**292,352,937**	367,983,710	273,365,949
Manpower and other services (Note 27)	**9,803,937**	13,483,485	85,027,698
	670,836,576	828,296,872	863,448,541
General and administrative expenses (Note 29)	**262,073,283**	313,647,050	249,186,777
	₱932,909,859	₱1,141,943,922	₱1,112,635,318

Gain on sale of property and equipment amounted to ₱19.73 million, ₱14.86 million and ₱101.53 million in 2021, 2020 and 2019, respectively.

14. **Leases**

Group as a lessor
IPO Group's Intramuros and Makati campuses lease spaces to Digital Telecommunications Philippines or Digitel, IMI and Bell Telecommunication Philippines, Inc. The lease terms cover lease periods of between three (3) years to ten (10) years with escalation rates ranging from 3.00% to 10.00%.

The future minimum rentals receivable under the aforementioned lease agreements follow (in thousands):

	2021	2020
Within one year	**₱797,202**	₱869,675
More than one year but not more than five years	**3,642,577**	4,036,164
Later than five years	**–**	106,108
	₱4,439,779	₱5,011,947

Group as a lessee
The Group has lease contracts for various items of land, improvements, office spaces, warehouses, school sites and annexes and other equipment used in its operations, among others. Leases of land, improvements and school sites generally have lease terms between 4 and 66 years, while other equipment generally have lease terms between 1 and 3 years. The Group's obligations under its leases are secured by the lessor's title to the leased assets. There are several lease contracts that include extension and termination options and variable lease payments, which are further discussed below.

The Group also has certain leases with lease terms of 12 months or less and leases of office equipment with low value. The Group applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

a. The Parent Company's lease contract term is one (1) year and includes renewal option for another year subject to mutual agreement of the 49ompany and lessor. Management exercises significant judgement in determining whether the renewal option is reasonably certain to be exercised.

b. Starting January 2007, EEI and EEI Retirement Fund, Inc. (RFI) entered into a lease agreement for the lease of land and improvements. The lease terms are for one year and renewable every year with 5% increase effective January 1, 2014.

c. EEI Group leases a staff house which it occupies for its operations for a period of two years, both parties has the option to renew as per agreement.

d. EEI Group leases a lot and offices which it occupies for its operations during the period of the projects of the Group with option to renew as per agreement. The Group entered into a lease contract covering the period of October 16, 2011 to October 15, 2014. The contract has a rate of ₱450 per square meter for the first two years and ₱460 per square meter for the third year.

e. In May 2016, EEI Group entered into a lease agreement for a period of five (5) years commencing on July 7, 2016 and expired on July 6, 2021. The leased premises has an escalation of 10% starting the second year of lease. This was renewed for a period of five (5) years covering July 7, 2021 to July 6, 2026.

f. In April 2016, the EEI Group renewed the lease for a period of three (3) years commencing from April 16, 2014 to April 15, 2019. The lease contract has a rate of ₱630 per square meter for the first year and subject to 5% yearly increase thereafter.

g. In February 2020, EEI and GAMSI entered into a lease agreement for the lease of office office space located at 12 Manggahan St. Bagumbayan, Quezon City. The lease shall start from January 1, 2020. This was renewed for period covering January 1, 2021 to December 31, 2021. The lease terms are for one year and renewable every year.

h. In June 2021, EEI Group entered into a lease agreement for a parcel of land for a period of fourteen (14) months commencing on July 1, 2020 and expiring on August 31, 2021.

i. IPO Group leases staffhouses for a period of one (1) year that are renewable annually upon mutual agreement of IPO Group and its lessors. Monthly lease payments range from ₱14,000 to ₱65,000.

j. Landev Corporation entered into lease agreements that are renewable upon mutual agreement of Landev Corporation and the lessors:

Lessor	**Commencement date**	**Term**	**Monthly Rental**
Grepa Realty Holdings Corporation	January 1, 2021	1 year	₱324,802
Rizal Commercial Banking Corporation	July 25, 2020	3 years	129,974*
Rizal Commercial Banking Corporation	January 1, 2020	5 years	13,238*
Grepa Realty Holdings Corporation	January 1, 2021	1 year	7,252

**subject to 5% annual escalation rate*

Rent expense recognized in 2021 and 2020 amounted ₱5.24 million and ₱5.66 million, respectively.

Future minimum lease payments of above lease agreements as at December 31 are as follows:

	2021	2020
Within one year	**₱1,656,391**	₱1,512,585
After one year but not more than five years	**1,028,245**	2,417,638
	₱2,684,636	₱3,930,223

k. The Greyhounds Security and Investigation Agency Corporation entered into an agreement with Grepa Realty Holdings Corporation for the lease of office space. The lease is renewable annually upon mutual agreement by both parties. Rent expense recognized in 2021 and 2020 amounted to ₱0.68 million and ₱0.66 million, respectively.

l. In 2011, IMI entered into lease agreements with Mapua Information Technology Centers, Inc., Malayan Colleges, Inc. and Malayan High School of Science for canteen spaces. In 2016, the Company started to lease a canteen space from Malayan Colleges Laguna, Inc. These lease agreements cover a period of one year with monthly lease payments ranging from ₱4,464 to ₱165,934.

m. Hexagon Lounge, Inc. entered into a lease agreement for the lounge and office space it occupies. The lease is renewable annually as may be mutually agreed upon by the parties with monthly minimum lease payments of ₱10,000 or 2% of net restaurant sales, whichever is higher.

n. In 2020, the Group pre-terminated the lease contracts of property used by the following closed car dealership branches:

Closed Branches	**Contract Date**	**Contract End Date**	**Date Terminated**
Honda Cars Kalookan	December 26, 2018	December 25, 2023	June 30, 2020
Honda Cars Fairview	April 24, 2014	April 23, 2020	June 30, 2020
Honda Cars Marikina	January 1, 2009	June 15, 2020	June 30, 2020
Honda Cars Marcos Highway	June 1, 2013	May 31, 2023	July 30, 2020
Isuzu Greenhills	January 26, 2009	January 25, 2024	June 30, 2020

The carrying amount of right-of-use assets and the movement for the years ended December 31 follow:

	2021	2020
Balance at beginning of year	**₱1,271,074,183**	₱1,605,726,653
Additions	**56,387,533**	41,738,517
Derecognition	**(11,780,572)**	(156,244,383)
Amortization of right-of-use asset	**(209,506,215)**	(220,146,604)
Balance at end of year	**₱1,106,174,929**	₱1,271,074,183

The distribution of the amortization of the Group's right-of-use assets follow:

	2021	2020	2019
Cost of sales and services			
Construction contracts (Note 27)	**₱58,227,556**	₱71,004,873	₱43,008,349
Tuition and other fees (Note 28)	**52,013,000**	4,628,679	63,477,198
	110,240,556	75,633,552	106,485,547
General and administrative expenses	**99,265,659**	144,513,052	140,380,466
	₱209,506,215	₱220,146,604	₱246,866,013

The carrying amount of lease liability and the movement for the years ended December 31 follow:

	2021	2020
Balance at beginning of year	**₱1,085,685,479**	₱1,538,664,329
Interest expense	**97,449,099**	107,042,613
Additions	**35,299,308**	94,311,240
Derecognition	**(52,838,575)**	(202,137,944)
Payments	**(50,235,057)**	(287,547,391)
Balance at end of year	**1,115,360,254**	1,250,332,847
Less: Current portion	**124,406,516**	164,647,368
Noncurrent portion	**₱990,953,738**	₱1,085,685,479

Derecognition pertains to termination of lease contracts of closed car dealership branches. The difference between right-of-use asset and lease liability is accounted for under miscellaneous expense of General and administrative expenses in the 2021 consolidated statement of income (Note 29).

The following are the amounts recognized in consolidated statement of income:

	2021	2020	2019
Amortization of right-of-use assets under cost of sales and services (Notes 27, 28, and 30)	**₱110,240,556**	₱75,633,552	₱106,485,547
Amortization of right-of-use assets under general and administrative expenses (Notes 29 and 30)	**99,265,659**	144,513,052	140,380,466
Gain on derecognition of right-of-use assets and lease liabilities	**–**	(65,311,691)	–
Interest expense on lease liabilities	**97,449,099**	107,042,613	79,459,539
Expenses relating to short-term leases and low value assets	**19,980,316**	15,438,735	25,730,148
	₱229,935,727	₱364,316,261	₱452,055,700

The COVID-19-related lease concessions amounting to ₱19.42 million were accounted as negative variable lease expense charged against depreciation and amortization under General and administrative expense account in the 2020 consolidated statement of income.

Shown below is the maturity analysis of the undiscounted lease payments for years ended December 31 as follow:

	2021	2020
Within one year	**₱229,589,347**	₱215,341,091
After one year but not more than five years	**823,985,041**	569,439,821
Five years and more	**480,640,298**	594,200,008
Total	**₱1,534,214,686**	₱1,378,980,920

15. **Goodwill**

The carrying amount of goodwill allocated to each of the CGUs follows:

	2021	2020
EEI Corporation and Subsidiaries	**₱300,859,305**	₱300,859,305
MESI	**137,853,346**	137,853,346
IPO	**32,644,808**	32,644,808
Business combination of IPO and AEI	**13,472,260**	13,472,260
	₱484,829,719	₱484,829,719

Goodwill of EEI and IPO

The Group performed impairment testing on goodwill arising from acquisition of EEI and IPO. For purposes of impairment testing, EEI and IPO are considered as the CGUs.

Management determined that the recoverable amount of the goodwill balances of EEI and IPO were fair values less costs of disposal wherein the fair values are the quoted prices of the shares of stocks of EEI and IPO in the Philippine Stock Exchange as of December 31, 2021 and 2020 and incorporated control premium in the said fair values (Level 3 – Significant unobservable inputs). Management assessed that the costs of disposal, which mainly consist of the stock transaction tax, brokers' commission and transaction fee with the stock exchange to be insignificant.

In 2021 and 2020, Management assessed that the recoverable amount of the goowill balances exceed their carrying values, thus, no impairment loss should be recognized.

In 2021, 2020 and 2019, Management assessed that the recoverable amount of the goowill balances exceed their carrying values, thus, no impairment loss should be recognized.

Goodwill of MESI
The goodwill recognized in the consolidated statement of financial position amounting ₱137.85 million as at December 31, 2021 and 2020 pertains to the excess of the acquisition cost over the fair values of the net assets of MESI acquired by the Group through IPO in 1999.

The Group performed impairment testing on goodwill arising from acquisition of MESI wherein MESI was considered as the CGU.

Key assumptions used in the value in use (VIU) calculation
As at December 31, 2021 and 2020, the recoverable amount of the CGU has been determined based on a VIU calculation using five-year cash flow projections. Key assumptions in the VIU calculation of the CGU are most sensitive to the following:

- Future revenues and revenue growth rates. Cash flow projections based on financial budgets approved by management covering a five-year period and considers the impact of the K to 12 Basic Education Program on MESI's financial performance effective 2016 and the coronavirus pandemic.
- Long-term growth rates (4.84% for 2021 and 3.78% for 2020). The Long-term growth rate is the expected growth rate in the education industry sector.
- Discount rate (11% for 2021 and 10.9% for 2020). The discount rate used for the computation of the net present value is the weighted average cost of capital and was determined by reference to Parent Company's capital structure.

Sensitivity to changes in assumptions
Management believes that no reasonably possible change in any of the above key assumptions would cause the carrying value of goodwill to materially exceed its recoverable amount.

In 2021, 2020 and 2019, Management assessed that no impairment loss should be recognized.

Goodwill arising from Business Combination
On October 1, 2018, the BOD of IPO executed a MOA for a proposed Plan of Merger between IPO and AEI with IPO as the surviving entity with HI and AC owning 48.18% and 33.5%, respectively. The merger would bring together the educational groups of HI and AC.

On April 24, 2019, the SEC approved the merger between IPO and AEI, with IPO as the surviving entity, and to take effect five business working days thereafter or May 2, 2019. On said date, IPO issued 295,329,976 common shares from its unissued capital stock to AC, the parent company of AEI. IPO being the surviving corporation is deemed to have acquired all the assets and to have assumed all the liabilities of AEI in a business combination accounted for under the acquisition method. In exchange for the transfer of the net assets of AEI to IPO, the latter issued to AC an aggregate of 295,329,976 shares with par value of ₱1.0 per share for a total fair value of ₱3.6 billion based on IPO's quoted closing rate per share as of May 2, 2019. The excess of the fair value of shares issued over the par value was recognized as additional paid-in capital by IPO.

Assets acquired from AEI includes investments in the following subsidiaries:

Subsidiaries	Ownership Interest
APEC	100.00%
NTC	99.79%
UNC	58.63%
ACCET	100.00%
LINC	100.00%

The fair values of the identifiable assets and liabilities acquired and goodwill arising as at the date of acquisition follows (amounts in thousands):

Assets	
Cash and cash equivalents	₱1,291,500
Trade and other receivables	231,421
Other current assets	188,222
Land	2,038,085
Property, plant and equipment	725,681
Right-of-use assets	363,029
Intellectual property rights	523,103
Student relationship	116,009
Other noncurrent assets	102,717
	5,579,767
Liabilities	
Accounts and other payables	319,124
Loans payable	260,000
Deferred tax liabilities	432,946
Leased liabilities	374,622
Other liabilities	77,815
	1,464,507
Total identifiable net assets at fair value	4,115,260
Non-controlling interest	(537,520)
Goodwill	13,472
Cost of acquisition	₱3,591,212

The non-controlling interests have been measured at the proportionate share of the value of the net identifiable assets acquired and liabilities assumed.

The goodwill arising from the merger between IPO and AEI on May 2, 2019 amounted to ₱13.47 million. No impairment testing was done on the goodwill as the Group assessed it as not material to the consolidated financial statements.

The merger between IPO and AEI resulted to the Group identifying other intangible assets such as the intellectual property rights with infinite life and student relationship with an estimated useful life of 5 years to 7 years based on the contractual relationship between the school entities and its students. These assets are attributed from the acquisition of operating schools NTC, APEC and UNC. The carrying value and movement of student relationship as of and for the year ended December 31 follows (amount in thousands):

	2021	2020
Cost from business combination	**₱116,009**	₱116,009
Accumulated amortization:		
Balance at beginning of year	**(37,184)**	(14,874)
Amortization for the year	**(35,064)**	(22,310)
Balance at end of year	**(72,248)**	(37,184)
Balance at end of year (Note 17)	**₱43,761**	₱78,825

The carrying value of intellectual property rights amounted to ₱523.10 million as of December 31, 2021 and 2020 (Note 17). As of December 31, 2021 and 2020, the Group performed impairment testing on intellectual property rights by determining the recoverable amount of the CGU based on a VIU calculation. Key assumptions used are as follows:

- Revenue projections and long-term growth rate (3% for both 2021 and 2020). Revenue projections based on financial budgets approved by management and considers the impact of the K to 12 Basic Education Program effective 2016 and the coronavirus pandemic. The long-term growth rate is the expected growth rate in the education industry sector.
- Discount rates (13% to 14% for both 2021 and 2020). The discount rate used for the computation of the net present value is the weighted average cost of capital and was determined by reference to comparable listed companies in the educational sector.
- Royalty rates (1% to 6% for both 2021 and 2020). This is based on the publicly available information on franchising of educational institutions in the Philippines, with consideration on the operational risk of the involved entity.

In 2021 and 2020, Management assessed that no impairment loss should be recognized.

16. **Investment Properties**

The rollforward analysis of this account follows:

	2021	2020
Cost:		
Balance at beginning of year	**₱1,977,608,213**	₱17,689,018
Reclassification	−	1,160,808,617
Increase in fair value	−	800,257,358
Disposals	**(66,000)**	(1,146,780)
Balance at end of year	**₱1,977,542,213**	₱1,977,608,213

Land classified as investment properties include the following:

- Parcel of land located in Makati owned by SLRHSI (Note 13). The carrying value of land reclassified from property and equipment to investment properties in 2020 amounted to ₱1,961.1 million as of December 31, 2020, which represents its fair value at the date of transfer amounting to ₱1,946.6 million (Note 13) and ₱14.50 million costs directly attributable to the transfer.

- Other parcels of land owned by EEI located in Benguet, Cavite, Nueva Ecija, Bulacan and memorial lots in Las Piñas with carrying values of ₱6.6 million, ₱0.5 million, ₱0.2 million, ₱7.0 million and ₱0.2 million, respectively, as of December 31, 2021 and of ₱6.6 million, ₱0.5 million, ₱0.2 million, ₱7.0 million and ₱0.2 million, respectively, as of December 31, 2020.

- Heritage lots held for capital appreciation of the Parent Company amounted to ₱2.0 million as of December 31, 2021 and 2020.

As of December 31, 2021, the aggregate fair values of land amounted to ₱2.25 billion, which was determined based on valuation performed by an independent SEC accredited appraiser in 2021. The fair value of the land was determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size, and shape (Level 3 – Significant unobservable inputs).

Rental income derived from the investment properties amounted to ₱0.3 million, ₱1.2 million, and ₱0.3 million in 2021, 2020 and 2019, respectively. Total direct operating expenses incurred in relation to these investment properties amounted to nil in 2021 and ₱0.1 million in 2020 and 2019, respectively.

In 2021 and 2020, the Group sold parcels of land located in Las Pinas City for ₱0.07 million and ₱0.9 million, respectively. The Group recognized a gain of ₱0.01 and ₱0.2 million in 2021 and 2020, respectively in related to the sale.

None of the investment properties were pledged as a security to obligations as of December 31, 2021 and 2020.

17. **Other Noncurrent Assets**

This account consists of:

	2021	2020
CWT - net of current portion (Note 10)	**₱924,336,073**	₱–
Intellectual property rights (Note 15)	**523,103,000**	523,103,000
Deferred input VAT	**162,009,652**	150,221,650
Receivable from DANECO	**54,570,275**	–
Student relationship (Note 15)	**43,761,227**	78,824,857
Computer software	**27,336,914**	13,234,817
Miscellaneous deposit	**27,081,140**	29,321,863
Interest-bearing trade receivables - net of current portion (Note 7)	–	2,768,265
Others	**49,781,088**	86,235,659
	₱1,811,979,369	₱883,710,111

Intellectual property rights and student relationship are the intangible assets acquired in May 2019 through the merger between IPO and AC Education, Inc. (AEI), the wholly owned education arm of Ayala Corporation (Note 15).

Receivable from DANECO pertains to portion of receivables for collection beyond 1 year.

As of December 31, 2021, the average remaining useful of the computer software is 1 to 2 years. Rollforward of computer software follows:

	2021	2020
Cost		
Balance at beginning of year	**₱144,137,032**	₱139,735,882
Additions	**20,131,041**	4,515,025
Reclassification	**(312,413)**	(113,875)
Balance at end of year	**163,955,660**	144,137,032
Accumulated Amortization		
Balance at beginning of year	**130,902,215**	123,863,564
Amortization (Note 30)	**5,716,531**	7,038,651
Balance at end of year	**136,618,746**	130,902,215
Net Book Value	**₱27,336,914**	₱13,234,817

Miscellaneous deposits include rental and security deposits.

18. Accounts Payable and Other Current Liabilities

This account consists of:

	2021	2020
Accounts payable	**₱5,919,553,024**	₱7,725,459,889
Accrued expenses	**288,359,148**	239,891,188
Deferred output taxes	**277,084,033**	411,024,600
Provisions (Note 35)	**159,266,271**	159,266,271
Output tax payable	**137,643,666**	47,586,547
Withholding taxes and others	**109,946,406**	89,598,081
SSS and other contributions	**47,316,542**	11,840,694
Chattel mortgage payable	**10,294,436**	10,249,382
Payable to Land Transportation Office	**4,227,497**	4,919,430
Subscriptions payable	**3,750,000**	13,125,000
Deferred income	**2,173,986**	3,707,011
Dividends payable	**2,137,962**	19,613,877
Others	**75,508,907**	41,990,911
	₱7,037,261,878	₱8,778,272,881

Accounts payable pertains to the Group's obligation to local suppliers. The normal trade credit terms of accounts payable and accrued expenses of the Group are expected to be settled within the next twelve (12) months.

Accrued expenses consist of:

	2021	2020
Accrued interest	**₱68,985,444**	₱36,148,858
Accrued insurance	**23,935,800**	24,094,116
Accrued salaries and wages	**20,687,569**	70,658,629
Accrued security services	**15,805,414**	18,711,311
Accrued professional fees	**15,359,000**	21,514,578
Accrued utilities	**4,311,000**	7,762,397
Others	**139,274,921**	61,001,299
	₱288,359,148	₱239,891,188

Other accrued expenses mainly consist of accrual for professional fees, outside services, utilities and other expenses that are expected to be settled within one year.

Provisions were provided for claims by third parties in the ordinary course of business. As allowed by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, only a general description is provided as the disclosure of additional details beyond the present disclosures may prejudice the Group's position and negotiation strategies with respect to these matters.

19. **Loans Payable**

This account consists of:

	2021	2020
Unsecured bank loans	**₱5,306,469,178**	₱7,607,000,000
Secured bank loans	**400,000,000**	375,000,000
	₱5,706,469,178	₱7,982,000,000

Unsecured

Unsecured bank loans are obtained from local banks and related party financial institutions with annual interest rates ranging from 2.50% to 5.50% and 3.50% to 5.50% in 2021 and 2020, respectively.

Secured

In 2017, the Group, through MCMI, obtained a short-term loan (STL) facility with Bank of Philippine Island (BPI), which was earmarked from the long-term loan facility of the Group from same bank, to finance the construction of MCMI's school building. Each STL facility may be re-availed/renewed/extended within a period of one year provided that the sum of the terms of re-availements/renewal/extension will not exceed 360 days. The STL facility may be converted into a 10-year term loan facility which shall be partially secured by the real estate mortgage on the real property of MCMI. The STL facility is secured by the Continuing Suretyship Agreement of MESI. Annual interest rates range from 3.00% to 5.50%.

The Group, through MCMI, also obtained short-term loans from Land Bank of the Philippines (LBP) in 2021 and 2020 amounting to ₱57.3 million, with annual interests ranging from 4.70% to 6.25%. The loans are secured by the land owned by MCMI (Note 13).

Outstanding balance of short-term loans obtained by MCMI amounted to ₱400.0 million and ₱375.0 million as at December 31, 2021 and 2020, respectively.

Movements in loans payable during the years ended December 31 follow:

	2021	2020
Balance at beginning of year	**₱7,982,000,000**	₱8,393,800,000
Availments	**10,778,700,000**	16,524,230,000
Payments	**(13,054,230,822)**	(16,936,030,000)
Balance at end of year	**₱5,706,469,178**	₱7,982,000,000

Interest expense incurred on these loans amounted to ₱319.5 million, ₱434.3 million and ₱561.6 million in 2021, 2020 and 2019, respectively.

20. **Long-term Debt**

This account consists of:

	2021	2020
Fixed-rate corporate promissory notes	**₱8,078,421,328**	₱5,204,857,924
Fixed-rate term loan	**2,059,441,662**	2,215,444,212
	10,137,862,990	7,420,302,136
Less current portion of long-term debt	**3,547,206,477**	2,302,998,099
	₱6,590,656,513	₱5,117,304,037

Parent Company
On December 16, 2015, the Parent Company acquired from BPI loan amounting ₱500.0 million, payable within five (5) years. The proceeds of the loan were used for general financing requirements and working capital purposes. In 2020, the loan was fully settled.

EEI
In 2014, the Group through EEI received ₱500.0 million proceeds from the issuance of unsecured fixed-rate corporate promissory notes to a local bank that bear annual interest of 5.20%. Subsequently, the bank reduced the interest rate to 4.80% effective May 26, 2015 until maturity. The promissory notes mature within seven (7) years from the date of issuance. The loan was fully paid in 2021.

On June 15, 2015, the Group received ₱1,000.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 4.80%. The promissory note matures within seven (7) years from the date of issuance.

On May 23, 2018, the Group received ₱2,000.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 4.80%. The promissory note matures within five (5) years from the date of issuance.

On November 11, 2019, the Group received ₱909.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 3.9%. The promissory note matures within three (3) years from the date of issuance. The proceeds from the promissory notes were used for general corporate and project financing requirements.

On October 15, 2020, the Group received ₱3,000.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 3.5%. The promissory note matures within three (3) years from the date of issuance.

On November 23, 2020, the Group received ₱1,000.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 3.3%. The promissory note matures within three (3) years from the date of issuance.

On March 22, 2021, the Group received ₱1,500.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 4.5%. The promissory note matures within three (3) years from the date of issuance.

On October 7, 2021, the Group received ₱2,500.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 4.8%. The promissory note matures within three (3) years from the date of issuance.

On December 3, 2021, the Group received ₱1,500.0 million proceeds from the issuance of an unsecured fixed-rate corporate promissory note to a local bank that bears annual interest of 3.4%. The promissory note matures within three (3) years from the date of issuance.

The proceeds from the promissory notes were used for general corporate and project financing requirements.

EEI Power Corporation
On August 28, 2015, EEI Power availed an unsecured ₱500.0 million long-term loan from a local bank that bears an annual interest of 4.80%. The loan is payable in equal quarterly installments and will mature on August 27, 2022.

Biotech JP
On August 12, 2016, Biotech JP obtained an unsecured five-year long-term loan from Biotech Japan Corporation that bears an annual interest rate of 0.05%. The loan is payable at maturity date, including accrued interest.

On October 1, 2018, the Biotech JP obtained an unsecured 4.5 year long-term loan from Biotech Japan Corporation that bears an annual interest rate of 0.30%. The loan is payable in five equal annual installments and will mature on March 31, 2021.

In 2019, Biotech JP obtained an unsecured ₱47.60 million long-term loan from Biotech Japan Corporation that bears an annual interest of 0.30%. The loan is payable in equal semi-annual installments and will mature on September 13, 2030.

On April 24, 2020, BiotechJP availed an unsecured ₱21.8 million long-term loan from a foreign bank that bears an annual interest of 0.80%. The loan is payable in 18 equal semi-annual installments and will mature on September 13, 2030.

On September 25, 2020, BiotechJP availed an unsecured ₱92.3 million long-term loan from Biotech Japan Corporation that bears an annual interest of 3.0%. The loan is payable in equal semi-annual installments and will mature on March 31, 2030.

IPO
IPO, through NTC, entered into a 10-year unsecured term loan facility with a third party local bank for ₱650.0 million to finance its building refurbishment and/or expansion. The principal payments will be made in 28 quarterly payments starting May 2022. As of December 30, 2020, total drawdown from the long-term loan facility amounted to ₱380 million. The ₱300 million is subject to 5.5% fixed rate and the ₱80 million is subject to annual repricing based on higher of 5.5% or the prevailing one year benchmark rate or done rate of a liquid/active security, as agreed by the parties, with the same tenor if benchmark rate is not reflective of market rate, plus interest spread.

In September 2021, the ₱80 million is converted to a 5.5% fixed rate based on the presumption that the interest rate will increase in the succeeding years.

The loan is subject to certain covenants including maintaining a maximum debt-to-equity structure ratio of 3:1. As of December 31, 2021 and 2020, NTC has complied with its covenant obligations, including maintaining the required debt-to-equity ratio. For 2021 and 2020, interest expense recognized in profit or loss amounted to ₱21.3 million

In 2019, the IPO Group, through MCMI, entered into a ten-year secured long-term loan agreement with a local bank for ₱1,500.0 million to refinance the construction of MCMI's school buildings and facilities that were initially funded by short-term loans. MCMI made partial drawdowns against this agreement amounting to ₱680.0 million, ₱350.0 million and ₱470.0 million in January, June and July 2019, respectively. The loans were subject to prevailing borrower's rate, plus a minimum spread of 0.50% per annum, but in no case lower than 4% per annum, subject to quarterly repricing. MCMI shall repay the loan in 20 equal quarterly installments to start at the end of 21st quarter from the initial drawdown date. The loans were secured by the land and related improvements owned by MCMI with carrying value of ₱2,361.5 million and ₱2,376.8 million as of December 31, 2020 and 2019, respectively, and suretyship of MESI.

The loans were subject to certain positive and negative covenants such as the requirement for MESI to maintain its debt service cover ratio of at least 1.0 at all times and its debt-to-equity ratio of at least 75:25 starting on the third year of the loan reckoned from initial drawdown date or January 2022.

MCMI incurred debt issue cost amounting to ₱11.2 million which is being amortized over the loan term of 10 years using the effective interest method. The amortization of debt issue cost amounting to ₱2.4 million in 2021 and 2020 were recorded as part of interest expense.

Movements in the account follow:

	2021	2020
Balance at beginning of year	**₱7,420,302,136**	₱4,691,689,126
Availments	**5,500,000,000**	4,114,134,660
Payments	**(2,784,810,550)**	(1,387,893,054)
Transaction costs	**2,371,404**	2,371,404
Balance at end of year	**10,137,862,990**	7,420,302,136
Less current portion	**(3,547,206,477)**	(2,302,998,099)
	₱6,590,656,513	₱5,117,304,037

Interest expense incurred on these loans amounted to ₱273.6 million, ₱159.4 million and ₱124.1 million in 2021, 2020 and 2019, respectively.

The aforementioned loans require the Group to maintain certain financial ratios such as debt to equity ratio, current ratio and debt service coverage ratio calculated based on stipulation with the lender banks. As of December 31, 2021, and 2020, the Group was in compliance with the loan covenants.

21. EEI's Stock Option Plan

EEI's stock option plan, as amended (Amended Plan), had set aside 35 million common shares for stock options available to regular employees, officers and directors of the Group.

Under the Amended Plan, the option or subscription price must be equal to the book value of the EEI's common stock but not less than 80% of the average market price quoted in PSE for five trading days immediately preceding the grant, but in no case less than the par value. The option or subscription price should be paid over a period of five years in 120 equal semi-monthly installments. Shares acquired under the Amended Plan are subject to a holding period of one year.

A summary of the plan availments is shown below:

	Number of Shares
Shares allocated under the Original Stock Option Plan	19,262,500
Shares allocated under the Amended Stock Option Plan	15,737,500
Total shares allocated	35,000,000
Shares subscribed under the Original Stock Option Plan	19,365,815
Shares subscribed under the Amended Stock Option Plan	10,886,188
Total shares subscribed	30,252,003
Shares allocated at end of year	4,747,997

EEI opted to avail the exemption in PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards*, from applying PFRS 2 upon adoption on January 1, 2005 as it allows non-adoption of PFRS 2 for equity instruments that were granted on or before November 7, 2002. Since 2000, there were no shares under the stock option plan that were granted, forfeited, exercised and expired.

No benefit expense is recognized relative to the shares issued under the stock option plan. When options are exercised, these are treated as capital stock issuances.

22. Related Party Transactions

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or the party is an associate or a joint venture. Related parties may be individuals or corporate entities.

Related parties include entities under common control, which pertains to other subsidiaries of PMMIC, which is the Group's ultimate parent company.

The year-end balances and transactions with respect to related parties included in the consolidated financial statements are as follows (amounts in thousands):

	2021			
Category	**Amount/ Volume**	**Outstanding Balance Receivable (Payable)**	**Terms**	**Conditions**
Parent Company - PMMIC				
a. Accounts payable	**₱10,615**	**(₱1,135)**	Noninterest-bearing	Unsecured
Miscellaneous expenses incurred	**10,615**	–		
Associates				
c. Dividends earned	**124,620**	**10,415**	Noninterest-bearing	Unsecured, no impairment
d. Receivables from related parties	–	**2,429**	Noninterest-bearing	Unsecured, with impairment
Rendering management and audit services	**2,373**	–		
Rendering of services	–	**30,070**	Noninterest-bearing	Unsecured, no impairment
e. Due to related parties	**154,123**	–	Noninterest-bearing	Unsecured
f. Subscriptions payable	–	–	Noninterest-bearing	Unsecured

(Forward)

Category	Amount/ Volume	Outstanding Balance Receivable (Payable)	Terms	Conditions
	2021			
Other affiliates				
g. Sale of property	**₱342**	**₱–**	Interest-bearing, 5% per annum	Unsecured, with impairment
Rendering of construction services	**144**	**–**		
Lease of property	**(74,464)**	–	Non-interest bearing	Unsecured
Entities under common control				
h. Cash and cash equivalents	–	**3,303,797**	Interest-bearing at prevailing bank deposit rates	Unrestricted
Interest earned	**12,232**	**–**		
Trust fees	**6,532**	**–**		
i. Accounts receivable - Trade	**293,004**	**81,805**	Noninterest-bearing	Unsecured, no impairment
Sale of vehicles	**113,256**	–		
Agency fee income earned	**50,764**	–		
j. Dividends earned	**545**	–		
k. Receivables from related parties	**2,282**	**48,582**	Noninterest-bearing	Unsecured, no impairment
Rendering janitorial service	**350,970**	–		
Other income earned	**475**	**357**	Noninterest-bearing	Unsecured, no impairment
Audit fee income earned	**2,282**	–		
l. Management fee receivable	–	**59,607**	Noninterest-bearing	Unsecured, no impairment
Rendering management services	**160,107**	–		
m. Accounts payable and accrued expenses	–	**15**	Noninterest-bearing	Unsecured, no impairment
n. Rental of office space	**8,606**	–		
o. Insurance expense	**13,284**	–		
Entities with significant influence				
p. Management fee receivable	**10,802**	–		
Due to related parties	–	**3,136**	Noninterest-bearing	Unsecured, no impairment

Category	Amount/ Volume	Outstanding Balance Receivable (Payable)	Terms	Conditions
	2020			
Parent Company – PMMIC				
a. Accounts payable	₱3,513	(₱3,284)	Noninterest-bearing	Unsecured
Miscellaneous expenses incurred	3,513	–		
Associates				
c. Dividends earned	152,760	3,237	Noninterest-bearing	Unsecured, no impairment
d. Receivables from related parties	–	1,702	Noninterest-bearing	Unsecured, with impairment
Rendering management and audit services	1,854	–		
Rendering of services	–	33,357	Noninterest-bearing	Unsecured, no impairment
e. Due to related parties	126,417	–	Noninterest-bearing	Unsecured
f. Subscriptions payable	–	(9,375)	Noninterest-bearing	Unsecured

(Forward)

Category		Amount/ Volume	Outstanding Balance Receivable (Payable)	Terms	Conditions
		2020			
Other affiliates					
h.	Sale of property	₱3,238	₱38,000	Interest-bearing, 5% per annum	Unsecured, no impairment
	Lease of property	(70,918)	–	Non-interest bearing	Unsecured
Entities under common control					
g.	Cash and cash equivalents	–	2,713,594	Interest-bearing at prevailing bank deposit rates	Unrestricted
	Interest earned	18,656	–		
	Trust fees	5,670	–		
h.	Accounts receivable - Trade	310,209	64,733	Noninterest-bearing	Unsecured, no impairment
	Sale of vehicles	77,514	–		
	Agency fee income earned	53,330	–		
i.	Dividends earned	306	–		
j.	Receivables from related parties	2,690	51,982	Noninterest-bearing	Unsecured, no impairment
	Rendering janitorial service	225,921	–		
	Other income earned	(382)	357	Noninterest-bearing	Unsecured, no impairment
	Audit fee income earned	2,690	–		
k.	Management fee receivable	–	55,290	Noninterest-bearing	Unsecured, no impairment
	Rendering management services	104,582	–		
l.	Accounts payable and accrued expenses	–	171	Noninterest-bearing	Unsecured, no impairment
	Rental of office space	6,500	–		
m.	Insurance expense	12,803	–		
Entities with significant influence					
n.	Management fee receivable	10,530	–		
	Due to related parties	–	10,214	Noninterest-bearing	Unsecured, no impairment

Parent Company - PMMIC

a. Accounts payable to PMMIC pertains to unpaid expenses on shared costs such as legal expenses which are included under "Miscellaneous expense". Accounts payable to PMMIC as at December 31, 2021 and 2020 amounted to ₱1.1 million and ₱3.3 million, respectively.

b. Dividends declared in 2021 and 2020 by the Parent Company amounted to nil and ₱0.01 million, respectively (Note 40). There were no outstanding dividends payable to PMMIC as at December 31, 2021 and 2020.

Associates

c. In 2021 and 2020, dividend income earned from associates amounted to ₱124.6 million and ₱152.8 million, respectively. Outstanding dividends receivable from associates as at December 31, 2021 and 2020 amounted to ₱10.4 million and ₱14.3 million, respectively.

d. Receivable from related parties arises from services rendered by the Parent Company and EEI to its associates. These services include management consultancy, internal audit fees and extension of advances. As at December 31, 2021 and 2020, the Group has an outstanding receivable from its associates amounting ₱32.5 million and ₱35.1 million, respectively. Management fee income charged to associates is fixed per month while audit fee income depends on the audit engagement letter agreed by both parties.

e. Due to related parties pertains to advances extended by EEI Limited to ARCC. As at December 31, 2021 and 2020, the Group has an outstanding payable to its associates amounting nil.

f. Outstanding subscription payable to an associate amounted to nil and ₱9.4 million as at December 31, 2021 and 2020.

Other affiliates

g. In 2006, EEI sold parcels of land to EEI Retirement Fund, Inc. (EEI-RFI), a trustee of the EEI employees retirement fund. EEI-RFI is managed by RCBC Trust and Investment Division. The parcels of land sold are located in Manggahan, Quezon City and Bauan, Batangas. The receivables bear interest of 5% per annum in 2021, 2020 and 2019.

   Starting January 2007, EEI and EEI-RFI entered into operating lease agreements for the said land and improvements. The terms are for one year and renewable every year with 5% increase effective January 1, 2014.

   In 2013, the receivable from the EEI-RFI amounting to ₱390.0 million was restructured and reclassified to other noncurrent assets with fixed 5% interest rate per annum. In 2016, the Parent Company and the Fund agreed to extend the term of the payment until April 30, 2021.

   Outstanding receivables amounted to nil and ₱38.0 million as of December 31, 2021 and 2020 respectively. Interest income earned from receivable from EEI-RFI amounted to ₱0.3 million, ₱3.2 million and ₱5.7 million for the years ended December 31, 2021, 2020 and 2019, respectively.

Entities under common control of PMMIC

h. The Group maintains cash and cash equivalents with RCBC, an entity under common control. As at December 31, 2021 and 2020, cash and cash equivalents with RCBC amounted to ₱3,303.8 million and ₱2,713.6 million, respectively. The related deposits earn interest at the prevailing bank deposit rates. Interest income earned from cash and cash equivalents amounted to ₱12.2 million, ₱18.7 million and ₱32.6 million in 2021, 2020 and 2019, respectively.

i. The Group generates income by providing security services at a 20% mark-up to entities under common control. In 2021, 2020 and 2019, the Group's agency fee income is attributable to security services provided to majority of RCBC branches in the country. As at December 31, 2021 and 2020, the Group's accounts receivable from RCBC amounted to ₱52.8 million and ₱43.9 million, respectively. Agency fees amounted to ₱50.8 million, ₱53.3 million and ₱55.6 million in 2021, 2020 and 2019, respectively.

   The Group sold vehicle units to various entities under common control of PMMIC with terms ranging from 30-60 days. The outstanding receivable from the sale amounted to ₱29.0 million and ₱20.8 million as at December 31, 2021 and 2020 respectively. Revenues from motor vehicle sales amounted to ₱113.3 million, ₱77.5 million and ₱161.9 million in 2021, 2020 and 2019, respectively.

j. Dividend income earned in 2021, 2020 and 2019 from entities under common control of PMMIC amounted to ₱0.55 million , ₱0.31 million and ₱0.03 million, respectively. Dividends were all collected in 2021 and 2020.

k. Receivable from related parties arises mainly from janitorial services rendered by EEI (GAMSI) to the Group's affiliates. The service revenue earned from janitorial serviced rendered in 2021, 2020 and 2019 amounted to ₱351.0 million, ₱225.9 million and ₱392.0 million, respectively.

l. One of the subsidiaries entered into various agreements with entities under common control to perform property and project management services. Receivable from this transaction is accounted under "Management fee receivable". The Group's outstanding receivable from property and project management fees amounted to ₱59.6 million and 55.3 million as at December 31, 2021 and 2020, respectively. Services fees amounted to ₱160.1 million, ₱104.6 million and ₱131.6 million in 2021, 2020 and 2019, respectively.

m. Payable to an entity under common control pertains to rental of office space and share in the utilities expense of the Group amounting to ₱0.1 million and ₱0.1 million as at December 31, 2021 and 2020, respectively.

n. IPO and EEI obtains property and personnel insurance from its affiliated insurance company, Malayan Insurance Company, Inc. (MICO). Insurance contract coverage pertains to Group's fire, accident, group and other insurance policies.

o. In 2021 and 2020, payable to an entity with significant influence mainly pertains to management fees charged for the administration of the operations of IPO amounting to ₱10.8 and ₱10.2 million respectively.

The Group maintains its retirement fund with RCBC trust division. As at December 31, 2021 and 2020, the fair values of the plan assets of the retirement fund amounted to ₱1,749.4 million and ₱1,620.4 million, respectively (Note 32). Trust fees amounting to ₱6.5 million, ₱6.2 million and ₱5.1 million were recognized by the retirement plan arising from its transactions with RCBC for the years ended December 31, 2021, 2020 and 2019, respectively.

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

	2021	2020	2019
Compensation and short-term benefits	**₱538,722,773**	₱422,792,086	₱328,537,483
Post-employment benefits	**37,690,202**	28,962,153	52,506,507
	₱576,412,975	₱451,754,239	₱381,043,990

Terms and conditions of transactions with related parties
Outstanding balances at year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. These mainly consist of advances and reimbursement of expenses. The Group has not recognized any impairment on amounts due from related parties for the years ended December 31, 2021 and 2020. This assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

Identification, review and approval of related party transactions
Material related party transactions (MRPT) refers to any related party transactions, either individually, or in aggregate over a twelve (12)-month period with the same related party, amounting to ten percent (10%) or higher of the Group's total consolidated assets based on its latest audited financial statements.

All material related party transactions shall be reviewed by the Group's Corporate Governance Committee and approved by the BOD with at least 2/3 votes of BOD, with at least a majority vote of the independent directors. In case that the vote of a majority of the independent directors is not secured, the material related party transactions may be ratified by the vote of the stockholders representing at least 2/3 of the outstanding capital stock.

23. Revenue from Contracts with Customers

Set out below is the disaggregation of the Group's revenue from contracts with customers for the years ended December 31:

	2021	2020	2019
Construction contracts	**₱14,942,556,591**	₱12,631,990,026	₱21,360,242,366
Sales of goods	**3,580,696,783**	3,810,574,547	7,040,475,333
Schools and related operations	**3,351,067,232**	3,017,106,523	2,996,772,925
Manpower	**568,014,461**	555,262,502	669,811,598
Power generation	**156,602,705**	118,446,748	348,840,955
Others	**1,000,136,549**	1,042,694,711	1,713,698,126
	₱23,599,074,321	₱21,176,075,057	₱34,129,841,303

Others comprised mainly of revenues from property management and car repairs and maintenance services.

Disaggregation of Revenues from construction contracts:

	2021	2020	2019
Building	**₱6,825,132,430**	₱4,113,537,063	₱6,479,980,648
Infrastructure	**5,048,584,055**	6,503,627,515	11,344,227,918
Industrial`	**2,426,797,483**	444,691,963	850,457,419
Electro-mechanical	**642,042,623**	1,570,133,485	2,685,576,381
	₱14,942,556,591	₱12,631,990,026	₱21,360,242,366

Disaggregation of Revenues from sale of goods:

	2021	2020	2019
Merchandise sales	**₱3,566,667,120**	₱3,777,839,060	₱6,951,914,939
Real estate sales	**14,029,663**	32,735,487	87,899,956
Others	**–**	–	660,438
	₱3,580,696,783	₱3,810,574,547	₱7,040,475,333

Disaggregation of Revenue from schools and related operations:

	2021	2020	2019
Tuition and other matriculation fees	**₱3,281,270,686**	₱2,950,748,493	₱2,829,934,217
Other student-related income:			
Seminar fee income	**6,443,958**	4,352,513	16,572,886
Bookstore sales	**2,850,419**	7,589,123	50,654,978
Others	**60,502,169**	54,416,394	99,610,844
	₱3,351,067,232	₱3,017,106,523	₱2,996,772,925

Performance obligations
Information about the Group's performance obligations are summarized below:

The transaction price allocated to the remaining performance obligations of the Group (unsatisfied or partially unsatisfied) in connection with the construction contracts that have an original expected duration of more than one year (otherwise known as backlogs) as at December 31 are as follows:

	2021	2020	2019
Within one year	**₱12,448,951,193**	₱12,653,212,583	₱8,803,236,672
More than one year	**18,517,252,543**	30,942,788,536	47,698,616,553
	₱30,966,203,736	₱43,596,001,119	₱56,501,853,225

24. **Other Income -** Net

This account consists of:

	2021	2020	2019
Dividend income	**₱35,266,666**	₱37,855,583	₱54,808,659
Gain on sale of assets	**19,746,850**	15,059,741	101,940,621
Interest income	**18,758,054**	36,588,692	60,989,962
Space and car rental	**18,346,346**	8,658,371	–
Foreign exchange gain (loss)	**10,151,384**	(49,676,282)	(38,607,477)
Rental income	**5,744,844**	6,418,072	25,194,574
Commission income	**–**	7,142,857	–
Income from reversal of impairment	**–**	5,237,506	–
Tax refund/discount	**–**	249,490	4,804,879
Miscellaneous	**83,965,928**	61,234,103	16,156,116
	₱191,980,072	₱128,768,133	₱225,287,334

Gain on sale of assets arose from the sale of the following assets:

	2021	2020	2019
Property and equipment (Note 13)	**₱19,732,100**	₱14,855,241	₱101,530,669
Investment properties (Note 16)	**14,750**	204,500	409,952
	₱19,746,850	₱15,059,741	₱101,940,621

Interest income consists of income from:

	2021	2020	2019
Savings deposit and short-term investments (Note 6)	**₱10,552,161**	₱25,104,821	₱37,191,409
Installment contract receivable	**1,222,926**	2,288,438	10,647,486
Receivable from EEI-RFI (Notes 7, 17 and 22)	**342,262**	3,237,599	5,677,703
Others	**6,640,705**	5,957,834	7,473,364
	₱18,758,054	₱36,588,692	₱60,989,962

In 2021, 2020 and 2019, certain payables that were long-outstanding amounting to nil, ₱5.24 million, and nil, respectively, were written-off and recognized as other income. Based on management's assessment, the settlement of these payables are remote.

Miscellaneous include income from sale of sludge and used oil and rebate from purchase of fuel, among others.

25. Costs of Sales and Services

This account consists of:

	2021	2020	2019
Cost of services (Note 27)			
Cost of construction contracts	**₱13,367,776,852**	₱15,038,354,818	₱18,825,368,263
Cost of manpower and other services	**1,154,849,552**	1,125,289,917	1,905,955,718
	14,522,626,404	16,163,644,735	20,731,323,981
Cost of goods sold			
Cost of merchandise sold (Note 26)	**3,331,543,396**	3,624,366,462	6,543,465,005
Cost of real estate sold (Note 9)	**7,514,694**	22,465,250	60,914,479
	3,339,058,090	3,646,831,712	6,604,379,484
Cost of tuition and other fees (Note 28)	**1,914,579,015**	2,015,408,058	2,038,844,353
	₱19,776,263,509	₱21,825,884,505	₱29,374,547,818

26. Cost of Merchandise Sold

This account consists of (Notes 9 and 25):

	2021	2020	2019
Inventory, beginning	**₱1,657,262,683**	₱2,122,740,026	₱2,465,032,904
Purchases	**2,963,847,860**	3,149,623,135	6,185,829,667
Total goods available for sale	**4,621,110,543**	5,272,363,161	8,650,862,571
Less inventory end	**1,304,326,975**	1,657,262,683	2,122,740,026
Cost of inventories sold	**3,316,783,568**	3,615,100,478	6,528,122,545
Personnel expenses	**9,506,042**	5,957,078	7,547,944
Others	**5,253,786**	3,308,906	7,794,516
	₱3,331,543,396	₱3,624,366,462	₱6,543,465,005

27. **Cost of Services**

	2021	2020	2019
Cost of construction contracts (Note 25)			
Labor	**₱6,562,578,720**	₱6,592,720,054	₱5,918,411,505
Materials	**3,296,936,017**	4,745,558,101	6,909,445,920
Equipment costs and others	**3,081,354,857**	3,182,242,113	5,449,447,595
Depreciation and amortization (Notes 13, 14 and 29)	**426,907,258**	517,834,550	548,063,243
	13,367,776,852	15,038,354,818	18,825,368,263
Cost of manpower and other services (Note 25)			
Personnel expenses	**762,332,402**	626,705,529	808,871,227
Materials	**218,494,291**	238,395,229	460,667,622
Parts and accessories	**47,580,596**	98,867,614	319,374,007
Depreciation and amortization (Notes 13, 14 and 29)	**9,803,937**	13,483,485	85,027,698
Others	**116,638,326**	147,838,060	232,015,164
	1,154,849,552	1,125,289,917	1,905,955,718
	₱14,522,626,404	₱16,163,644,735	₱20,731,323,981

28. **Cost of Tuition and Other Fees**

This amount consists of:

	2021	2020	2019
Personnel expenses	**₱1,032,944,491**	₱1,037,807,796	₱927,213,682
Depreciation and amortization (Notes 13, 14, 16 and 17)	**344,365,937**	372,612,389	336,843,147
Periodicals	**94,060,084**	89,553,547	40,197,909
Management and other professional fees	**91,715,625**	129,207,556	166,467,504
IT expense - software license	**79,619,671**	76,467,455	45,668,629
Student-related expenses	**70,926,030**	100,529,199	216,292,493
Utilities	**50,130,961**	61,547,432	128,761,390
Advertising	**30,388,180**	18,478,261	19,696,101
Repairs and maintenance	**24,628,924**	20,049,447	34,663,605
Accreditation cost	**23,077,466**	31,681,806	11,121,935
Research and development fund	**19,870,434**	10,738,408	16,210,975
Tools and library books (Note 13)	**15,991,777**	17,587,086	33,969,025
Insurance	**10,325,336**	10,600,753	10,100,644
Taxes and licenses	**7,978,310**	7,320,662	2,880,056
Seminar	**7,620,601**	7,266,635	16,769,308
Office supplies	**2,432,053**	6,437,394	16,083,800
Laboratory supplies	**1,600,975**	3,727,810	7,955,109
Transportation and travel	**1,150,313**	917,313	2,162,552
Entertainment, amusement and recreation	**1,124,314**	1,209,702	1,375,485
Rent	**265,208**	183,544	430,020
Miscellaneous	**4,362,325**	11,483,863	3,980,984
	₱1,914,579,015	₱2,015,408,058	₱2,038,844,353

29. **General and Administrative Expenses**

This account consists of:

	2021	2020	2019
Personnel expenses	**₱1,247,399,922**	₱1,349,418,384	₱1,118,817,633
Depreciation and amortization (Notes 13, 14, 17 and 30)	**367,055,473**	465,198,753	396,206,316
Taxes and licenses	**155,608,331**	313,930,251	315,799,454
Provision for probable losses on loans and accounts receivables and contract assets (Notes 7, 8 and 22)	**133,092,139**	148,263,273	47,745,804
Advertising and promotions	**104,307,166**	41,805,526	41,208,673
Repairs and maintenance	**101,325,762**	84,500,850	96,939,658
Rent, light and water	**95,683,929**	107,830,247	132,347,524
Securities and utilities	**82,377,551**	72,986,778	56,933,309
Transportation and travel	**76,394,632**	74,627,404	100,003,901
Management and other fees	**66,354,650**	87,769,526	67,963,961
Insurance	**31,912,844**	31,513,021	29,347,397
Professional fees	**30,126,345**	80,527,537	73,134,515
Commissions	**28,627,187**	23,715,324	22,199,733
Donations and contributions	**26,388,196**	12,020,323	13,182,360
Seminars	**24,685,348**	19,061,446	14,838,297
Entertainment, amusement and recreation	**18,641,515**	28,478,722	57,880,809
Office expenses	**13,139,673**	14,611,586	25,505,879
Selling expenses	**5,899,498**	4,266,581	6,327,424
Accreditation cost	**34,304**	–	60,313
Provision for inventory obsolescence (Note 9)	**8,728**	21,960,851	21,533,760
Provision for impairment	**–**	3,001,773	45,474,203
Miscellaneous	**208,411,885**	113,079,369	135,446,887
	₱2,817,475,078	₱3,098,567,525	₱2,818,964,302

Miscellaneous expense includes dues and subscriptions, periodicals, training and seminar, bank charges, legal and notarial fees, other contracted services and other admin charges.

Below are the details of net provision for probable losses on receivables (Note 7):

	2021	2020	2019
Provision			
Receivable	**₱122,176,169**	₱105,623,601	₱53,328,702

30. Depreciation and Amortization

This account consists of depreciation and amortization included in Notes 13, 14 and 17:

	2021	2020	2019
Cost of sales and services			
Construction contracts (Note 27)	**₱426,907,258**	₱517,834,550	₱548,063,243
Tuition and other fees (Note 28)	**344,365,937**	372,612,389	336,843,147
Manpower and other services (Note 27)	**9,803,937**	13,483,485	85,027,698
	781,077,132	903,930,424	969,934,088
General and administrative expenses (Note 29)	**367,055,473**	465,198,753	396,206,316
	₱1,148,132,605	₱1,369,129,177	₱1,366,140,404

Depreciation and amortization for the different assets follow:

	2021	2020	2019
Property and equipment (Note 13)	**₱932,909,859**	₱1,141,943,922	₱1,112,635,318
Right-of-use asset (Note 14)	**209,506,215**	220,146,604	246,866,013
Computer software (Note 17)	**5,716,531**	7,038,651	6,621,573
Investment property (Note 16)	**–**	–	17,500
	₱1,148,132,605	₱1,369,129,177	₱1,366,140,404

31. Interest and Finance Charges

The Group’s interest and finance charges consist of interest on the following:

	2021	2020	2019
Loans payable (short-term) (Note 19)	**₱319,475,191**	₱434,306,860	₱561,555,227
Long-term debt (Note 20)	**273,556,326**	159,410,033	124,062,908
Lease liabilities (Note 14)	**97,449,099**	107,042,613	79,459,539
Advances to affiliates and other finance charges (Note 22)	**17,887,935**	11,811,591	15,532,583
	₱708,368,551	₱712,571,097	₱780,610,257

32. Retirement Plan

The Group has funded, noncontributory retirement plans (the Plans) for all of its regular employees, in compliance with RA No. 7641, The New Retirement Pay Law. The Plans provide for normal, early retirement, death and disability benefits. The most recent actuarial valuation was made for the Group’s retirement plans as of December 31, 2021.

The following tables summarize the components of the benefit expense recognized in the consolidated statements of comprehensive income and amounts recognized in the consolidated statements of financial position for the retirement plans.

	2021	2020
Retirement liabilities	**₱223,026,503**	₱611,599,429
Retirement assets	**18,129,661**	4,726,582
Net retirement liabilities	**204,896,842**	606,872,847
Net retirement expenses	**238,454,645**	186,330,471

The net retirement expenses recognized by the Group (included in personnel expense in the consolidated statements of comprehensive income) are as follows:

	2021	2020	2019
Current service cost	**₱217,307,806**	₱180,066,728	₱117,938,111
Net interest cost	**24,883,272**	19,356,338	6,777,160
Past service cost	**(3,497,005)**	(7,488,530)	–
Actuarial gain on settlement	**(239,428)**	(5,604,065)	–
	₱238,454,645	₱186,330,471	₱124,715,271

The amounts recognized in the consolidated statements of financial position follow:

Net retirement liabilities	**2021**	2020
Present value of defined benefit obligation	**₱1,777,367,543**	₱2,175,645,385
Fair value of plan assets	**(1,554,341,040)**	(1,564,045,956)
	₱223,026,503	₱611,599,429

Net retirement assets	**2021**	2020
Present value of defined benefit obligation	**₱101,170,071**	₱51,603,000
Fair value of plan assets	**(119,660,452)**	(56,484,000)
Effect of asset ceiling	**360,720**	154,418
	(₱18,129,661)	(₱4,726,582)

The movements in the net retirement liability follow:

	2021	2020
Balance at beginning of year	**₱606,872,847**	₱439,546,890
Net retirement expense	**238,454,645**	186,330,471
Derecognition/ transfer	**(99,220)**	(224,503)
Benefit paid	**(10,595,730)**	(5,630,563)
Adjustment to defined benefit obligation	**(163,297,717)**	17,576,834
Contributions	**(171,263,947)**	(179,386,302)
Remeasurement loss (gain)	**(295,174,036)**	148,660,020
Balance at end of year	**₱204,896,842**	₱606,872,847

The movements in the present value of defined obligation follow:

	2021	2020
Balance at beginning of year	**₱2,227,248,385**	₱1,988,485,244
Current service cost	**217,307,806**	181,473,856
Interest cost on obligation	**85,340,096**	94,680,539
Derecognition/transfer	**(100,099,220)**	(45,017,042)
Benefits paid	**(130,869,871)**	(156,378,785)
Remeasurement loss (gain)	**(344,656,873)**	164,004,573
Balance at end of year	**₱1,954,270,323**	₱2,227,248,385

The movements in the fair value of plan assets follow:

	2021	2020
Balance at beginning of year	**₱1,620,375,538**	₱1,548,938,354
Contributions	**171,263,947**	183,270,404
Derecognition/transfer	**63,363,904**	(16,446,464)
Asset return in net interest cost	**60,456,824**	75,324,201
Adjustments to plan assets	**3,670,246**	(33,573,288)
Remeasurement gain (loss)	**(49,482,837)**	15,344,553
Benefits paid	**(120,274,141)**	(152,482,222)
Balance at end of year	**₱1,749,373,481**	₱1,620,375,538

In 2020, the Group derecognized the present value of defined benefit obligation and fair value of plan asset of the closed car dealership branches namely Honda Cars Fairview, Honda Cars Marikina, and Honda Cars Kalookan.

The major categories of plan assets and its fair value are as follows:

	2021	2020
Cash	**₱448,001,074**	₱473,097,185
Investment in government securities	**899,123,775**	727,163,282
Investments in shares of stock	**333,000,804**	327,580,235
Investments in other securities and debt instruments	**58,410,555**	82,941,015
Interest receivables and other receivables	**21,513,483**	14,856,362
Accrued trust fees and other payables	**(10,676,210)**	(5,262,541)
	₱1,749,373,481	₱1,620,375,538

The Group expects to contribute ₱181.88 million to its defined benefit retirement plans in 2022. The Retirement fund (Fund) of the Group is being maintained and managed, in trust, by RCBC Trust and Investment Group (TIG), an affiliate financial institution. Investment in shares of stocks comprised of investments in shares within the Group that are traded in the Philippine Stock Exchange.

Trust fees paid in 2021, 2020 and 2019 amounted to ₱6.57 million, ₱6.17 million and ₱5.20 million, respectively.

The composition of the fair value of the trust fund includes:

Investment in government securities - include investment in Philippine Retail Treasury Bonds (RTBs) and Fixed Rate Treasury Notes (FXTNs).

Cash - include savings and time deposit with affiliated bank and special deposit account with Bangko Sentral ng Pilipinas (BSP SDA).

Investment in equity securities - include investment in common and preferred shares traded in the Philippine Stock Exchange.

Investment in debt and other securities - include investment in long-term debt notes and retail bonds.

Interest and other receivables - pertain to interest and dividends receivable on the investments in the fund.

In 2021, the Fund has investment in equity securities of related parties with fair values and accumulated loss of ₱92.71 million and ₱8.2 million, respectively.

In 2020, the Fund has investment in equity securities of related parties with fair values and accumulated loss of ₱93.17 million and ₱10.1 million, respectively.

The voting rights of the above equity securities were assigned to RCBC TIG, being the investment manager who manages and administers the investments and reinvestments of the fund.

The principal actuarial assumptions used in determining retirement expense are as follows:

	2021	2020
Discount rate		
Beginning	**3.65%-4.96%**	4.79%-5.54%
End	**3.42%-5.17%**	3.42%-6.00%
Future salary increases		
Beginning	**3.00%-6.50%**	3.00%-6.61%
End	**3.31%-6.50%**	3.00%-6.50%

The sensitivity analysis that follows has been determined based on reasonably possible changes of each significant assumption on the retirement benefit obligation as of the end of financial reporting date, assuming all other assumptions were held constant.

	2021		2020	
	Increase (decrease)	**Effect on defined benefit obligation**	Increase (decrease)	Effect on defined benefit obligation
Discount rates	+50bps to +100bps	**(₱286,559,363)**	+50bps to +100bps	(₱227,516,665)
	-50bps to -100bps	**370,322,817**	-50bps to -100bps	396,070,475
Salary increase rates	+50bps to +100bps	**389,403,437**	+50bps to +100bps	415,504,646
	-50bps to -100bps	**(296,521,871)**	-50bps to -100bps	(239,653,997)

33. **Income Taxes**

The reconciliation between the statutory and effective income tax rates follows:

	2021	2020	2019
Statutory income tax rate	**25.00%**	(30.00%)	30.00%
Add (deduct) reconciling items:			
Impact of CREATE	**10.29**	–	–
Equity in net earnings of associates and joint venture	**(9.40)**	(13.86)	(0.66)
Movement of deferred income tax assets not recognized	**(1.00)**	(1.01)	(1.59)
Others	**(9.70)**	2.02	(5.97)
Effective income tax rate	**15.19%**	(42.85%)	21.78%

All companies in the Group are subject to the RCIT rate of 25%, except for MESI, MHSSI MCLI, MCMI, UNC, NTC and APEC which are subject to a lower tax rate of 1%.

The Group's net deferred tax assets and liabilities consist of the following:

	2021	2020
Net deferred income tax assets on a per subsidiary level:		
NOLCO	**₱1,113,066,250**	₱1,305,283,658
Allowance for ECL, inventory, obsolescence and other expenses	**77,746,224**	79,197,282
Remeasurement loss on defined benefit plans	**34,001,470**	155,273,331
MCIT	**24,547,365**	26,234,789
Excess of right-of-use-assets over lease liability	**(27,276,626)**	(15,357,951)
Unrealized foreign exchange loss	–	10,554,361
Others	**664,968**	19,211,292
	₱1,222,749,651	₱1,580,396,762
Net deferred income tax liabilities on a per subsidiary level:		
Revaluation increment on land	**₱860,760,524**	₱1,055,891,512
Accrued expenses	**(15,430,739)**	(15,430,739)
Retirement	**(27,623,745)**	(32,125,335)
Others	**37,840,075**	39,404,399
	₱855,546,115	₱1,047,739,837

The reconciliation of the Group's net deferred tax liabilities (assets) follow:

	2021	2020
Balance at beginning of year	**(₱532,656,925)**	₱828,509,885
Tax expense (income) recognized in:		
Other comprehensive income (loss)	**(56,310,960)**	35,108,099
Profit and loss	**221,764,349**	(1,396,274,909)
	(₱367,203,536)	(₱532,656,925)

The Group did not recognize deferred tax assets on the following temporary differences because the Group believes that it may not be probable that sufficient taxable income will be available in the near foreseeable future against which the tax benefit can be realized.

	2021	2020
NOLCO	**₱150,819,187**	₱160,333,661
Allowance for inventory obsolescence	**15,073,958**	7,459,325
MCIT	**2,882,751**	6,090,550
Accrued retirement expense	**1,020,301**	1,005,000

On September 30, 2020, the Bureau of Internal Revenue (BIR) issued Revenue Regulations (RR) No. 25-2020 implementing Section 4 (bbbb) of "Bayanihan to Recover As One Act" which states that the NOLCO incurred for taxable years 2020 and 2021 can be carried over and claimed as a deduction from gross income for the next five (5) consecutive taxable years immediately following the year of such loss.

As of December 31, 2021, the Group has incurred NOLCO in taxable years 2020 and 2021 which can be claimed as deduction from the regular taxable income for the next five (5) consecutive taxable years pursuant to the Bayanihan to Recover As One Act, as follows:

Year incurred	Amount	Applied/Expired	Balance	Expiry Year
2021	₱307,391,194	₱–	₱307,391,194	2026
2020	4,372,873,806	243,149,554	4,129,724,252	2025
	₱4,680,265,000	₱243,149,554	₱4,437,115,446	

As of December 31, 2021, the amount of NOLCO incurred before taxable year 2020 which can be claimed as deduction from the regular taxable income for the next three (3) consecutive taxable years:

Year incurred	Amount	Applied/Expired	Balance	Expiry Year
2019	₱30,586,211	₱15,436,657	₱15,149,554	2022

As of December 31, 2021, the amounts of MCIT still allowable as tax credit consist of:

Year incurred	Amount	Applied/Expired	Balance	Expiry Year
2021	₱3,097,999	₱–	₱3,097,999	2024
2020	15,757,849	–	15,757,849	2023
2019	14,444,622	8,753,105	5,691,517	2022
	₱33,300,470	₱8,753,105	₱24,547,365	

<u>RA No. 11534 otherwise known as the Corporate Recovery and Tax Incentives for Enterprises Act or CREATE</u>

President Rodrigo Duterte signed into law on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. RA No. 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

The following are the key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Group

- Effective July 1, 2020, RCIT rate is reduced from 30% to 25% for domestic and resident foreign corporations. For domestic corporations with net taxable income not exceeding ₱5 million and with total assets not exceeding ₱100 million (excluding land on which the business entity's office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.

- MCIT rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.

- Imposition of improperly accumulated earnings tax is repealed.

As clarified by the Philippine Financial Reporting Standards Council in its Philippine Interpretations Committee Q&A No. 2020-07, the CREATE Act was not considered substantively enacted as of December 31, 2020 even though some of the provisions have retroactive effect to July 1, 2020. The passage of the CREATE Act into law on March 26, 2021 is considered as a non-adjusting subsequent event. Accordingly, current and deferred taxes as of and for the year ended December 31, 2020 continued to be computed and measured using the applicable income tax rates as of December 31, 2020 (i.e., 30% RCIT / 2% MCIT) for financial reporting purposes. Current and deferred taxes as of and for the year ended December 31, 2021 were computed and measured using the new tax rates in 2021.

The effect of CREATE Act in 2020 of a lower provision for current income tax for the year ended December 31, 2020 and lower income tax payable as of December 31, 2020, which was reflected in the Group's 2020 annual income tax return was only recognized for financial reporting purposes in the 2021 consolidated financial statements. Also, the effect in 2020 of a lower deferred tax assets and liabilities as of December 31, 2020 and provision for deferred tax for the year then ended of ₱259.25 million were recognized for financial reporting purposes only in the 2021 consolidated financial statements.

34. Earnings Per Share

Basic and diluted earnings (loss) per share amounts attributable to equity holders of the Group are computed as follows:

Basic earnings (loss) per share

	2021	2020	2019
Net income (loss)	**₱1,073,010,312**	(₱824,954,066)	₱974,033,430
Less dividends attributable to preferred shares	**–**	86,529	23,302,357
Net income (loss) applicable to common shares	**1,073,010,312**	(825,040,595)	950,731,073
Divided by the weighted average number of common shares	**776,465,281**	776,465,281	776,465,281
Basic earnings (loss) per share	**₱1.3819**	(₱1.0626)	₱1.2244

Diluted earnings (loss) per share

	2021	2020	2019
Net income (loss) applicable common share for basic earnings per share	**₱1,073,010,312**	(₱825,040,595)	₱950,731,073
Net income (loss) applicable to common stockholders for diluted earnings per share	**1,073,010,312**	(825,040,595)	950,731,073
Weighted average number of shares of common stock	**776,465,281**	776,465,281	776,465,281
Weighted average number of shares of common stock for diluted earnings per share	**776,465,281**	776,465,281	776,465,281
Diluted earnings (loss) per share	**₱1.3819**	(₱1.0626)	₱1.2244

In 2020 and 2019, the preferred stock conversion to common share has significantly reduced the number of potential common stock outstanding as of December 31, 2020 and 2019 making the options anti-dilutive, hence, no diluted earnings per share calculated. Thus, basic and diluted EPS are stated at the same amount.

The weighted average number of shares of common stock is computed as follows:

	2021	2020	2019
Number of shares of common stock issued	**776,765,281**	776,765,281	776,765,281
Less treasury shares	**300,000**	300,000	300,000
	776,465,281	776,465,281	776,465,281

35. Contingencies and Commitments

Provisions and Contingencies

The Group is involved in certain claims arising from the ordinary conduct of business which are either pending decision by the courts or are being contested, the outcome of which are not presently determinable. The estimate of the probable costs for the resolution of these claims has been developed in consultation with external counsels handling the defense in these matters and is based upon an analysis of potential results. The ultimate disposition of these matters cannot be determined with certainty. The Group will exhaust all legal remedies available to it in defending itself in these claims and proceedings.

The disclosure of additional details beyond the present disclosure may prejudice the Group's position and negotiation strategies with respect to these matters. Thus, as allowed under paragraph 92 of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, only a general description is provided.

36. Non-controlling Interests

The summarized financial information attributable to non-controlling interests for significant subsidiaries as of and for the years ended December 31, 2021, 2020 and 2019 are as shown below:

	HI Cars, Inc.[(a)]			iPeople, inc. (IPO) and Subsidiaries[(b)]			EEI Corporation (EEI) and Subsidiaries[(c)]			La Funeraria Paz Sucat, Inc. (d)		
	2021	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019
Assets												
Current assets	–	380	671	**3,063**	2,662	2,316	**20,465**	15,938	18,223	**37**	37	29
Noncurrent assets	–	122	235	**13,065**	13,050	13,957	**11,750**	10,955	9,824	**90**	97	127
	–	502	906	**16,128**	15,712	16,273	**32,215**	26,893	28,047	**127**	134	156
Liabilities and Equity												
Current liabilities	–	462	665	**2,183**	2,298	3,464	**12,728**	14,374	15,023	**13**	15	29
Noncurrent liabilities	–	58	135	**2,826**	2,922	3,076	**6,146**	6,111	4,419	**22**	34	37
	–	520	800	**5,009**	5,220	6,540	**18,874**	20,485	19,442	**35**	49	66
Revenue	–	1,175	2,717	**3,351**	3,017	2,997	**16,150**	13,881	23,581	**98**	84	141
Net income (loss)	–	(121)	(6)	**664**	242	274	**479**	(2,072)	1,155	**14**	4	14
Total comprehensive income (loss)	–	(124)	(8)	**940**	832	232	**978**	(2,197)	1,070	**14**	4	15
Share of NCI in net assets	–	(11)	48	**4,655**	4,336	5,044	**9,498**	3,083	3,902	**33**	32	35
Share of NCI in net income (loss)	–	(54)	(3)	**341**	127	142	**219**	(914)	524	**7**	2	8
Dividends paid	–	–	3	**162**	38	23	–	–	94	**5**	5	5
Operating	–	117	142	**848**	95	988	**(1,597)**	(2,418)	991	**38**	34	31
Investing	–	96	(10)	**(193)**	1,220	(1,073)	**564**	778	(235)	**(15)**	(15)	(15)
Financing	–	(205)	(210)	**(370)**	(1,152)	651	**6,827**	1,824	(633)	**(13)**	(17)	(14)

(a) Proportion of ownership owned by non-controlling interests as of December 31, 2021 and 2020: 0.00% and 45.00%, respectively
(b) Proportion of ownership owned by non-controlling interests as of December 31, 2021 and 2020: 51.82%
(c) Proportion of ownership owned by non-controlling interests as of December 31, 2021 and 2020: 44.66%
(d) Proportion of ownership owned by non-controlling interests as of December 31, 2021 and 2020: 37.00%

Material Partly-Owned Subsidiaries
On December 23, 2021, EEI issued and listed in the PSE non-convertible preferred shares generating net proceeds of ₱5.96 billion. Cumulative dividends in arrears on preferred shares as at December 31, 2021 amounted to ₱6.55 million.

In February 2020, the Parent Company purchased additional 7,100,000 EEI shares for ₱59.97 million resulting to an increase in ownership interest from 54.65% to 55.34%. The non-controlling interest decreased from 45.35% to 44.66%.

In May 2019, the Parent Company sold the 281,642 shares of MESI to IPO, which represents 7% ownership in MESI. With this acquisition, MESI became 100% indirectly-owned subsidiary of the Parent Company through IPO. Subsequently, IPO issued 295,329,976 common shares from its unissued capital stock to AC, the parent company of AEI, in exchange for the merger of IPO and AEI, with IPO being the surviving corporation. Upon merger, the Parent Compay's ownership interest over IPO was reduced from 67.34% to 48.18%. The non-controlling interest increased from 32.66% to 51.82% or an increase of ₱2.52 billion.

In November 2019, the Parent Company purchased additional 3,000,000 EEI shares for ₱40.00 million or 10.32 per share resulting to an increase in ownership interest from 54.36% to 54.65%. The non-controlling interest decreased from 45.64% to 45.35% or a decrease of ₱40.38 million.

In March 2019, the Parent Company purchased additional 90,000 shares of LFPSI for ₱25.00 million resulting to an increase in direct ownership from 37.50% to 50.00%. The Parent Company's effective interest including its indirect ownership through MMPC is 63.00% in 2019. As a result, Parent Company has obtained control over LFPSI and started accounted for the investee as a subsidiary using consolidation method under PFRS 10. The non-controlling interest in 2019 is 27.00% or ₱38.45 million.

In July 2019, the Parent Company sold its 50% shares in ZIFC to various individuals amounting to ₱6.80 million resulting to a loss of ownership interest from 50% to 0%. The non-controlling interest disposed in 2019 is ₱12.10 million.

In July 2021, the Parent Company purchased additional 27,000,000 HCI shares for ₱9.18 million or 0.34 per share resulting to an increase in ownership interest from 55.00% to 100.00%. The non-controlling interest decreased from 45.00% to 0.00%.

The Group recognized equity reserve from the changes in ownership amounting to a decrease by ₱24.58 million and ₱18.75 million in 2021 and 2020, respectively. This was included in "Equity reserve" representing the excess consideration paid for the carrying amount of the non-controlling interest.

37. **Operating Segment Information**

For management purposes, the Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

Segment financial information is reported on the basis that it is used internally for evaluating segment performance and allocating resources to segments.

The Group derives its revenue from the following reportable segments:

Construction and Infrastructure - mainly consists of revenues from EEI as a general contractor and trader of construction equipment and parts. The subsidiaries of EEI are mainly involved in the provision for manpower services, construction, trading of equipment, power generation, steel fabrication, real estate and others.

Property services - represents property and project management services of the Group.

Education - primarily consists of revenues from IPO and subsidiaries in education and other related support services.

Car Dealership - represents automotive dealerships of the Group.

Other Services - represent support services which cannot be directly identified with any of the reportable segments mentioned above. These include sale of pharmaceutical products, trading of consumer goods and rendering various services to the consumers.

Segment assets and liabilities exclude deferred income tax assets and liabilities. Inter-segment income arise from transactions that were made on terms equivalent to those that prevail in an arms-length transactions.

Management monitors construction revenue and segment net income for the purpose of making decisions about resource allocation. Segment performance is evaluated based on net income and construction revenue.

Segment reporting is consistent in all periods presented as there are no changes in the structure of the Group's internal organization that will cause the composition of its reportable segment to change.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

In 2021, revenue from two (2) customer from the the construction and infrastructure segment contributed revenue that exceeded 10% of the Group's revenue.Following are the revenue contributed by each of these customers: ₱4,485 million and ₱3,821 million.

In 2020, revenues from two (2) customers from the construction and infrastructure segment each represents 10% or more of the Group's revenue. Following are the revenue contributed by each of these customers: ₱2,668 million and ₱2,384 million.

In 2019, revenues from two (2) customers from the construction and infrastructure segment each represents 10% or more of the Group's revenue. Following are the revenue contributed by each of these customers: ₱4,557 million and ₱3,144 million.

(Amounts in Millions)

	Construction and Infrastructure			Education			Car Dealerships			Property Management			Other Services			Elimination			Consolidation		
	2021	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019
Revenue	**16,150**	13,881	23,582	**3,351**	3,017	2,997	**3,726**	4,155	7,542	**231**	225	266	**691**	322	373	**(550)**	(424)	(629)	**23,599**	21,176	34,130
Net Income attributable to share of parent	**490**	(2,046)	1,156	**659**	246	255	**61**	(114)	(64)	**200**	61	89	**664**	131	1,033	**(1,000)**	897	(1,495)	**1,073**	(825)	974
Other Information																					
Segment assets	**32,215**	26,893	28,047	**16,129**	15,712	16,273	**2,566**	2,686	3,145	**2,287**	223	202	**7,402**	9,165	5,289	**(3405)**	(2,792)	(959)	**57,194**	51,885	51,996
Deferred tax assets	**(1,112)**	(1,471)	(117)	**(38)**	(32)	(20)	**(26)**	(26)	(19)	**(4)**	(4)	(2)	**(3)**	(79)	(4)	**39**	32	(33)	**(1,223)**	(1,580)	(195)
Net segment assets	**31,103**	25,422	27,930	**16,091**	15,680	16,253	**2,539**	2,660	3,126	**2,283**	219	200	**7,400**	9,086	5,285	**(3,444)**	(2,760)	(992)	**56,500**	50,305	51,801
Segment liabilities	**18,874**	20,485	19,442	**5,009**	5,220	6,540	**1,507**	1,505	1,579	**307**	176	152	**1,782**	2,835	1,092	**(401)**	(189)	(303)	**27,078**	30,031	28,502
Income tax payable	**(16)**	(23)	(43)	**(2)**	(12)	(21)	**(7)**	(6)	(4)	**(1)**	(2)	(4)	**(1)**	–	(3)	–	–	–	**(27)**	(44)	(75)
Deferred tax liabilities	**(128)**	(90)	(93)	**(489)**	(477)	(658)	**(192)**	(173)	(156)	–	–	–	**(46)**	(166)	18	**(116)**	(141)	(134)	**(856)**	(1,048)	(1,023)
Net segment liabilities	**18,730**	20,371	19,306	**4,518**	4,730	5,861	**1,308**	1,326	1,419	**306**	174	148	**1,734**	2,669	1,107	**(285)**	(331)	(437)	**26,724**	28,939	27,404
Investments in associates and joint ventures	**3,260**	2,890	2,655	–	–	–	–	–	–	**7**	7	6	**6,399**	5,066	4,403	**(1,831)**	(871)	(871)	**7,834**	7,093	6,193
Equity in net earnings (losses) of associates	**925**	981	346	–	–	–	**55**	-	–	**139**	–	–	**311**	–	–	–	388	382	**1,430**	1,368	728
Cash flows arising from:																					
Operating activities	**(1,578)**	(2,418)	991	**849**	95	1,477	**397**	397	(170)	**78**	78	77	**(495)**	(495)	(790)	**(1,926)**	(1,658)	(3,127)	**(1,299)**	(685)	4,712
Investing activities	**583**	778	(235)	**(194)**	1,220	(1,561)	**170**	170	327	–	–	(6)	**1,373**	1,373	(186)	**4,075**	4,284	2,973	**279**	(743)	(4,634)
Financing activities	**(6,789)**	(1,824)	(633)	**(370)**	(1,152)	649	**(290)**	(290)	(270)	**53**	53	(74)	**5,634**	5,634	99	**(4,357)**	459	(803)	**6,778**	1,962	574
Capital expenditures	**(171)**	(489)	(512)	**(184)**	(881)	(1,997)	**(73)**	(73)	–	–	–	(6)	**53**	53	449	**(2,042)**	(2,781)	(7,044)	**652**	1,391	4,978
Interest income	**8**	17	26	**6**	11	23	**0**	2	1	1	–	1	**3**	8	10	**(7,407)**	(5,928)	(7,139)	**19**	36,589	60,990
Interest expense	**413**	466	564	**137**	178	107	**15**	69	90	1	1	–	**85**	–	20	**47**	1	–	**708**	713	781
Provision/ (Benefit) for income tax	**305**	(1,285)	343	**(30)**	33	68	**1**	4	4	**14**	20	26	**2**	(42)	18	–	–	–	**292**	(1,270)	459
Earnings (loss) before income tax	**784**	(3,358)	1,499	**633**	275	342	**(17)**	(295)	(60)	**75**	81	115	**444**	274	1,051	–	(59)	838	**1,919**	(2,964)	2,109
Earnings before income tax and depreciation and amortization	**959**	(2,592)	2,865	**746**	738	509	**2**	(203)	165	**77**	85	87	**615**	326	1,123	**(668)**	(51)	1,274	**3,067**	(1,595)	3,475
Noncash items:																					
Additional revaluation increment on land	–	–	–	–	312	2	–	62	42	–	–	–	–	–	80	**(1,445)**	(921)	(1,175)	1,445	1,295	1,299
Depreciation and amortization	**176**	766	809	**112**	463	902	**19**	92	135	**2**	4	3	**171**	53	9	**(668)**	9	492	**1,148**	1,369	1,366

38. **Financial Instruments and Financial Risk Management Objectives and Policies**

Financial Risk Management Objectives and Policies
The main purpose of the Group's financial instruments is to raise finances for the Group's operations.

The main risks arising from the Group's financial instruments are liquidity risk, market risk, and credit risk. The BOD reviews and agrees on the policies for managing these risks, as well as approving and authorizing risk limits set by management, summarized below. There were no changes in the policies for managing these risks.

a. *Liquidity risk*
Liquidity risk is the risk that the Group will be unable to meet its payment obligations as they fall due. The Group seeks to manage its liquidity risk to be able to meet its operating cash flow requirements, finance capital expenditures and service maturing debts. As an inherent part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. To cover its short-term and funding requirements, the Group intends to use internally generated funds and available short-term and long-term credit facilities.

The maturity groupings are based on the remaining period from the end of the reporting period to the contractual maturity date.

The tables below summarize the maturity profile of the Group's financial assets and financial liabilities as at December 31:

			2021		
	On demand	**< 1 year**	**1 to < 2 years**	**> 2 years**	**Total**
Financial Liabilities					
Accounts payable and accrued expenses*	**₱2,961,165,811**	**₱3,533,131,173**	**₱–**	**₱–**	**₱6,494,296,984**
Bank loans					
Peso loan	–	**5,706,469,178**	–	–	**5,706,469,178**
Interest	–	**319,475,191**	–	–	**319,475,191**
Long-term debt					
Peso loan	–	**5,400,851,292**	**3,010,490,241**	**1,750,120,302**	**10,161,461,835**
Interest	–	**182,713,433**	**70,244,772**	**20,598,121**	**273,556,326**
Due to related parties	**2,482,255**	–	–	–	**2,482,255**
Lease liabilities	–	**229,589,347**	**823,985,041**	**480,640,298**	**1,534,214,686**
	2,963,648,066	**15,372,229,614**	**3,904,720,054**	**2,251,358,721**	**24,491,956,455**
Financial Assets					
Cash					
Cash on hand and in banks	**2,929,391,629**	–	–	–	**2,929,391,629**
Short-term investments	**6,127,094,444**	–	–	–	**6,127,094,444**
Accounts receivables					
Trade receivables	**2,356,905,000**	**1,559,809,737**	–	–	**3,916,714,737**
Receivables from plant	**40,500,435**	–	–	–	**40,500,435**
Others	**105,577,151**	–	–	–	**105,577,151**
Receivable from related parties	**145,283,445**	–	–	–	**145,283,445**
	11,704,752,104	**1,559,809,737**	–	–	**13,264,561,841**
Liquidity gap (position)	**(₱8,741,104,038)**	**₱13,812,419,877**	**₱3,904,720,054**	**₱2,251,358,721**	**₱11,227,394,614**

**Excluding statutory liabilities*

	2020				
	On demand	< 1 year	1 to < 2 years	> 2 years	Total
Financial Liabilities					
Accounts payable and accrued					
expenses*	₱3,744,970,959	₱4,468,332,570	₱–	₱–	₱8,213,303,529
Bank loans					
Peso loan	–	7,982,000,000	–	–	7,982,000,000
Interest	–	434,306,860	–	–	434,306,860
Long-term debt					
Peso loan	–	4,592,878,361	1,796,899,021	1,053,416,457	7,443,193,839
Interest	–	142,989,055	11,978,750	4,442,228	159,410,033
Due to related parties	10,214,099	–	–	–	10,214,099
Lease liabilities	–	215,341,091	569,439,821	594,200,008	1,378,980,920
	3,755,185,058	17,835,847,937	2,378,317,592	1,652,058,693	25,621,409,280
Financial Assets					
Cash					
Cash on hand and in banks	1,924,416,281	–	–	–	1,924,416,281
Short-term investments	1,294,317,494	–	–	–	1,294,317,494
Accounts receivables					
Trade receivables	3,051,633,431	2,233,481,387	–	–	5,285,114,818
Receivables from plant	38,118,335	–	–	–	38,118,335
Others	389,777,111	–	–	–	389,777,111
Receivable from related parties	53,415,133	–	–	–	53,415,133
	6,751,677,785	2,233,481,387	–	–	8,985,159,172
Liquidity gap (position)	(₱2,996,492,727)	₱15,602,366,550	₱2,378,317,592	₱1,652,058,693	₱16,636,250,108

**Excluding statutory liabilites*

As of December 31, 2021, the Group has available undrawn committed borrowing facilities with local banks totaling to ₱21.2 billion.

b. *Market risk*

Market risk is the risk of loss to future earnings, to fair values or to future cash flows that may result from changes in the price of a financial instrument. The value of a financial instrument may change as a result of changes in equity prices, foreign currency exchange rates and interest rates.

c. *Equity price risk*

The Group's equity price risk exposure at year-end relates to financial assets whose values will fluctuate as a result of changes in market prices, principally, equity securities classified as available-for-sale securities.

Quoted available-for-sale securities assets are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market. The Group's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investments; diversification plan; and limits on investment in each industry or sector.

The analysis below is performed for reasonably possible movements in the market index with all other variables held constant, showing the impact on equity.

	2021		2020	
Market Index	**Change in variable**	**Effect on equity**	Change in variable	Effect on equity
PSE	**12.24%**	**3,326,397**	20.76%	4,152,303
	(12.24%)	**(3,326,397)**	(20.76%)	(4,152,303)
Others	**18.47%**	**1,274,272**	33.24%	2,027,396
	(18.47%)	**(1,274,272)**	(33.24%)	(2,027,396)

The percentage of increase and decrease in market price is based on the movement in the Philippine Stock Exchange Index (PSEI) and other market index pertaining to golf and country club shares from beginning to end of the year. The sensitivity analyses shown above are based on the assumption that the movement in PSE composite index and other quoted equity securities will be most likely be limited to an upward or downward fluctuation of 12.24% and 20.76% in 2021 and 2020, respectively.

The impact of sensitivity of equity prices on the Group's equity already excludes the impact on transactions affecting the consolidated statements of income.

Foreign currency risk
Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group's currency risk arise mainly from cash and receivables which are denominated in a currency other than the Group's functional currency or will be denominated in such a currency.

Foreign currency risk is monitored and analyzed systematically and is managed centrally by the central finance department. The Group's policy is to maintain foreign currency exposure within existing internal regulations, and within acceptable risk limits as approved by the BOD.

The following table demonstrates the sensitivity to a reasonably possible change in the US dollar (USD, US$), Singaporean dollar (SGD, S$), Euro (EUR, €), Japanese yen (JPY, ¥) and British pound (GBP, £) currency rates, with all variables held constant, of the Group's profit before tax (due to changes in the fair value of monetary assets and liabilities).

	2021		2020	
	Percentage increase/ decrease in foreign currency	**Effect on profit before tax**	Percentage increase/ decrease in foreign currency	Effect on profit before tax
USD	**4.40%**	**₱12,772,442**	3.00%	6,261,228
SGD	**2.70%**	**17,886**	1.50%	9,403
EUR	**1.00%**	**4,373**	0.50%	1,154
YEN	**1.30%**	**83,553**	3.70%	60,623
GBP	**0.60%**	**–**	4.10%	–
USD	**-4.40%**	**(₱12,772,442)**	-3.00%	(6,261,228)
SGD	**-2.70%**	**(17,886)**	-1.50%	(9,403)
EUR	**-1.00%**	**(4,373)**	-0.50%	(1,154)
YEN	**-1.30%**	**(83,553)**	-3.70%	(60,623)
GBP	**-0.60%**	**–**	-4.10%	–

The forecasted movements in percentages used were sourced by management from an affiliated bank. These are forecasted movements in the next twelve months.

The foreign currency-denominated financial assets and financial liabilities in original currencies and equivalents to the functional and presentation currency are as follows:

			2021			
	USD[1]	**SGD[2]**	**EUR[3]**	**YEN[4]**	**GBP[4]**	**Equivalents in PHP**
Financial assets						
Cash and cash equivalents	**$5,657,415**	**$17,680**	**€7,722**	**¥12,657,997**	**£–**	**₱293,943,666**
Receivables	**388,067**	**–**	**–**	**1,439,193**	**–**	**20,338,812**
	6,045,482	**17,680**	**7,722**	**14,097,190**	**–**	**314,282,478**
Financial liabilities						
Accounts payable and accrued expenses	**294,720**	**–**	**–**	**–**	**–**	**14,964,114**
	US$5,750,762	**S$17,680**	**€7,722**	**¥14,097,190**	**£–**	**₱299,318,364**

[1] Exchange rate used - ₱50.99 to US$1
[2] Exchange rate used - ₱37.55 to S$1
[3] Exchange rate used - ₱57.51 to €1
[4] Exchange rate used - ₱0.44 to ¥1
[5] Exchange rate used - ₱68.53 to £1

			2020			
	SD[1]	SGD[2]	EUR[3]	JPY[4]	GBP[4]	Equivalents in PHP
Financial assets						
Cash and cash equivalents	US$4,108,867	S$ 17,680	€3,797	¥ 2,101,739	£	₱199,207,883
Receivables	1,191,113	–	–	–		57,881,225
	5,299,980	17,680	3,797	2,101,739	–	257,089,108
Financial liabilities						
Accounts payable and accrued expenses	–	–	–	–	–	–
	US$ 5,299,980	S$ 17,680	€3,797	¥ 2,101,739	£–	₱257,089,108

[1] Exchange rate used - ₱48.02 to US$1
[2] Exchange rate used - ₱36.12 to S$1
[3] Exchange rate used - ₱58.69 to €1
[4] Exchange rate used - ₱0.46 to ¥1
[5] Exchange rate used - ₱64.62 to £1

There are no other effects of the foreign currency sensitivity on the Group's equity other than those already affecting the consolidated statements of income.

Interest rate risk
The Group's exposure to market risk for changes in interest rates relates primarily to the Group's short-term and long-term obligations.

In order to effectively manage its interest rate risk and its financing costs, the Group closely monitors the movements of interest rates, as well as, economic factors affecting the trends of these movements. In certain cases, depending on its assessment of future movements of interest rates, the Group would pre-terminate its debt and obtain a new loan facility which provides for either floating or fixed interest rates. This is intended to minimize its financing costs.

The table below demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Group's profit before tax (through the impact on floating rate borrowings):

	2021		2020	
	Increase/decrease in basis points	**Effect on profit before tax**	Increase/decrease in basis points	Effect on loss before tax
Peso floating rate borrowing	**+963**	**(76,902,038)**	+690	55,442,960
	-963	**76,902,038**	-690	(55,442,960)

The forecasted movements in percentages of interest rates used were sourced by management from an affiliated bank. These are forecasted movements in the next twelve months.

There are no other impact on the Group's equity other than those already affecting the consolidated statements of income.

d. Credit risk

The Group's exposure to credit risk on its receivables relates primarily to the inability of the debtors to pay and fully settle the unpaid balance of receivables owed to the Group. The Group manages its credit risk in accordance with its credit risk policies which requires the evaluation of the creditworthiness of the debtors. The Group's exposure to credit risk on its other receivables from debtors and related parties is managed through close account monitoring and setting limits.

For a financial asset that arises from long-term construction contracts, the Group considers the asset to be in default if contractual payments are not settled within 90 days from the completion of the construction project. The Group's normal credit terms for construction projects is within 90 days based on its historical experience. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions.

The Group's maximum credit risk exposure for its secured loans receivables is equal to its carrying value in 2021 and 2020. The Group holds collateral against these loans receivables in the form of mortgage interests over property. The fair values of the collateral amounts to nil in 2021 and 2020. This resulted to a nil net exposure as at December 31, 2021 and 2020.

With respect to credit risk arising from cash and cash equivalents, unsecured loans receivables, accounts receivable, due from related parties, available-for-sale securities and receivables from EEI- RFI, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

The information about the credit exposure on the Company's receivables and contract assets using provision matrix and the credit quality of other financial assets is as follows:

	2021			
	Neither past due nor impaired		**Past Due and Impaired Financial Assets**	
	High Grade	**Standard Grade**		**Total**
Cash in bank and cash equivalents	**₱9,042,578,390**	**₱–**	**₱–**	**₱9,042,578,390**
Loans receivable	–	–	–	–
Receivables from:				
Construction and infrastructure	**983,818,549**	**1,257,039,484**	**76,241,674**	**2,317,099,707**
Education	**382,073,950**	**588,863,799**	**280,681,947**	**1,1,251,619,696**
Car dealership	**154,023,156**	**80,406,620**	**19,785,572**	**254,215,348**
Other services	**58,585,742**	**30,399,914**	**4,794,329**	**93,779,985**
Other receivables:				
Receivables from plant	**40,500,435**	–	–	**40,500,435**
Others	**56,106,402**	**17,147,413**	**16,261,538**	**89,515,353**
Miscellaneous deposits	–	–	–	–
Due from related parties	**145,283,445**	–	–	**145,283,445**
Receivable from a customer	**16,061,797**	–	–	**16,061,797**
Receivable from EEI Retirement Fund, Inc.	–	–	–	–
	₱10,879,031,866	**₱1,973,857,230**	**₱397,765,060**	**₱13,250,654,157**

	2020			
	Neither past due nor impaired		Past Due and Impaired Financial Assets	
	High Grade	Standard Grade		Total
Cash in bank and cash equivalents	3,218,733,775	₱–	₱–	₱3,218,733,775
Loans receivable	–	–	–	–
Receivables from:				
Construction and infrastructure	1,323,692,706	2,073,620,581	62,690,313	3,460,003,600
Education	442,657,670	548,688,000	174,881,069	1,166,226,739
Car dealership	284,537,041	148,540,401	36,551,181	469,628,623
Other services	118,230,929	61,349,568	9,675,359	189,255,856
Other receivables:				
Receivables from plant	38,118,335	–	-	38,118,335
Others	192,392,007	63,462,869	75,442,955	331,297,831
Miscellaneous deposits	15,579	114,370,736	3,335,193	117,721,508
Due from related parties	53,415,133	–	-	53,415,133
Receivable from a customer	20,479,281	–	-	20,479,281
Receivable from EEI Retirement Fund, Inc.	38,000,000	–	-	38,000,000
	₱3,805,856,175	₱7,178,464,400	₱362,576,070	₱7,178,464,400

Neither past due nor impaired accounts receivables, other receivables are classified into 'high grade' and 'standard grade'. The Group sets financial assets as 'high grade' based on the Group's positive collection experience. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. On the other hand, 'standard grade' are those which have credit history of default in payments.

Past due and impaired financial assets are those outstanding balances which are historically collected after due dates. Impairment is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of customer segments with similar loss patterns (i.e., type of customers). The calculation reflects the probability-weighted outcome and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The Company has the following financial assets that are subject to the expected credit loss model under PFRS 9:

- Cash and cash equivalents;
- Receivables;
- Contract assets
- Advances to officers and employees

The ending loss allowances as of December 31, 2021 and 2020 reconcile to the opening loss allowances as follows:

	2021	2020
Balance at beginning of year	**₱366,936,427**	₱286,043,524
Provisions	**122,176,169**	105,623,601
Write off	**(9,601,876)**	(24,730,698)
Balance at end of year	**₱479,510,720**	₱366,936,427

Credit Quality
The Group maintains internal credit rating system. Neither past due nor impaired financial assets are graded as either “Grade A/ High Grade” or “Grade B/ Standard Grade” based on the following criteria:

- Grade A are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits.

- Grade B are active accounts with minimal to regular instances of payment default, due to collection issues. These accounts are typically not impaired as the counterparties generally respond to the Group’s collection efforts and update their payments accordingly.

Cash in banks and cash equivalents are short-term placements and working cash fund placed, invested or deposited in reputable foreign and local banks in the Philippines. These financial assets are classified as Grade A due to the counterparties’ low probability of insolvency.

Receivables and receivables from related parties are Grade A because they are from related parties, employees and accredited customers who are highly reputable, progressive and consistently pay their accounts.

Security and other deposits and construction bond are Grade A since these were paid to creditworthy third parties.

The Group’s financial assets considered as neither past due nor impaired are all graded “A” based on the Group’s assessment.

A summary of Group exposure to credit risk under general and simplified approach as of December 31, 2021 and 2020 follows:

2021

	General Approach			Simplified
	Stage 1	Stage 2	Stage 3	Approach
Amortized cost				
Cash and cash equivalents	**₱9,056,486,073**	**₱–**	**₱–**	**₱–**
Trade receivables	–	–	–	**3,916,714,738**
Nontrade receivables	**291,361,030**	–	–	–
Contract asset	–	–	–	**9,877,856,941**
Total gross carrying amounts	**9,347,847,103**	–	–	**13,794,571,679**
Less allowance	–	–	–	**536,655,805**
	₱9,347,847,103	**₱–**	**₱–**	**₱13,257,915,874**

2020

	General Approach			Simplified
	Stage 1	Stage 2	Stage 3	Approach
Amortized cost				
Cash and cash equivalents	₱3,218,733,775	₱–	₱–	₱–
Trade receivables	–	–	–	5,285,114,818
Nontrade receivables	427,895,446	–	–	–
Contract asset	–	–	–	8,635,691,120
Total gross carrying amounts	3,646,629,221	–	–	13,920,805,938
Less allowance	–	–	–	403,721,730
	₱3,646,629,221	₱–	₱–	₱13,517,084,208

In 2021 and 2020, there were no movements between stage 1, 2 and 3.

Capital Management

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Group which is composed of diversified operations (i.e. construction and infrastructure operations, education and finance and leasing activities) manages its capital on a per entity basis. Each entity manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the years ended December 31, 2021 and 2020.

As at December 31, 2021 and 2020, the Group is subject to externally imposed capital requirements from its debt covenants including maintaining a maximum debt-to-equity structure ratio of 3:1 on NTC's unsecured bank loan and debt-to-equity structure ratio of 3:1 on the Parent Company's unsecured bank loan (Note 20). As of December 31, 2021 and 2020, the Group has complied with the provisions of the debt covenants. The Group considers total equity as its capital.

Parent Company, EEI and IPO

The Parent Company, EEI (construction and infrastructure operations) and IPO (education) monitor capital using gearing ratio. The Parent Company, EEI and IPO's policies are to keep the gearing ratio up to a maximum of 2:1, 4:1 and 2:1, respectively.

	2021	2020
Current liabilities	**₱17,188,279,183**	₱19,847,587,457
Noncurrent liabilities	**9,326,900,885**	9,570,310,084
Total liabilities (a)	**26,515,180,068**	29,417,897,541
Equity (b)	**30,552,860,553**	22,581,715,462
Debt to Equity Ratio (a/b)	**0.87:1**	1.29:1

On December 23, 2021, EEI issued and listed in the PSE non-convertible preferred shares generating net proceeds of ₱5.96 billion. Cumulative dividends in arrears on preferred shares as at December 31, 2021 amounted to ₱6.55 million.

Fair Value Information
The Group uses the following hierarchy in determining and disclosing the fair value of financial instruments by valuation techniques:

- *Level 1* - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- *Level 2* - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- *Level 3* - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practicable to estimate such value:

- *Cash and cash equivalents, receivables, due from related parties, accounts payable and other current liabilities, short-term loans and due to related parties*
  Carrying amounts approximate fair values due to the short-term nature of these accounts.

- *Receivable from EEI RFI* (Notes 7 and 17)
  The fair values of the receivable amounting to nil and ₱38.0 million as of December 31, 2021 and 2020, respectively, were estimated as the present value of all future cash flows discounted using the applicable rates for similar types of loans (Level 2 - significant observable inputs). Discount rates used in 2021 and 2020 were nil and 1.41%, respectively.

- *Interest-bearing trade receivables* (Notes 7 and 17)
  The fair value of interest-bearing trade receivables amounting to ₱16.1 million and ₱23.2 million as of December 31, 2021 and 2020, respectively, was estimated as the present value of all future cash flows discounted using the applicable rates for similar types of loans (Level 2 - significant observable inputs). Discount rate used in 2021 and 2020 was 1.66% and 1.41%, respectively.

- *Receivable from sale of investment properties* (Notes 7)
  The fair value of the receivable from sale of investment property amounting to ₱17.3 million and ₱21.3 million as of December 31, 2021 and 2020, respectively, was estimated as the present value of all future cash flows discounted using the applicable rates for similar types of loans (Level 2 - significant observable inputs). Discount rate used in 2021 and 2020 was 1.66% and 1.41%, respectively.

- *Equity investments at FVOCI* (Note 11)
  Quoted investments
  Fair value of investments in equity shares listed with Philippine Stock Exchange amounting to ₱109.3 million and ₱91.6 million as of December 31, 2021 and 2020, respectively, were determined by reference to the quoted price in the stock exchange at the end of the reporting period (Level 1 - quoted prices in active market).

  Fair values of investments in club/golf shares amounting to ₱19.0 million and ₱16.9 million as of December 31, 2021 and 2020, respectively, were determined by reference to the price of the most recent transaction at the end of the reporting period (Level 2 - significant observable inputs).

Hermosa Ecozone Development Corporation
The fair value of the Group's investment in HEDC is determined using the adjusted net asset approach wherein the assets of HEDC consisting mainly of parcels of land are adjusted from cost to their fair value. The valuation was performed by an independent SEC-accredited appraiser as of December 31, 2021.

The significant unobservable inputs (Level 3) used in the fair value measurement of HEDC are as follows:

The fair values of the land were determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size (20%), location (20%) and facilities and utilities (5%). Significant favorable (unfavorable) adjustments to the aforementioned factors based on the professional judgment of the independent appraisers would increase (decrease) the fair value of land. Depending on the status of the development, the value of the land per sqm ranges from ₱490 to ₱5,900.

A 5% increase (decrease) in the appraised value of the land per sqm could increase (decrease) the Group's investment by ₱15.7 million.

- *Long-term debt* (Note 20)
  The carrying value approximates the fair value using the EIR method because future payments are discounted based on interest at market rate.

  The fair values of the interest-bearing long-term debt amounting to ₱10,137.9 million and ₱7,420.3 million as of December 31, 2021 and 2020, respectively, were estimated as the present value of all future cash flows discounted using the applicable rates for similar types of loans (Level 2 -significant observable inputs). Discount rates used in 2021 and 2020 were and 3.25% to 4.31%, respectively.

- *Long-term retention payable*
  The fair values of the retention payable which is included in other noncurrent liabilities amounting to ₱242.9 million and ₱273.6 million as of December 31, 2021 and 2020, respectively, were estimated as the present value of all future cash flows discounted using the applicable rates for similar types of loans (Level 2 - significant observable inputs). Discount rates used in 2021 and 2020 were 1.66% and 1.41%, respectively.

As at December 31, 2021 and 2020, there were no transfers between Level 1 and Level 2 fair value measurements. There are no financial assets and financial liabilities recognized at fair value based on Level 3 and there are no transfers in and out of Level 3 categories in 2021 and 2020. No financial instrument fall within Level 3.

There were no transfers between levels of fair value measurements in 2021 and 2020. No transfers between any levels of the fair value hierarchy took place in the equivalent comparative period.

39. **Capital Stock**

Preferred stock

The authorized preferred stock is 2,500,000,000 shares at ₱0.40 par value. A reconciliation of the number of preferred shares outstanding as at December 31, 2021, 2020 and 2019 follows:

	2021		2020		2019	
	Amount	**Shares**	Amount	Shares	Amount	Shares
Balance at beginning of year	**₱–**	**–**	₱6,710,402	16,776,001	₱247,414,156	618,535,387
Redemption of preferred stock	**–**	**–**	(6,710,402)	(16,776,001)	–	–
Conversion of preferred stock to common stock	**–**	**–**	–	–	(240,703,754)	(601,759,386)
Balance at end of year	**₱–**	**–**	₱–	–	₱6,710,402	16,776,001

Redeemed preferred shares carried at ₱0.40 par value are treasury shares.

Common stock

The authorized common stock is 1,250,000,000 shares at ₱1.50 par value. A reconciliation of the number of common shares outstanding as at December 31, 2021, 2020 and 2019 follows:

	2021		2020		2019	
	Amount	**Shares**	Amount	Shares	Amount	Shares
Balance at beginning of year	**₱1,165,147,926**	**776,765,281**	₱1,165,147,926	776,765,281	₱924,444,172	616,296,114
Conversion of preferred stock	**–**	**–**	–	–	240,703,754	160,469,167
Balance at end of year	**1,165,147,926**	**776,765,281**	1,165,147,926	776,765,281	1,165,147,926	776,765,281
Treasury stock	**(2,607,600)**	**(300,000)**	(2,607,600)	(300,000)	(2,607,600)	(300,000)
	₱1,162,540,326	**776,465,281**	₱1,162,540,326	776,465,281	₱1,162,540,326	776,465,281

On May 24, 2013, the Parent Company repurchased 300,000 shares held as treasury stock at ₱8.69 per share for ₱2.61 million.

Details of the capital redemption and conversion follow:

Date of Redemption	**Amount**		**Record Date**	**Payment Date**
March 30, 2020	₱6,710,402	₱0.40	April 27, 2020	May 20, 2020
April 6, 2018	₱6,343,953	₱0.40	May 3, 2018	May 30, 2018
March 31, 2017	₱7,020,070	₱0.40	April 28, 2017	May 21, 2017
July 21, 2017	6,844,569	0.40	August 18, 2017	September 12, 2017
September 29, 2017	6,673,454	0.40	October 27, 2017	November 24, 2017
December 8, 2017	6,506,618	0.40	January 4, 2018	January 30, 2018
	₱27,044,711			
March 31, 2016	₱7,768,247	₱0.40	April 28, 2016	May 24, 2016
July 15, 2016	7,574,040	0.40	August 12, 2016	September 8, 2016
September 30, 2016	7,384,690	0.40	October 28, 2016	November 24, 2016
December 2, 2016	7,200,072	0.40	December 29, 2016	January 23, 2017
	₱29,927,049			

On March 30, 2020, after the declaration of cash dividends (Note 40), the BOD approved the redemption of 16,766,001 preferred shares at par value with a total amount of ₱6.71 million to the stockholders of the Parent Company's preferred shares on record as of April 27, 2020, payable on May 20, 2020.

In 2019, the Parent Company issued 160,169,167 common shares at ₱1.50 per share for the conversion of 601,759,386 preferred shares at 0.40 per share or ₱240,703,754. There was no capital redemption made during 2019.

In 2019 and prior years, the Parent Company's preferred shares have the following features:

a) Entitled to dividends at the rate of average 91-day T-Bill plus two percent;
b) Fully participating as to distribution of dividends;
   - Convertible into common shares at the option of the holders thereof from the date of issue at the conversion rate of 3 and 3/4 preferred shares to 1 common share for a price of ₱1.50 per common share subject to adjustments;
c) Redeemable at any one time or from time to time, at the option of the BOD of the Parent Company, subject to availability of funds; and
d) With voting rights and preferences as to assets upon dissolution of the Parent Company over common shareholders.

Below is the summary of the outstanding number of shares and holders of security as at December 31, 2021:

Year	Number of shares registered	Number of holders of securities
Preferred shares:		
January 1, 2019	618,535,387	48
Movement	(601,759,386)	–
December 31, 2019	16,776,001	42
Movement	(16,776,001)	
December 31, 2020	–	–
Movement	–	–
December 31, 2021	**–**	**–**
Common Shares:		
Janury 1, 2019	615,996,114	394
Movement	160,469,167	–
December 31, 2019	776,465,281	384
Movement	–	–
December 31, 2020	776,465,281	384
Movement	–	–
December 31, 2021	**776,465,281**	**384**

SEC approved the registration of the Parent Company's authorized capital stock before its listing date with the PSE, which was on July 2, 1962. The actual number of shares initially listed were 584,085 at an offer price of ₱10.0 per share. Total number of preferred and common shareholders was nil and 384 , respectively, as of December 31, 2021 and nil and 384, respectively, as of December 31, 2020.

40. **Retained Earnings**

Cash Dividends

The BOD declared cash dividends in 2021, 2020 and 2019 as follows:

		Amount per share			
Date of BOD Approval	**Amount**	**Preferred Shares**	**Common Shares**	**Record Date**	**Payment Date**
March 30, 2020	₱86,529	₱0.00515	₱–	April 27, 2020	May 20, 2020
April 5, 2019	₱4,688,498	₱0.00758	₱–	May 2, 2019	May 28, 2019
July 19, 2019	4,459,640	0.00721	–	August 15, 2019	September 10, 2019
July 19, 2019	50,758,965	0.01733	0.065	August 15, 2019	September 10, 2019
October 4, 2019	3,349,142	0.005415	–	October 31,2019	November 20, 2019
December 6, 2019	85,860	0.005118	–	January 2, 2020	January 28, 2020
	₱63,342,105				

On December 31, 2021, the Parent Company's BOD approved appropriation of retained earnings amounting to ₱3.5 billion, for planned investments and business expansion that the Parent Company intends to carry out for the next 2-3 years. On the same date, the Parent Company approved the reversal of ₱2.5 billion appropriation made in 2019 and 2018 following the completion of its previous planned investment and business expansion.

On March 30, 2020, the BOD approved the declaration of cash dividends of ₱0.00516 per share with a total amount of ₱0.09 million to the stockholders of the Parent Company's preferred shares on record as of April 27, 2020, payable on May 20, 2020.

On December 31, 2019, the Company's BOD approved additional appropriation of retained earnings amounting to ₱400 million for planned investments and business expansion that the Parent Company intends to carry out for 2-3 years.

On December 31, 2018, the Company's BOD approved additional appropriation of retained earnings amounting to ₱2,100 million for planned investments and business expansion that the Parent Company intends to carry out for 2-3 years.

On June 22, 2018, the BOD of EEI approved the appropriation of retained earnings of ₱4.0 billion for purchase of property and equipment as business expansion and manpower training program for the next three to five years. On December 4, 2020, the BOD of EEI approved the reversal of the said appropriation to make funds available for the ongoing projects, particularly in infrastructure.

Retained earnings include ₱3,582.3 million and ₱2,580.1 million as of December 31, 2021 and 2020, respectively, representing treasury shares, appropriated retained earnings and deferred tax assets that are not available for dividend declaration. After reconciling items, the retained earnings of the Parent Company that are available for dividend declaration amounted to ₱650.9 million and ₱1,359.3 million as of December 31, 2021 and 2020, respectively.

Under the Tax Code, publicly-held Corporations are allowed to accumulate retained earnings in excess of capital stock and are exempt from improperly accumulated earnings tax.

Restrictions

The Group's retained earnings include accumulated earnings of subsidiaries, associate and joint venture amounting to ₱5,766.5 million and ₱5,846.8 million as of December 31, 2021 and 2020, respectively, not declared as dividends to the Group. Accordingly, these are not available for dividend declaration.

41. **Other Matters**

a. On February 23, 2022, the Parent Company sold 1,612,759 SLRHSI shares to Sojitz Corporation amounting to ₱674,254,057 resulting to a gain on sale of shares amounting to ₱389.17 million. The sale resulted to decrease in percentage of ownership of the Parent Company on SLRHSI from 100% to 85%.

b. On February 8, 2022, SLRHSI received cash from Sojitz Corporation amounting to ₱486.42 million as deposit for future stock subscription.

c. In February 2022, the BOD of the EEI group approved the infusion of ₱41.7 million additional capital to BiotechJP.

d. Risks and Impacts of COVID-19
The Group, in cooperation with the Yuchengco Group of Companies Business Continuity Management - Disaster Recovery Management ("YGC BCM-DRM) Council have taken the necessary precautionary measures to mitigate the risks that may cause disruptions to its various businesses.

   1. Risk to the health and safety of employees, clients, suppliers, and communities. House of Investments and its subsidiaries have adopted the Department of Health guidelines and regularly give advisories on COVID-19 precautionary measures to ensure compliance with the Inter-Agency directives on Community Quarantine. The Group has also adopted its own protocols, including, but not limited to regular and frequent disinfection of buildings and office premises, temperature checks at all entry points and restricting entry of visitors to office premises. To further minimize the risk of person-to-person transmission, the Group has limited the assembly of people by conducting meetings via video- and/or tele-conferencing. The Group also implemented a combination of Four-day Work Week and Work-from-Home arrangements while ensuring that service interruptions to its clients are minimized.

   2. Disrupted business operations. The Group is compliant with national and local ordinances. To ensure minimal service interruptions and that its operations are not hampered, its various businesses have identified and designated essential and non-essential employees and wherever appropriate, have setup skeletal workforce.

      Despite the suspension of classes, disruptions on the academic outcomes of students were minimized as the Group's schools utilized alternative means to continue course work, e.g. on-line classes, coursework online, and independent projectized learning, among others. All these blended learning initiatives using multiple e-learning and course monitoring platforms allowed the students to fulfill their course requirements to comply with CHED or DepEd academic requirements amid the prolonged suspension of classes.

      The Group's Property Management team enhanced their services being at the forefront of the crisis management operations. The team is working hand-in-hand with the YGC BCM-BRM Council on the Group's group-wide risk mitigation initiatives.

3. Disrupted supply chain management. The Group is conducting assessments on all resources expected to come in and those expected to be ordered, particularly on the supply of resources coming from infected areas while taking into consideration the community quarantine declared in Metro Manila. In coordination with their respective planning groups, each business unit is working on making adjustments to minimize the impact of such disruption. This includes focusing on activities that have no issues with the supply of resources and looking for alternative suppliers from "virus-free" areas.

4. Disruption in Construction Segment. The COVID-19 pandemic has has continuously impacted the Group's operation and financial performance in 2021.

   At the end of 2021, the construction segment's unworked portion of existing contracts stood at ₱54.0 billion, including ARCC's backlog of ₱23.99 billion. The construction segment considers this backlog of projects as healthy and sustainable. The construction segment expects an overall strong performance in its domestic operations driven by the current buildings, infrastructure, electromechanical, and industrial projects in its pipeline as production continues to pick-up. Despite the delays in operations caused by the COVID-19 pandemic, the backlog was preserved and will be realized as construction works resume.

The COVID-19 pandemic was treated as an opportune time to recalibrate the Yuchengco Group of Companies' investment portfolio strategy via sharper focus on optimizing returns from existing businesses and a more disciplined process on capital deployment. The recovery exhibited in the operating results of its various business segments in 2021 is a testament that the Group's efforts were effective.

SGV
Building a better working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
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Philippines

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INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY SCHEDULES

The Board of Directors and the Stockholders
House of Investments, Inc.
9th Floor, Grepalife Building
221 Sen. Gil J. Puyat Avenue
Makati City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of House of Investments, Inc. and its Subsidiaries (the Group) as at December 31, 2021 and 2020 and for each of the three years in the period ended December 31, 2021, included in this Form 17-A, and have issued our report thereon dated April 8, 2022. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The schedules listed in the Index to the Financial Statements and Supplementary Schedules are the responsibility of the Group's management. These schedules are presented for purposes of complying with the Revised Securities Regulation Code Rule 68, and are not part of the basic financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, fairly state, in all material respects, the financial information required to be set forth therein in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Wenda Lynn M. Loyola

Wenda Lynn M. Loyola
Partner
CPA Certificate No. 109952
Tax Identification No. 242-019-387
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 109952-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-117-2022, January 20, 2022, valid until January 19, 2025
PTR No. 8854316, January 3, 2022, Makati City

April 8, 2022

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INDEPENDENT AUDITOR'S REPORT ON
COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS

The Board of Directors and the Stockholders
House of Investments, Inc.
9th Floor, Grepalife Building
221 Sen. Gil J. Puyat Avenue
Makati City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of House of Investments, Inc. and its Subsidiaries (the Group) as at December 31, 2021 and 2020 and for each of the three years in the period ended December 31, 2021, and have issued our report thereon dated April 8, 2022. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Group's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements prepared in accordance with PFRS. The components of these financial soundness indicators have been traced to the Group's consolidated financial statements as at December 31, 2021 and 2020 and for each of the three years in the period ended December 31, 2021 and no material exceptions were noted.

SYCIP GORRES VELAYO & CO.

Wenda Lynn M. Loyola

Wenda Lynn M. Loyola
Partner
CPA Certificate No. 109952
Tax Identification No. 242-019-387
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 109952-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-117-2022, January 20, 2022, valid until January 19, 2025
PTR No. 8854316, January 3, 2022, Makati City

April 8, 2022

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON REVISED SRC RULE 68

DECEMBER 31, 2021

Philippine Securities and Exchange Commission (SEC) issued the Revised Securities Regulation Code (SRC) Rule 68 which consolidates the two separate rules and labeled in the amendment as "Part I" and "Part II", respectively. It also prescribed the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by Revised SRC Rule 68 that are relevant to the Group. This information is presented for the purpose of filing with the SEC and is not required part of the basic financial statements.

Schedule A. Financial Assets in Equity Securities
The Group is not required to disclose the financial assets in equity securities as the equity investments at fair value through other comprehensive income (FVOCI) amounting ₱527.37 million do not constitute 5% or more of the total current assets of the Group as at December 31, 2021.

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)
As at December 31, 2021, the Group has no receivable above P1 million or 1% of the total assets, whichever is lower from directors, officers, employees, and principal stockholders (other than related parties).

Schedule C. Amounts Receivable from Related Parties which are eliminated during the Consolidation of Financial Statements

Below is the schedule of receivables with subsidiaries, which are eliminated in the consolidated financial statements as at December 31, 2021:

Name and designation of debtor	Balance at beginning of year	Additions	Amounts collected	Amounts written off	Balance at end of year
Landev Corporation					
Due from affiliates	₱1,268,632	₱2,579,380	₱–	₱–	**₱3,848,012**
Dividends receivable	60,000,145	50,000,000	(60,000,295)	–	**49,999,850**
	61,268,777	52,579,380	(60,000,295)	–	**53,847,862**
Greyhounds Security and Investigation Agency Corporation					
Due from affiliates	101,746	698,420	(34,634)	–	**765,532**
Dividends receivable	–	17,999,064	–	–	**17,999,064**
	101,746	18,697,484	(34,634)	–	**18,764,596**
Investment Managers, Inc.					
Due from affiliates	673,700	4,220,581	–	–	**4,894,281**
iPeople, inc. and subsidiaries					
Due from affiliates	21,606,557	51,144,440	(59,262,269)	–	**13,488,728**
Dividends receivable	–	150,639,196	(150,639,196)	–	**–**
	21,606,557	201,783,636	(209,901,465)	–	**13,488,728**
EEI Corporation and subsidiaries					
Due from affiliates	1,520,961	4,365,214	(3,486,175)	–	**2,400,000**
La Funeraria Paz Sucat, Inc					
Due from affiliates	1,554,601	6,411,846	(7,533,119)	–	**433,328**
Dividends receivable	–	5,000,000	(5,000,000)	–	**–**
	1,554,601	11,411,846	(12,533,119)	–	**433,328**
Zambowood Realty and Development Corp					
Due from affiliates	4,342	11,401	–	–	**15,743**
Dividends receivable	–	277,098	–	–	**277,098**
	4,342	288,499	–	–	**292,841**
Xamdu Motors, Inc.					
Due from affiliates	4,000	11,328	–	–	**15,328**
Zamboanga Carriers, Inc					
Due from affiliates	6,943	11,687	–	–	**18,630**
Dividends receivable	–	796,229	–	–	**796,229**
	6,943	807,916	–	–	**814,859**

(Forward)

Name and designation of debtor	Balance at beginning of year	Additions	Amounts collected	Amounts written off	Balance at end of year
Hexagon Lounge, Inc.					
Due from affiliates	–	57,083	(1,713)	–	**55,370**
San Lorenzo Ruiz Investment Holdings and Services, Inc.					
Due from affiliates	–	1,507,619	(35,017)	–	**1,472,602**
Secon Professional					
Due from affiliates	–	89,911	–	–	**89,911**
HI Cars, Inc. (formerly Honda Cars Kalookan Inc.)					
Due from affiliates	425,945	590,470	–	–	**1,016,415**
	₱87,167,572	₱296,410,967	(₱285,992,418)	₱–	**₱97,586,121**

These receivables are non-interest bearing and are expected to be settled within the next twelve months.

Schedule D. Intangible Asset - Other Noncurrent Assets
As at December 31, 2021, the Group's intangible assets consist of goodwill and computer software. Goodwill in the Group's consolidated statements of financial position arose from the acquisition of EEI, iPeople, and MESI. Details of the Group's intangible assets are as follows:

Description	Balance at beginning of year	Additions at cost	Charged to cost and expenses	Charged to other accounts	Other changes additions (deductions)	Balance at end of year
Goodwill	₱484,829,719	₱–	₱–	₱–	₱–	₱484,829,719
Intellectual property rights	523,103,000	–	–	–	–	523,103,000
Student relationship	78,824,857	–	(35,063,630)	–	–	43,761,227
Computer software	13,234,817	20,131,041	(5,716,531)	–	(312,413)	27,336,914
	₱1,099,992,393	₱20,131,041	(₱40,780,161)	₱–	(₱312,413)	₱1,079,030,860

Schedule E. Long-term Debt
Below is the schedule of long-term debt of the Group:

Type of Obligation	Amount	Current	Noncurrent
MCM Peso-denominated ten (10) year term loan, payable in 20 equal quarterly payments which will to start at the end of 21st quarterl from the initial drawdown date. Interest is subject to quarterly repricing	1,494,646,215	21,001,400	1,473,644,815
NTC Peso-denominated seven (10) year term loan, payable in 28 quarterly payments starting May 2022 with interest subject to annual repricing based on higher of 5.5% or prevailing 1-year rate plus interest spread	380,000,000	–	380,000,000
EEI Fixed-rate corporate promisory notes with effective interest of 4.8% per annum for seven years (7) years	8,078,421,328	3,466,857,730	4,611,563,598
BIOTECH JP Yen-denominated five (5) year, four and half (4.5) year term and six (6) month term loan, with interest rate of 0.05% per annum, 0.30% per annum and 2.45% oer annum, respectively	184,795,447	59,347,347	125,448,100
	10,137,862,990	**3,547,206,477**	**6,590,656,513**

Schedule F. Indebtedness to Related Parties (Long-term Loans from Related Companies)
As at December 31, 2021, the Group has no long-term loans from its related parties.

Schedule G. Guarantees of Securities of Other Issuers
There are no guarantees of securities of other issuing entities by the Group as at December 31, 2021.

Schedule H. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related statement of financial position caption	Number of shares held by related parties	Directors, Officers and Employees	Others
Common shares	1,250,000,000	776,465,281	574,655,552	2,368,580	199,441,149
Preferred shares	2,500,000,000	–	–	–	–

HOUSE OF INVESTMENTS, INC.

RECONCILIATION OF RETAINED EARNINGS AVAILABLE FOR DIVIDEND DECLARATION

Items	Amount
Unappropriated retained earnings, beginning	₱1,359,313,335
Cumulative prior year adjustments on provision for deferred taxes	(75,657,780)
Unappropriated retained earnings as adjusted, beginning	1,283,655,555
Net income for the year	363,197,009
Provision for deferred income tax through profit or loss	474,197
Less: Non-actual/unrealized income	
Equity in net income of associate/joint venture	–
Unrealized foreign exchange gain	–
Fair value adjustment (M2M gains)	–
Fair value adjustment of investment property resulting to gain adjustment due to deviation from PFRS/GAAP-gain	–
Other unrealized gain or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	–
Add: Non-actual losses	
Depreciation on revaluation increment (after tax)	–
Adjustment to deviation from PFRS/GAAP-loss	–
Loss in fair value adjustment of investment property (after tax)	–
Net income realized	363,671,206
Dividends declaration during the year	–
Appropriations of retained earnings during the year	(3,500,000,000)
Reversal of appropriations during the year	2,500,000,000
Unappropriated retained earnings, as adjusted, ending	₱647,326,761

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS AS OF DECEMBER 31, 2021 AND 2020

Financial Soundness Indicator

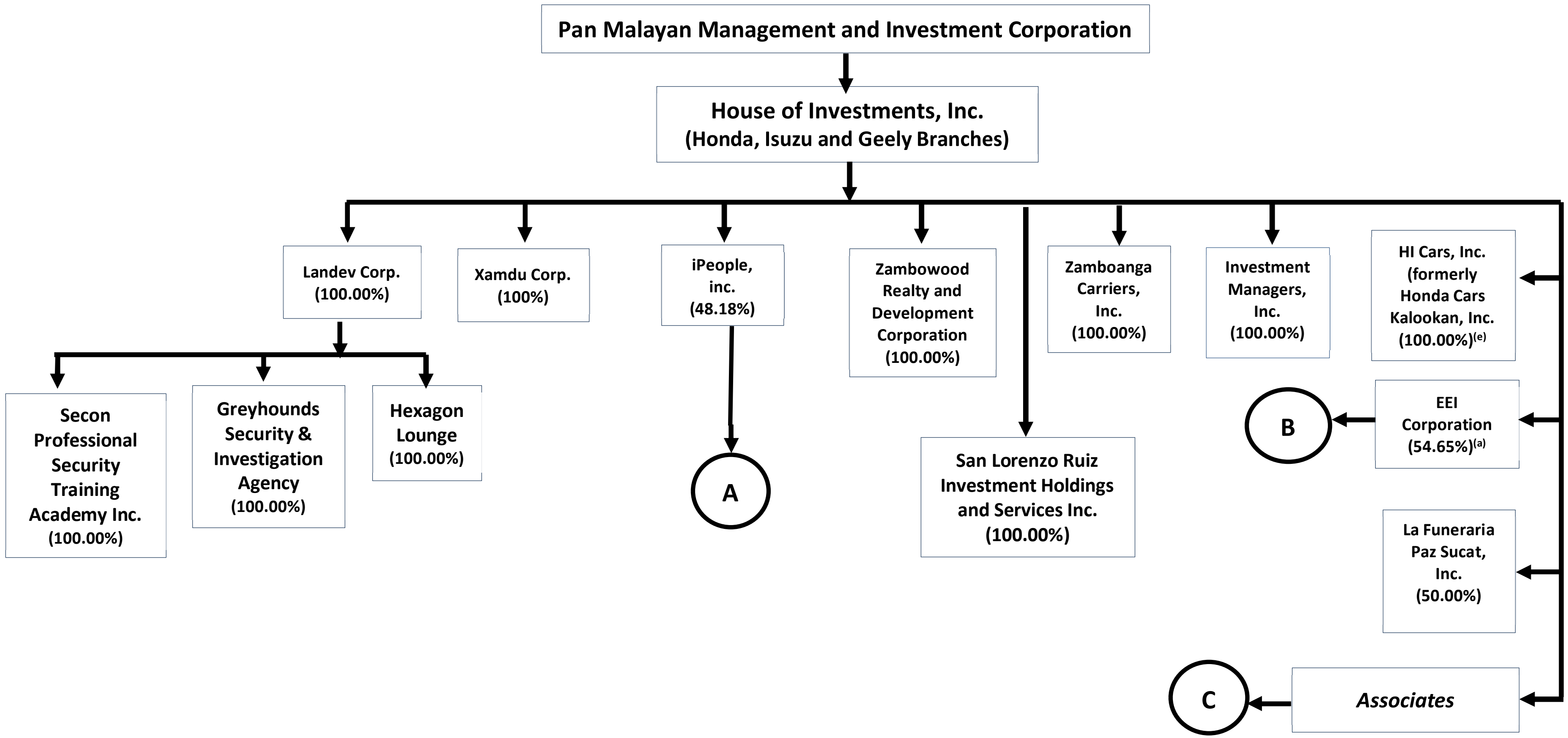
Below are the financial ratios that are relevant to the Group for the years ended December 31, 2021 and 2020:

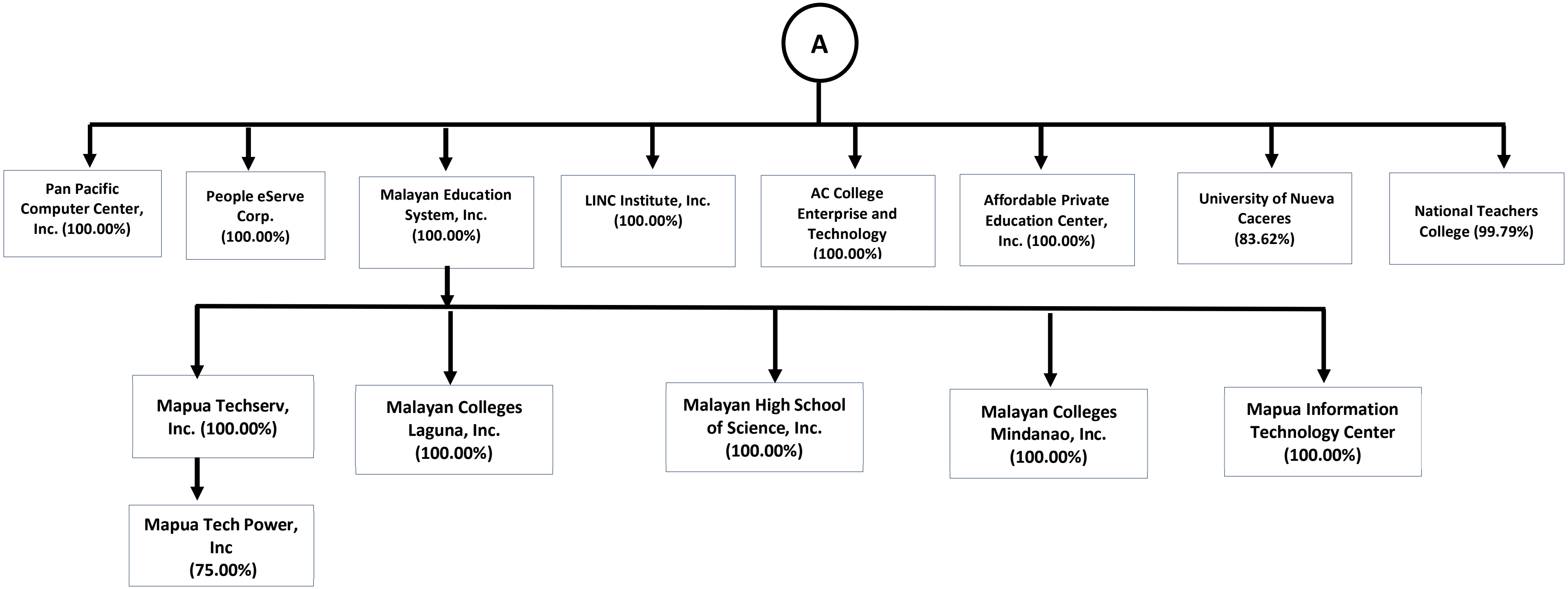
Financial ratios		**2021**	2020
Current ratio	Current assets / Current liabilities	**1.42:1**	1.02:1
Solvency ratio	Net income plus depreciation / Total liabilities	**0.10:1**	(0.011:1)
Debt to equity ratio	Total liabilities / Total equity	**0.90:1**	1.37:1
Asset-to-equity ratio	Total assets / Total equity	**1.90:1**	2.37:1
Interest rate coverage	EBIT* / Interest expense	**3.71:1**	(3.16:1)
Return on assets	Net income / Average total assets	**2.98%**	(3.26%)
Return on equity	Net income / Average total equity	**6.26%**	(7.47%)

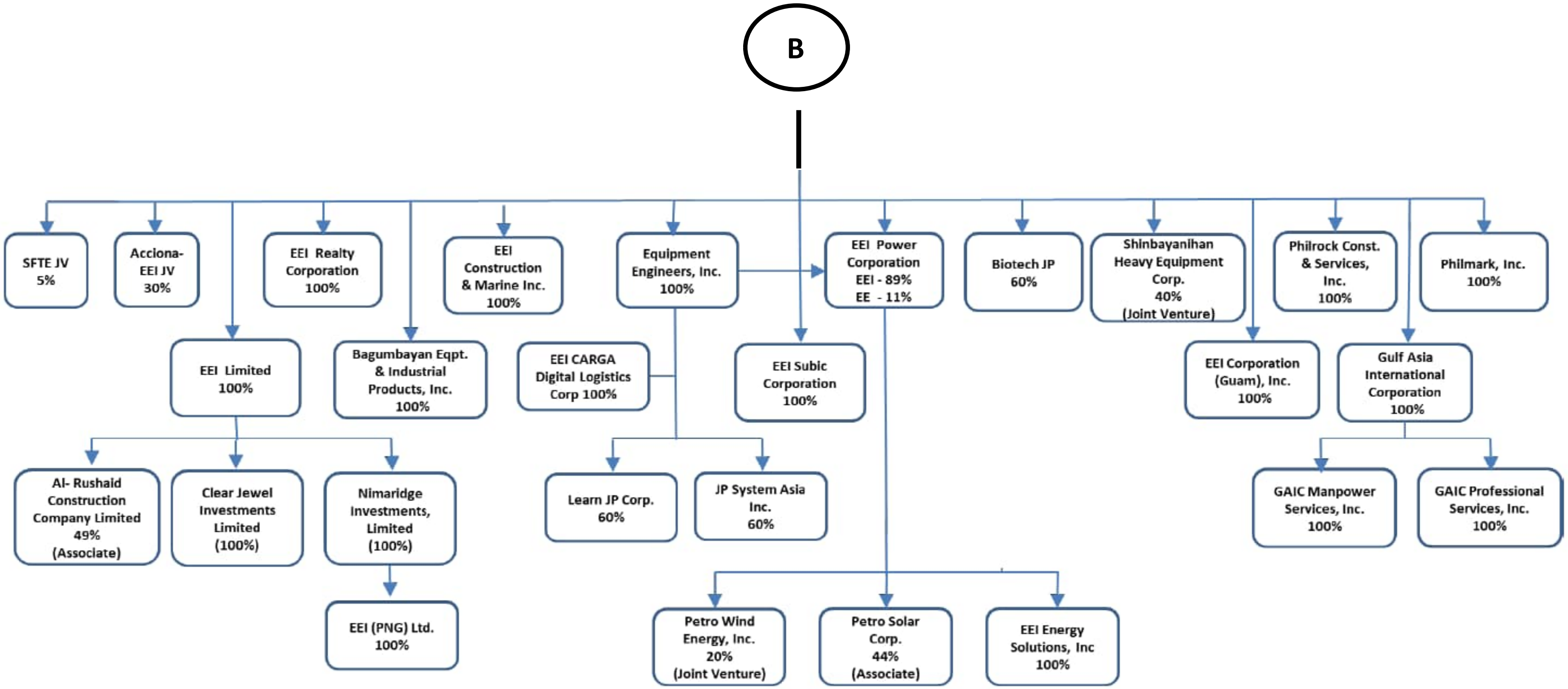
**Earnings before interest and taxes (EBIT)*

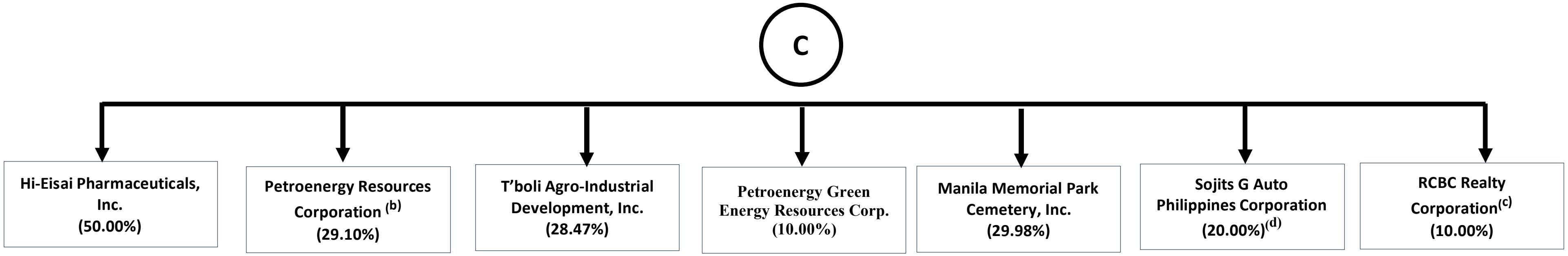
HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
MAP OF RELATIONSHIPS OF THE COMPANIES WITHIN THE GROUP

Group Structure
Below is a map showing the relationship between and among the Group and its ultimate parent company, subsidiaries, and associates as of December 31, 2021:




A
Pan Pacific Computer Center, Inc. (100.00%)
People eServe Corp. (100.00%)
Malayan Education System, Inc. (100.00%)
LINC Institute, Inc. (100.00%)
AC College Enterprise and Technology (100.00%)
Affordable Private Education Center, Inc. (100.00%)
University of Nueva Caceres (83.62%)
National Teachers College (99.79%)
Mapua Techserv, Inc. (100.00%)
Malayan Colleges Laguna, Inc. (100.00%)
Malayan High School of Science, Inc. (100.00%)
Malayan Colleges Mindanao, Inc. (100.00%)
Mapua Information Technology Center (100.00%)
Mapua Tech Power, Inc (75.00%)


B
SFTE JV 5%
Acciona-EEI JV 30%
EEI Realty Corporation 100%
EEI Construction & Marine Inc. 100%
Equipment Engineers, Inc. 100%
EEI Power Corporation EEI - 89% EE - 11%
Biotech JP 60%
Shinbayanihan Heavy Equipment Corp. 40% (Joint Venture)
Philrock Const. & Services, Inc. 100%
Philmark, Inc. 100%
EEI Limited 100%
Bagumbayan Eqpt. & Industrial Products, Inc. 100%
EEI CARGA Digital Logistics Corp 100%
EEI Subic Corporation 100%
EEI Corporation (Guam), Inc. 100%
Gulf Asia International Corporation 100%
Al- Rushaid Construction Company Limited 49% (Associate)
Clear Jewel Investments Limited (100%)
Nimaridge Investments, Limited (100%)
Learn JP Corp. 60%
JP System Asia Inc. 60%
GAIC Manpower Services, Inc. 100%
GAIC Professional Services, Inc. 100%
EEI (PNG) Ltd. 100%
Petro Wind Energy, Inc. 20% (Joint Venture)
Petro Solar Corp. 44% (Associate)
EEI Energy Solutions, Inc 100%



a. In November 2019, the Parent Company purchased additional 3 million shares resulting to an increased ownership interest from 54.36 to 54.65%.

b. On February 21, 2013, significant influence was obtained through piecemeal acquisition. In 2014, the Parent Company purchased additional 6.6 million shares of PERC increased ownership interest from 20.00% to 22.41%. In 2018, the Parent Company purchased additional 69,285,418 shares amounting to P332.6M from stock rights offering, which increased ownership to 28.36%. In 2019, Parent Company purchased additional 4.2 million shares resulting to an increased ownership to 29.10%

c. On September 17, 2013, the Group acquired 10.00% ownership in RRC. The Group was able to exercise significant influence since it has the capacity to participate in the financial and operating decisions of RRC through common key management and representation to the Board of Directors

d. On November 8, 2019, the Parent Company purchased 2,500,000 shares of Sojitz G Auto Philippines Corporation from Sojitz Corporation amounting to P50,000,000 equivalent to 20% ownership equity.

e. In July 2021, the Parent Company purchased additional 27,000,000 shares of HI Cars, Inc. (formerly Honda Cars Kalookan, Inc.) resulting to 100% ownership.

House of Investments, Inc.
Sustainability Report
December 31,2021

Contextual Information

Company Details	
Name of Organization	House of Investments Inc.
Location of Headquarters	9th floor, Grepalife Building, Gil Puyat Ave, Makati City
Location of Operations	With operations in Luzon, Visayas, and Mindanao
Report Boundary: Legal entities (e.g. subsidiaries) included in this report*	Report includes information from the following subsidiaries: 1. iPeople Inc. a. Malayan Education Systems, Inc. (Operating under the name of "Mapúa University") b. Malayan Colleges Laguna, Inc. (A Mapúa School) c. Malayan Colleges Mindanao (A Mapúa School), Inc. d. Malayan High School of Science, Inc. e. Affordable Private Education Center, Inc. (operating under the name of "APEC Schools") f. University of Nueva Carceres g. National Teachers College 2. EEI Corporation 3. Landev Corporation a. Greyhounds Security and Investigation Corporation b. SECON Professional Training Academy 4. RCBC Realty Corporation 5. Hi-Eisai Pharmaceutical, Inc. 6. PetroEnergy Resources Corporation a. PetroGreen Energy Corporation i. Maibarara Geothermal Inc. ii. PetroWind Energy Inc. iii. PetroSolar Corporation 7. HI Cars, Inc.
Business Model, including Primary Activities, Brands, Products, and Services	House of Investments, Inc. (HI), an investment holding and management company, acquires, organizes, invests, and divests in various relevant corporate institutions and industries. HI provides an investment opportunity by raising funds from various sources to acquire entire businesses, take majority or significant minority control, and/or enter into joint ventures. HI aims to continue to build and grow a portfolio of strategically diversified and sustainable investments relevant to nation-building, mindful of its environmental, economic, social, and governance responsibilities. The Company's core business focus is organized into four

	segments, namely: Construction, Education, Automotive, and Property Management Services. For Sustainability Reporting, the company will include its energy and pharmaceutical portfolio investments. Construction HI owns a majority stake in EEI Corporation (PSE:EEI). EEI is one of the largest general contracting firms in the country with domestic and international operations spanning across Southeast Asia to the Middle East. It is the market leader in the domestic construction and general contracting sector. It also has a world-class fabrication yard in Bauan, Batangas capable of servicing high-end electromechanical industries and refineries around the world. EEI is a Quadruple A rated General Engineering Contractor. This is the highest category license issued by the Philippine Contractors Accreditation Board (PCAB) of the Construction Industry Authority of the Philippines, an attached agency of the Department of Trade and Industry. The Company also holds ISO 9001, ISO 14001, and OHSAS 18001 certifications for quality, environmental management, and occupational health and safety standards. www.eei.com.ph Education HI owns a significant stake in iPeople, Inc. (PSE:IPO). iPeople (IPO) is the holding company under HI and the Yuchengco Group of Companies (YGC) that drives investments in the education sector. iPeople, Inc. (IPO) provides quality and accessible education to students from kindergarten to post-graduate across all income segments. IPO through its subsidiary schools, aims to promote research and innovation that addresses the concerns of communities and solve problems of industries. IPO also aims to become one of the best in the fields of Science, Technology, Engineering, and Mathematics (STEM) and leverage on the strength of its subsidiary schools in STEM, Outcomes-Based Education (OBE), distance learning, and cost-effective EdTech. https://ipeople.com.ph/home/our-company/corporate-profile/ Automotive HI owns and operates car dealerships under the Honda, Isuzu and Geely brands. HI's Honda dealerships are in Quezon Avenue, Manila and Tandang Sora, and Greenhills. The Isuzu dealerships are in Manila, Quezon City and Leyte. Geely dealership is in Manila. Property Management Services

	HI wholly owns Landev Corporation, which is primarily engaged in project, property, and facilities management. It also provides security services through its subsidiary Greyhounds Security and Investigation Corp. HI owns a minority stake in RCBC Realty Corporation, which provides real estate services. RCBC Realty Corporation is the Corporation is the owner of RCBC Plaza. Energy HI has investments in the energy sector through its stake in PetroEnergy Resources Corporation (PSE:PERC) and EEI Power Corporation, a wholly-owned subsidiary of EEI. PetroEnergy 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 engages 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 through its participation in Petro Green Energy Corporation, Petro Wind Energy, Inc. and PetroSolar Corporation. Pharmaceuticals HI-Eisai Pharmaceutical, Inc. is a joint venture with the Eisai Company of Japan. HI-Eisai imports pharmaceuticals from Japan which it sells in the Philippine market through established drug distributors. HI-Eisai has distinguished itself in the Philippines as the human healthcare corporation that markets high quality and innovative pharmaceutical products. https://hoi.com.ph/home/our-business/
Reporting Period	January 1, 2021 to December 31, 2021
Highest Ranking Person responsible for this report	Ruth C. Francisco HI Chief Risk Officer

Materiality Process

Explain how you applied the materiality principle (or the materiality process) in identifying your material topics.

In 2019, the HI Group Senior Management and representatives from each of the divisions underwent several trainings and workshops to enhance their capability to assess the company's material non-financial aspects, while finding opportunities where the company can contribute to sustainable development through its core business. The steps undertaken are summarized as follows:

a. Understanding the Sustainability Context: This step provides an overview of key societal challenges we are currently facing to provide better context in identifying which sustainability topics are material to the company, but also those that are material to society at large. This encouraged the Company to think beyond financial performance and explore how their core business can contribute to addressing these key societal challenges.

b. Identifying material topics: An initial list of material topics was put together by the HI Group Senior Management and validated through group discussions with sustainability point persons per division, including middle management. Discussions were also made with key officers who have regular touch points with stakeholders to inform the materiality with common stakeholder issues and expectations. In finalizing the material topics, we used the guide questions in the memorandum:

    a. Is it a key capital/risk/opportunity?
    b. Do our key business activities impact the sustainability topic?
    c. Do our major suppliers contribute significant impacts to this topic?
    d. Do our products and services contribute significant impacts to the topic?
    e. Is there a trend that points to a great likelihood that this topic will become material in the future?

c. Defining Performance Metrics and Management Approach: For each material topic we identified, we defined key metrics that effectively measure our performance on such topics. We used the GRI reporting standards as reference. We also identified management approaches that are already in place or those we think should be put in place to improve our performance on these sustainability areas.

The UN Sustainable Development Goals (SDGs) was used as a guideline to identify the Company's societal, environmental, and economic impact and value creation.

Economic

Economic Performance
Direct Economic Value Generated and Distributed

Disclosure	Amount	Units
Direct Economic Value Generated (Revenue)	25,353,868,181	PhP
Direct Economic Value Distributed	22,240,034,237	PhP
Operating Costs	11,615,215,011	PhP
Employee Wages and Benefits	9,522,073,049	PhP
Payments to Providers of Capital	753,967,719	PhP
Taxes to Government	179,770,993	PhP
Community Investments	169,007,466	PhP
Economic value retained	3,113,833,944	PhP

Direct economic value generated, retained, and distributed include the economic impacts of all subsidiaries of HI Group, including subsidiaries that are outside the scope of this report.

Direct Economic Value
Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

The economic impacts of HI are a result of its business activities. The scale of the impact will increase or decrease according to the scale of the business of HI and its subsidiaries. Our contribution to increasing the economic activity in the areas where we operate is based on how we flow economic value to various stakeholders such as government, suppliers, employees, local communities, and investors. The extent of employment opportunities we create through our businesses and through our suppliers is also affected by our business performance and success. Similarly, how we deploy our products and services in the education, construction, property management services, automotive, energy, and pharmaceuticals business segments also contribute in significant ways to economic growth and overall nation-building.

In 2021, HI Group generated PhP25,353,868,181 of direct economic value impact, 88% of which was distributed among the various stakeholders and the balance of 12% was retained for liquidity and investments purposes. The economic value generated for the year posted a growth rate of 12% against the prior year. The growth can be attributed to the gradual reopening of the economy during the year allowing businesses to operate at regulated levels due to the controlled pandemic environment.

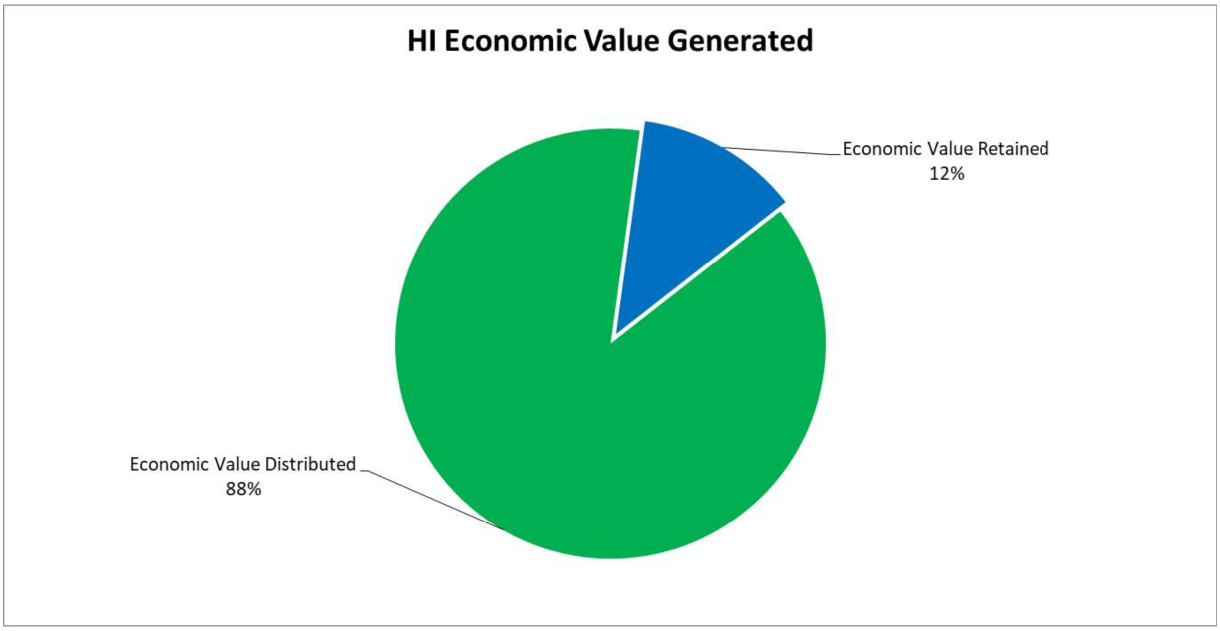


Figure 1. HI Economic Value Generated. HI distributed 88% of direct economic value generated and retained 12%.

The economic value distributed representing 88% of the value generated flowed back to the economy. Operating costs and expenses paid to various suppliers accounted for 52% of the economic value distributed while employees' wages and benefits had a 43% share. The remaining 5% was distributed to the providers of capital, the government, and to community investments.

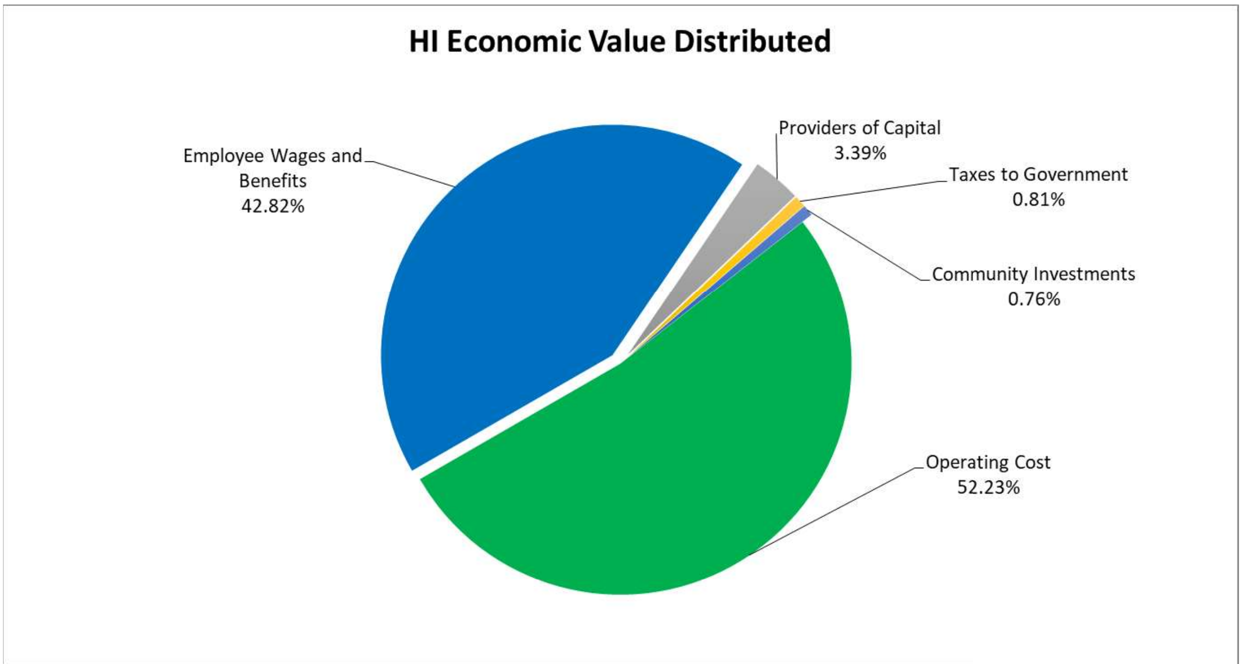


Figure 2. HI Economic Value Distributed. The operating costs accounted for 52% of the economic value distributed while employee wages and benefits accounted for 43%.

Discussion on Opportunities

HI and its relevant subsidiaries continue to explore opportunities to increase its direct economic impact. These include creating and growing a portfolio of strategically diversified and sustainable investments relevant to nation-building, supportive of the environmental and social goals, increasing funding from investors, and forging new partnerships.

Capitalizing on the efficient management of the challenges of the pandemic in the education business segment, the Group is looking for more opportunities to expand its offerings of fully online programs and remote learning. There is also an opportunity to expand HI's direct economic impact in the construction and renewable energy sectors.

Climate-related risks and opportunities

The climate-related risks are covered by the risk management process and are being discussed by HI's Board Risk Oversight Committee (BROC). HI does not yet have a complete working plan for addressing climate-related risks. The Company is developing a system to understand the impact on its businesses including the vulnerabilities at different climate change scenarios to be able to fully disclose on this. The Company will be working on the plan to be able to possibly disclose in 2022.

Governance – Disclose the organization's governance around climate-related risks and opportunities

1. Describe the board's oversight of climate-related risks and opportunities
   HI has a Board Risk Oversight Committee (BROC), an extension of the full Board of Directors, which meets every quarter to discuss key risks and opportunities of the company. One of the BROCs main roles is to review management's effectiveness in managing risks. The BROC also provides direction and guidance on how the company will not only respond to risks, but also take advantage of opportunities. For 2022, monitoring efforts towards meeting sustainability initiatives will be communicated and evaluated by the BROC.
2. Describe management's role in assessing and managing climate- related risks and opportunities
   The company has a Risk Management Council (RMC) composed of the top management. It meets every quarter to discuss the top risks and opportunities of company and strategies needed to manage such risks. The RMC is also tasked to execute the direction set by the BROC regarding strategic risks and opportunities. For 2022, the top risks will be expanded to include climate change risks.

Strategy – Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning where such information is material

1. Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term
   Climate change has increased the severity of extreme weather events like stronger typhoons, floods, storm surges, droughts, fires, and others. Such phenomena impact business, industry, and employee safety and well-being. HI Group has policies and procedures in place to protect its businesses and employees.
2. Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy and financial planning.
   The Company and its subsidiaries acknowledge the existence of climate change and its intensifying effect. The risks identified include the following: cancellation of classes; work

stoppage in affected construction projects, offices, and service centers; and destruction of properties where there is an extreme weather event.

The Group has identified the following opportunities: investment in renewable power or clean energy (like solar power farms and wind power); development of capabilities to design and build structures for flood mitigation (like flood gates) and enhancement of capabilities to perform green construction (like LEED certified) for the construction group; fully online delivery of classes for the education group; and digitization of processes across the entire group, among others.

As awareness of climate change risk increases throughout HI, additional risks and opportunities identified and required funding (if necessary), are being integrated in the operations of the Group. The group of companies also have insurances and business continuity programs for managing the effects of these perils to the business units.

3. Describe the resilience of the organization's strategy, taking into consideration different climate - related scenarios including a 2°C or lower scenario

   HI Group just started to embark on sustainability initiatives a few years back, focusing on promoting awareness among its stakeholders. Awareness continues to grow, including the need to commit to ongoing reduction of environmental impacts. The HI Group is committed to doing its part in limiting a global rise in temperature to under 2° by 2030. The Company is putting together the system to understand our vulnerabilities at different climate change scenarios and is working to disclose possibly in 2022.

   Once the system is in place, the Company will establish an environmental plan, anchored on the 2°C scenario. The plan will include the metrics to be used, outline strategies to be implemented, and provide for constant feedback to determine if HI Group is on track in meeting key targets. Adjustments will be made to ensure HI Group will be able to meet its commitment.

Risk Management – Disclose how the organization identifies, assesses, and manages climate-related risks

1. Describe the organization's processes for identifying and assessing climate- related risk

   The functional managers and their respective staff, as the risk owners, are responsible for identifying, assessing, and managing the climate-related risks inherent to their functions and operations. The Company has a Risk Management Council (RMC), composed of executive management, which meets periodically to discuss the key risks and opportunities, as well as the necessary strategies to manage the identified risks. The key risks are reported to the Board Risk Oversight Committee (BROC) for review and appropriate guidance. For 2022, HI will incorporate the climate-related risks assessment in its enterprise risk assessment process.

2. Describe the organization's processes for managing climate- related risks

   Managing climate-related risks will follow the HI risk management process. Risk Management, in coordination of the risk owners will identify climate change risk areas and present to the RMC for discussion and strategic implementation. These identified risks will be presented at the quarterly RMC and BROC meetings for review, clarification and guidance. HI ensures that the Group are aligned and continue to comply with the environment-related goals and commitments.

2. Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management

   Climate-related risk assessment will be imbedded into the enterprise risk management process. The identified climate-related risks will be included in the periodic risk reviews, both at the Management and Board levels where appropriate. A risk champion for environment-related risks will be identified to assist in monitoring and managing the risks.

Metrics and Targets – Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material

1. Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process
   For 2022, HI will identify and decide on the metrics to be used to assess and manage relevant climate-related risks, opportunities, and climate change impact.
2. Describe the targets used by the organization to manage climate- related risks and opportunities and performance against targets
   HI aims to set performance targets for climate change risk in 2022 as it integrates climate= related risks in the enterprise risk management process.

Procurement Practices

Proportion of spending on local suppliers
Local suppliers are suppliers with operations in the Philippines.

Disclosure	Quantity	Units
Percentage of procurement budget used for significant locations of operations that is spent on local suppliers	96%	%

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

HI contributes to nation-building by purchasing from local suppliers whenever possible. Depending largely on local suppliers, spending of 96% of its total purchases, HI directly impacts the suppliers' own chain and their employees. The objective of HI's procurement process is to purchase goods and services efficiently and effectively while promoting fairness in dealings with the its suppliers and service providers. The Company continuously review, improve, and enforce procurement policies and procedures to ensure that all business units and suppliers are compliant with principles under the YGC Code of Business Conduct and Ethics and the HI Code of Conduct, including but not limited to Conflicts of Interest, Related Party Transactions, among others. All vendors are vetted and screened. The Procurement Department also performs vendor management, strategic sourcing of repetitive items, management of big-ticket purchases, enterprise spend analysis, and procurement risk management. The main risk in procurement is the possibility that the necessary goods and services are not available at the time these are required which may lead to higher costs of acquisition. The risk is being managed by strictly monitoring budgetary requirements and forging bulk purchase agreements with the suppliers when necessary.

Discussion on Opportunities
While the preference to purchase from local suppliers whenever possible is being practiced, there is no formal policy nor target metric for this. HI will work on procurement initiatives supportive of the UN sustainable goals in 2022.

Anti-corruption

Training on Anti-corruption Policies and Procedures

Disclosure	Quantity	Units
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to (1)	87%	%
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to (1)	88%	%
Percentage of directors and management that have received anti-corruption training (1)	74%	%
Percentage of employees that have received anti-corruption training (1)	34%	%

(1) Simple average across the following units: Automotive, Pharmaceutical, Property Management Services, Energy, Construction, Education

Incidents of Corruption

Disclosure	Quantity	Units
Number of incidents in which directors were removed or disciplined for corruption (1)	0	Number
Number of incidents in which employees were dismissed or disciplined for corruption (1)	19	Number
Number of incidents when contracts with business partners were terminated due to incidents of corruption (1)	1	Number

(1) Construction

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

HI abides by the highest ethical and legal standards set by the Yuchengco Group of Companies (YGC). The YGC Code of Business Conduct and Ethics ("Code") implicitly prohibits any form of corruption. HI employees are required to strictly abide by the Code. The Code is further supported by a Whistleblower Policy.

The HI Group has zero tolerance for any form of corruption, fraud, and dishonesty. As such, anti-corruption protocols, and procedures, and training covers all employees, from directors to rank-and-file. Any incidence of corruption within HI's ranks and operations has serious ramifications on the Company's reputation, our employees' morale, and the trust of our suppliers, as well as the legal sanctions imposed by the government and other regulatory bodies. Corruption also dilutes the Company's direct economic impact. HI Group employees are made aware of the Company's anti-corruption policies, such as the YGC Code of Business Conduct and Ethics, HI Code of Conduct, Related Party Transactions, Conflict of Interest, Insider Trading, and Whistleblower Policy. All employees are briefed on these policies upon onboarding. Employees also review these policies annually and sign affirmations that they have read and will abide by these policies.

HI communicates its anti-corruption policies and procedures to external partners via the Group's Supplier Accreditation Policy. All potential and current suppliers must abide by the Accreditation Policy, which requires suppliers to declare relatives and friends employed within HI and its subsidiaries and affiliates. The subsidiaries have their own specific anti-corruption policies that support the overall YGC policies.

In general, the construction industry is operating in a high corruption risk market. The Company controls like internal audit, fraud risk management, and whistle-blowing systems or tip-offs detect far more incidents of economic crime.

The reported incident with a business partner involved the cancellation of the food service contract of a food concessionaire that provides value meals for the Company's project workers. The incident has no significant impact on the operation of the company.

The Company continues with its strict implementation of its EEI Anti-Fraud Policy. To manage the negative impact of any fraud incidents, management ensures that the related policies are continuously updated to address any new emerging threats. The Anti-Fraud Services group, administratively under the Corporate Internal Audit Department, investigates issues related to fraud, corruption, and any integrity case in coordination with the Management – Performance Evaluation Review Committee (M-PERC), which reports directly to the Board - Performance Evaluation Review (B – PERC). If prima facie evidence of fraud is established upon investigation, the M-PERC conducts the administrative hearing and takes appropriate administrative and legal action after observance of Due Process. The HR department handles administrative cases while the Legal Department takes charge of filing civil and/or criminal cases.

The Board/Audit Committee through the Corporate Internal Audit Department (CIA) conducts assessments of internal controls, governance, and risk management of the Company while the B-PERC through the M-PERC is given the task to investigate fraud, corruption, and integrity related issues, and to enhance the fraud risk management of the Company. The Company has a robust system in place to manage the risk of fraud, as well as a well-established management system highly supportive of the efforts to mitigate acts of fraud.

Discussion on Opportunities

The HI Group continue to improve anti-corruption policies and procedures as applicable in its operations. Anti-corruption and related policies are rolled out group-wide for strict implementation and compliance. The Company may also consider supplier audit to ensure continued compliance with relevant laws and regulations.

Environment

Resource Management

Energy consumption within the organization:

Disclosure	Quantity	Units
Energy consumption (gasoline)	16,872	GJ
Energy consumption (diesel)	153,278	GJ
Energy consumption (total electricity)	135,922	kWh

Reference for gigajoules conversion: Biomass Energy Data Book which refers to GREET, The Greenhouse Gases, Regulated Emissions, and Energy Use In Transportation Model, GREET 1.8d.1, developed by Argonne National Laboratory, Argonne, IL, released August 26, 2010.

Disclosure	2020 Quantity	2021 Quantity	Units	Increase (Decrease)	% Change
Energy consumption (gasoline)	9,124	16,872	GJ	7,747	85%
Energy consumption (diesel)	93,671	153,278	GJ	59,607	64%
Energy consumption (total electricity)	158,592	135,922	kWh	(22,670)	-14%

In general, the energy consumption increased in 2021 compared to 2020 as the economy reopened due to relaxed pandemic regulations. The education division's consumption, though, dropped as a result of the continued fully online delivery of classes and limited campus activities. Further, working from home remain to be an option for employees translating to lower energy consumption.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
The construction division was the major energy consumer due to its extensive use of construction equipment, electricity generators, and vehicles, among others. While heavy user, the energy division's power plants obtain most of its electricity requirement from its own renewable energy operations. The Company's property managers are responsible for implementing energy efficiency measures within their controlled areas. These may include replacement of lighting fixtures to more efficient models, replacement of chillers for centralized air conditioning, and/or optimization of operating hours of equipment to reduce electricity consumption.

Discussion on Opportunities
While the Group has yet to implement and determine a formal energy reduction target, there is a group-wide implementation of energy saving policies and programs like the use of energy efficient lights and appliances, initiating systems and processes to improve energy efficiency and usage, and promoting awareness on energy conservation. As an initiative to utilize clean energy and support the use of renewable power, the Company has expanded its service offerings for the installation of solar rooftop systems to qualified business enterprises such as commercial and industrial facilities, including residential customers.

Water consumption within the organization

Disclosure	Quantity	Units
Water withdrawal	636,878	Cubic meter
Water consumption	643,277	Cubic meter
Water recycled and reused	1,674	Cubic meter

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
Water consumption within the HI Group occurs at the holding company level and each subsidiary's operations. The construction and energy divisions were the major water consumers during the year due to the requirements of the construction projects and power plants. Due to the fully online delivery of classes, the consumption of the education division dropped by 86%. Overall, water consumption of the Group declined by 17%.

In general, water withdrawal for HI is through district utilities. The exceptions are the energy division and construction division, whose power plants and fabrication shop withdraw water from the local aquifer via deep wells. These deep wells have the necessary government permits. Water withdrawal in energy division is monitored using water meters.

The main risk associated with water consumption is running out of water. Water shortages result in disruption of operations and increased cost due to having additional water delivered to the sites via tanker trucks. Water shortage can be addressed by issuing advisories to consumers on how to conserve and reduce water consumption. The Company continue to implement various programs and activities such as reducing watering of plants, and quickly fixing leaks or other defects. Water reduction initiatives such as regular preventive maintenance, installation of low-flow fixtures, and usage of rainwater collection systems were already in place which contributed to the reduction in consumption. Both Mapua and MCM collect rainwater for use such as cleaning and watering plants.

Discussion on Opportunities
The Group will implement a water conservation program and set a target for water consumption reduction within the group as applicable to its operations. The energy division will continue to coordinate and assist in the management of watershed areas where it operates like the Makiling Forest Reserve and the Bamban watershed. For future power plant projects, the Company will consider the installation of rain harvesters as means to save water.

Materials used by the organization

Disclosure	Quantity	Units
Renewable		
Paper	20,586	Ream
Packaging materials	1	Ton
Non- renewable		
Aggregates and back -filling materials (sand, gravel,	10,450	Bag
basecourse, backfill)	41,184	Cubic meter
Cement	6,235	Cubic meter
Ready Concrete Mix	1,023,937	Piece
Steel (rebar,structural,flats,special steel)	4,731	Piece
Percentage of recycled input materials used to manufacture the organization's primary products and service	0	%

Materials used in construction all have a high environmental impact, whether it is in extraction, purification, or manufacturing of materials. The Company ensures that there is proper management of inventory and proper evaluation and assessment to avoid wastage and promote efficient use of resources.

With the government regulations encouraging net-zero carbon future to limit global temperature rise, the Corporation is on the way to design, construct and operate buildings that improve their environmental sustainability along with the internal environment for customers.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
As with other environmental disclosures, materials use within HI is based on the nature of each subsidiary's business. Construction is the most materials-intensive business unit, with tons of aggregates, cement, ready-mix concrete, and steel used in the construction of its major infrastructure projects. All of these materials have high environmental impacts during the extraction, purification, and/or manufacturing process. The quantity of materials used per year is dependent on the specific phase of the ongoing projects. The pharmaceutical division repackages medicines imported into smaller cartons and blister foils for retail sale and was the major user of paper and packaging materials.

As a matter of policy and part of the normal business operation, materials consumption is strictly monitored. The Group is cognizant of the need to reduce materials usage considering its impact to the environment and the corresponding incremental cost to its operations. Estimated materials consumption is based on the historical consumption and expected operational requirements for the year. Deviations of actual and/or requested consumption from the trend and estimated requirements are reported and discussed accordingly. The materials usage is strictly controlled with the implementation of an inventory management across the Group.

Discussion on Opportunities
HI Group continuously look for opportunities to automate and digitize where applicable with the end objective of reducing its materials consumption As the top consumer of materials in the Group, the construction division is continuously improving every component of its value chain with digitalization, innovative technologies, and new techniques of construction such as Building Information Modelling (BIM), smart building technologies, and new building materials to attain a greater maturity towards sustainability. These innovations will significantly improve the efficiency of the various processes during the engineering and design aspect of the projects while reducing the need for the continued use and reliance on fuel-intensive equipment and/or energy-consuming facilities.

Ecosystems and biodiversity (whether in upland/watershed or coastal/marine)

Disclosure	Quantity	Units
Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	• Maibarara Geothermal Power Project in Sto. Tomas, Batangas	Power plant
	• Nabas Wind Power Project in Nabas-Malay, Aklan	
Habitats protected or restored	• Maibarara: 1 hectare through tree planting activity	Hectare
	• Nabas: 7.14 hectares through tree planting activity	
IUCN Red List species and national conservation list species with habitats in areas affected by operations	Refer to tables below	

Maibarara Geothermal Power Project

Flora: Seven species are listed in the 2006 IUCN Red List of Threatened Species and DENR DAO 2007-01 (National Red List of Threatened Philippine Plants) as either vulnerable or critically endangered species, refer to the table below for the details. All the seven threatened species are trees.

Threatened Species recorded in the study area	Common name	Conservation status
Artocarpus blancoi	Antipolo	Vulnerable
Celtis luzonica	Magabuyo	Vulnerable
Drynaria quercifolia	Pakpak lawin	Vulnerable
Koordersiondendron pinnatum	Amugis	Vulnerable
Macaranga grandifolia	Takip asin	Vulnerable
Parashorea malaanonan	Bagtikan	Critically endangered
Pterocarpus indicus	Narra	Critically endangered

Fauna: No threatened species listed in the IUCN Red List and CITES List were recorded in the study area. Most of the recorded species are common and wide in distribution.

Nabas Wind Power Project

Flora: Only one (1) species is listed in the 2006 IUCN Red List of Threatened Species and DENR DAO 2007-01 (National Red List of Threatened Philippine Plants): narra (Pterocarpus indicus)

Fauna: Seven (7) species are listed in the IUCN Red List and CITES. This means that hunting and trade of these species are strictly prohibited and is punishable by law under RA 9147 or the Philippine Wildlife Act of 1995.

Threatened Species recorded in the study area	Common name	Conservation status
Sus cebifrons	Visayan Warty Pig	Critically Endangered
Macaca fascicularis	Long-tailed macaque	CITES App. II
Prionailurus bengalensis	Leopard Cat	CITES II
Spilornis cheela	Crested Serpent Eagle	CITES II
Haliastur indus	Brahminy kite	CITES II
Varanus salvator	Water monitor lizard	CITES II
Malayopython reticulatus	Reticulated python	CITES II

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
HI has two facilities located adjacent to protected areas and areas of high biodiversity value: Maibarara Geothermal Power Project (MGPP), adjacent to Mount Makiling Forest Reserve (MMFR), and Nabas Wind Power Project (NWPP), adjacent to Northwest Panay Peninsula Natural Park (NPPNP). The MMFR covers 4,244 hectares and is under the jurisdiction of the University of the Philippines-Los Baños (UPLB). The NPPNP covers 12,009 hectares and is under the jurisdiction of the Northwest Panay Biodiversity Management Council (NPBMC).

Renewable energy power plants impact biodiversity and the ecosystem. The impact, however, is inherently lower than operating fossil fuel power plants. Other environmental risks include possible changes in surrounding landscapes during the construction process, bird strikes on wind turbine towers during operations, among others. The Company uses technological measures and cooperation with the local community to reduce the impact to biodiversity and ecosystems. Bird strikes are mitigated through DTBird, a shutdown-on-demand technology that was installed in the wind turbines to minimize bird mortality. This system consists of several modules including the detection, dissuasion, stoppage, and collision control when the presence of birds is detected near the turbines. As important, prior to development, the environmental impact assessment study revealed that the wind farm's project site is not a path for migratory birds.

Further, the Company take steps to be good partners with the protected area management agencies and with the local communities. MGPP has an ongoing Memorandum of Understanding (MOU) with UPLB to protect the Makiling forest through tree planting and the allocation of support funds. The project funded the construction of two (2) watchtowers inside the MMFR to help in the protection and conservation of the area. The towers, similar to a lookout tower, serve as a forest station of MMFR forest guards so they can patrol the area against illegal activities, such as cutting of trees, slash and burn farming, etc.

MGPP also promotes habitat protection, which includes maintenance and protection of trees planted during the years 2015 to 2017. Planting and maintenance of the flowering fire trees (Delonix regia) along the boundary of MMFR is covered by MOA between MGI and LGU of Sto. Tomas, Batangas in accordance with the policies of UPLB -College of Forestry and Natural Resources (UPLB-CFNR) which has jurisdiction over the area. The nearby communities were tapped for the tree planting activities, as well as the maintenance and protection of planted trees inside the MMFR.

NWPP staff partner with the local communities for an annual tree planting activity with continuous monitoring, protection, and maintenance of the planted trees. Information Education Campaign (IEC) on biodiversity and wildlife and forest protection for the host community are likewise conducted.

Discussion on Opportunities

The wind farm has been identified as a potential ecotourism site. The Company is constructing a viewing deck to promote and enhance the ecotourism features of the wind farm. It is also looking forward to developing an ecotourism plan with the local government units and local communities, alongside the on-going construction of the view deck. The planned ecotourism development aims to increase awareness in environment protection and to provide additional sources of income for the local government and communities.

Environmental impact management

Air Emissions

GHG

Disclosure	Quantity	Units
Direct (Scope 1) GHG Emissions1	3,267	Tons CO2e
Energy indirect (Scope 2) GHG Emissions2	13,386	Tons CO2e
Emissions of ozone-depleting substances (ODS)		Tons

1 Scope 1 emissions calculated using Greenhouse Gas Protocol calculation tools: https://ghgprotocol.org/calculation-tools
2 Scope 2 emissions calculated using Grid Emissions Factors (GEFs) provided by the Department of Energy (DOE): https://www.doe.gov.ph/electric-power/2015-2017-national-grid-emission-factor-ngef

Air pollutants

Disclosure	Quantity	Units
NOx	975	Ug/Ncm
SOx	No test conducted	Ug/Ncm
Persistent organic pollutants (POPs)	Not applicable	kg
Volatile organic compounds (VOCs)	Not applicable	kg
Hazardous air pollutants (HAPs)	Not applicable	Ug/Ncm
Particulate matter (PM)	No test conducted	Ug/Ncm

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
Majority of the air emissions and pollutants are from the construction division due to its extensive use of diesel fuel in their construction operations and from the usage in generators and other large construction equipment like mobile cranes and backhoes. The Company has a department with competent personnel dedicated to monitoring and managing the environmental impact of work. Inspection following DENR guidelines covering ECC commitments (PD 1586), and compliance with all environmental protection laws such as but not limited to Clean Air Act (RA 8749), Clean Water Act (RA 9275), Hazardous Waste Act (RA 6969), Solid Waste Management (RA 9003), are strictly complied by the operations teams. As a developer and operator of renewable energy power plants, the energy division emits much less air pollutants compared to power plants using fossil fuel. The Company's major source of air pollutants during operations is the MGPP. The NWPP and TSPP do not emit air pollutants during operations. The energy division also does not use ozone-depleting substances in its operations.

In 2021, random testing was conducted on the following projects and offices:

Project/Office	Test Conducted
Glam Residences	Noise Monitoring (Internal)
D&L Project	Noise Monitoring (Internal)
MRT 7	Surface water monitoring and Ambient Air and Noise Level Monitoring
Tanza Yard	Wastewater Monitoring (Monthly)
Homebase	Wastewater Monitoring (Monthly) Ambient Air and Noise Level Monitoring Source Emission testing Work Environment Measurement (WEM)

Discussion on Opportunities
The Corporation ensures compliance with environmental laws, regulations, standards, and other requirements such as permits to operate. For 2022, HI aims to integrate approaches into its processes and identify opportunities across all its divisions. The education division, through research and

innovation, can help find solutions to reduce air pollution.

Solid and Hazardous Wastes

Solid Waste

Disclosure	Quantity	Units
Total solid waste generated	3,080,985	kg
Reusable		kg
Recyclable	19,148	kg
Composted	2,577	kg
Incinerated		kg
Residuals/Landfilled	21,957	kg

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
Solid waste is a risk to both human health and the environment as a whole. Improper disposal of solid waste can lead to the spread of diseases and the release of harmful substances into the environment. It also opens the company to legal and financial repercussions. Major sources of solid waste include the construction, education, and energy divisions. The Company follows certain procedures in generating, storing, transporting, or disposing of its waste. The Company also acquired the services of hazardous waste contractors, which are all accredited by the Department of Energy and Natural Resources and other government agencies, ensure wastes are properly managed to avoid fines or environmental liability. These contractors are evaluated annually to guarantee efficient waste disposal management.

The waste generated by the Group consists of domestic waste, such as food waste, plastics, packaging, and others. Recyclable materials such as PET bottles, papers, and cans generated are donated to the local community within the place of business for the barangay livelihood program. Residual wastes are disposed through DENR-accredited domestic waste haulers.

Discussion on Opportunities
HI aims to continuously reduce the generated amount of waste by initiating and taking advantage of the various reuse, exchange, recycling, or donation opportunities available. The energy division is considering to implement more projects focused on upscaling wastes to be converted into more useful materials. The Company will also look at expanding the eco-brick project to involve more stakeholders. Another project under study is the provision of mobile libraries converted from a container van. These and other recycling initiatives will be more formalized and monitored.

Hazardous Waste

Disclosure	Quantity	Units
Total weight of hazardous waste generated	45,394	kg
Total weight of hazardous waste transported	47,073	kg

Main types of hazardous wastes produced are used oil, lead acid batteries, fluorescent bulbs, chemical wastes, and empty containers previously containing hazardous chemicals.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

Hazardous waste is a serious risk to human health and safety and the environment as a whole. Risks include accidental spills, deliberate releases into the environment, improper storage, and improper disposal. These risks, if unmanaged, will lead to injuries, potential fatalities, severe pollution of the environment, and potential death of flora and fauna. It also opens the business unit to legal and financial repercussions. The main source of hazardous waste within the HI Group are the construction division, energy and automotive divisions. The Group complies with all regulations regarding hazardous waste handling, storage, transport, and treatment/disposal are observed. Personnel handling these wastes are given the appropriate training and personal protective equipment (PPE). The wastes are stored in a secured, onsite hazardous waste storage room. Treatment/disposal is done by DENR-accredited hazardous waste haulers and treaters. Records are kept via the Certificate of Treatment provided by these treaters.

Used oil from the wind and geothermal power plants are disposed in partnership with Bantay Langis, the used oil recycling program of ABS-CBN Lingkod Kapamilya Foundation, Inc. (ALKFI). The energy division donates the monetary value of the used oil to ALKFI, which goes to the Foundation's environmental protection programs.

Discussion on Opportunities

HI may extend the partnership with ALKFI for hazardous waste to other projects. Current protocols, procedures, and technologies used may also be assessed to see if there are ways to minimize the generation of hazardous waste. An onsite audit of hazardous waste treaters' facilities may also be conducted to ensure that the hazardous wastes are treated properly. For 2022, HI aims to integrate approaches into its processes and identify opportunities across all its divisions.

Effluents

Disclosure	Quantity	Units
Total volume of water discharges	11,331	Cubic meter
Percent of wastewater recycled %	4.77	%

1 Data from Energy, Education, and Construction head office only

2 Only Mapua Makati and MCM has wastewater recycling (with own STP)

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

Improper wastewater discharge has a negative effect on the environment through pollution, increased sedimentation, and potentially spreading diseases. It also opens the company to legal and financial repercussions. Among HI's business units, education has the highest volume of monitored wastewater discharge. The Group ensures full compliance with RA 9275: The Philippine Clean Water Act and DAO 2016-08 Water Quality Guidelines and General Effluent Standards. The Group's facilities are either connected to a centralized sewage treatment facility or have their own sewage treatment plants (STP) or septic tanks in compliance with DENR requirements on wastewater discharge. Currently, only Malayan Colleges Mindanao (MCM) operates its own STP. The STP has a Discharge Permit and the wastewater parameters are monitored and complied with in accordance to the permit requirements. The treated wastewater is used for watering the plants. The power plants of the energy division generate domestic wastewater. The wastewater goes through a three-chambered septic tank with concrete flooring. Once full, the septic tank is siphoned by an accredited third-party contractor for proper disposal. The building where the head office is located also has its own septic tank. In addition to effluents, MGPP also monitors the water quality of the brine used in its turbines.

Discussion on Opportunities
HI will continue to research on and study available technologies that may help in managing water discharges. The Company will also continue to ensure compliance with regulatory obligations and ensure that any water discharge will not harm the environment and surrounding communities. For 2022, HI aims to integrate approaches into its processes and identify opportunities across all its divisions.

Environmental compliance

Non-compliance with Environmental Laws and Regulation

Disclosure	Quantity	Units
Total amount of monetary fines for non-compliance with environmental laws and/or regulations	0	PhP
No. of non-monetary sanctions for non-compliance with environmental laws and/or regulations	1	Number
No. of cases resolved through dispute resolution mechanism	1	Number

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
HI Group prioritizes compliance with all environmental laws applicable to the Company's operations. Any non-compliance has regulatory risk, resulting in fines and/or sanctions which would disrupt the company's operations. HI business units, where applicable, have onsite Pollution Control Officers to oversee environmental compliance and are responsible for ensuring compliance with environmental laws and regulations.

A non-compliance report was issued for the construction business segment's Tanza Office in Cavite. During the reportable period, a Notice of Violation for effluent discharge was issued to the Company. A technical conference with the officials of the Pollution Control Officer (PCO) was held to discuss the recommendation made by the agency.

Discussion on Opportunities
HI ensures compliance with all environmental laws applicable to the Group's operations and continues to minimize environmental violations by constantly improving its policies and practices. The Group monitors issuances of regulatory agencies and organizations relevant to its operations to be able to anticipate and adapt to potential changes. Violations are evaluated and necessary corrective measures are immediately implemented to ensure non-recurrence. The construction division seeks to improve its operations by adopting environmentally sound practices which contribute to addressing climate impact. The Corporation is continuously exploring new technologies, innovative processes, and environmentally friendly materials, and preferably local materials, in close coordination with the clients and project owners. The Company participates in creating sustainable cities and communities by being its client's partner in building sound infrastructures that make up and support such cities and communities.

Social

EmployeeManagement
Employee Hiring and Benefits
Employee data

Disclosure	Quantity	Units
Total number of employees	29,909	Number
Number of female employees	5,779	Number
Number of male employees	24,130	Number
Attrition rate	0.43	Rate
Ratio of lowest paid employee against minimum wage	1 : 1	Ratio

1 Attrition rate = (no. of new hires – no. of turnover)/(average of total no. of employees of previous year and total no. of employees of current year. May also be considered as Labor Turnover.
2 Ratio is presented as follows: salary of lowest-paid employee : minimum wage
3 The minimum wage per locality was applied in calculating the ratio.

List of Benefits	Y/N	% of female employees who availed for the year	% of male employees who availed for the year
SSS	Y	69%	68%
PhilHealth	Y	64%	60%
Pag-ibig	Y	67%	64%
Parental leaves	Y	14%	34%
Vacation leaves	Y	81%	82%
Sick leaves	Y	68%	71%
Medical benefits (aside from PhilHealth)	Y	39%	41%
Housing assistance (aside from Pag-ibig)	N	9%	17%
Retirement fund (aside from SSS)	Y	1%	0%
Further education support	Y	2%	1%
Company stock options	N	0%	0%
Telecommuting	Y	90%	68%
Flexible-working Hours	Y	46%	58%

Housing assistance (aside from Pag-ibig) except Construction, Pharmaceutical
Telecommuting - except Pharmaceutical, Energy, Property Services
Flexible-working Hours except Construction

The Group is compliant with and provides all government-mandated benefits to all covered employees. In addition, the Group provides medical benefits aside from PhilHealth in the form of health maintenance organization plan or medical insurance to its covered employees. The Group likewise promote continuing education by providing further education support by way of scholarships and/or discounts. The construction and pharmaceutical divisions provide housing assistance aside from Pag-ibig to its covered employees.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management

approach
The HI Group overall offers competitive wages, though specific rates will differ between the divisions, partly influenced by industry standards. As a conglomerate, the success of its employees will lead to the success and satisfaction of its clients. Risks due to employee attrition and wages include increased expenses in the recruitment and training of new employees, and the possibility of not being able to fill-up vacated positions which may lead to operations disruptions and below standard delivery of products and services resulting to customer dissatisfaction and revenue loss.

The Group recognizes that remuneration is an essential concern of employees. Thus, the divisions ensure that employees receive salaries commensurate with the value of the work they provide. HI Group identified opportunities to improve employee hiring and retention through matching benefits with market demands and improved training programs. Across the HI Group, the divisions ensure that employees receive government-mandated benefits. In addition, the divisions may provide varying benefits and incentives to their respective employees considering the nature of its operations.

The construction and education divisions hire the most temporary employees due the nature of its operations and the delivery of its products and services. The number of employees needed is dependent on the construction project requirements and the student population in the education division. The construction and property management services divisions are male dominated, having higher number of male employees than female employees which is likewise inherent to its operational requirements. To mitigate the potential risks of the gender imbalance, all employees are informed of the Sexual Harassment Policy, which identifies unacceptable behavior and policies and procedures to be followed in case of harassment.

Attrition rates are division-dependent. Highest attrition rates during the year were recorded in property management services, automotive, education, and the construction divisions. This is due to the high competition among companies in these respective industries for competent and trained employees. To manage attrition rates, the HR Departments focus on hiring the right talent and attitude, offering competitive compensation package, observing work-life balance, and healthy working environment. Upon voluntary separation from the divisions, employees are also interviewed by HR to determine the causes for the separation. This information is studied and used by HR as the basis for steps to take in the future.

The ratio of the lowest-paid employee's salary against minimum wage is also division-dependent because of the different operations and hiring requirements per division. However, all members of the HI Group follow all labor laws, including laws on minimum wage.

Some members of the group also advanced the payment of part of their 13th month pay. We believe that it is our duty to ensure that our employees should not be deprived of the means to provide for themselves in these uncertain times. In addition, we ensured that our people had access to RT-PCR testing centers through the T3 (Test Trace Treat) public-private partnership.

Employee training and development

Disclosure	Quantity	Units
Total training hours provided to employees	488,358	Hour
Female employees	185,389	Hour
Male employees	303,018	Hour
Average training hours provided to employees	16.33	Hour/employee
Female employees	32.08	Hour/employee
Male employees	12.56	Hour/employee

1 Training hours from the following divisions: Automotive, Property Management Services, Energy, Construction, Education, HI Parent. Includes training hours for both permanent and temporary employees.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

The education division has provided the most total number of trainings and average training hours to its employees. In addition to the internal and external trainings provided to promote career and professional growth, the education division supports and provides for further education of the relevant employees. The education division provide opportunities for training, certifications, and attendance in seminars and conferences to upgrade employee skills. Faculty members are given opportunities for further study and research; incentives for publication; and support for paper presentations both local and international. This initiative builds the competencies required to sustain the standard of education and services committed to the stakeholders. Key risks associated with inadequately trained employees include poor customer service, lower organizational productivity, and increased attrition and turnover which may significantly impact the reputation of the Group.

The Group's training program is anchored on the Company's goals and business plans. It is designed based on the training needs analysis (TNA) conducted by HR and the employees' department head. It is important to carry out a proper training needs assessment to determine what kind of training the employees need to make sure that they are confident and competent in completing the assigned function. Where applicable, an individual development plan is developed for the employees.

Discussion on Opportunities

Advocating continuing education to sustain the high level of standards for its products and services, the HI Group will continue to invest and provide the necessary trainings to its employees and ensure that the necessary skills and competencies are acquired to meet the requirements of the organization. The Group will continue to enhance the learning delivery which may include cross-posting and e-learning, effectively identify and improve career gaps reviews and designing more effective training programs for the employees.

Labor management relations

Disclosure	Quantity	Units
% of employees covered with Collective Bargaining Agreements		
Education	27	%
Construction	60	%
Pharmaceutical	100	%

Percentages based on permanent employees. Temporary employees are not eligible as members of the unions.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
HI companies respect employee rights to freedom of association and collective bargaining. The companies ensure that platforms for grievances are well-established and communicated to our employees. Proper dialogues with the appropriate management representatives and employees are conducted to address their concerns. The divisions with collective bargaining agreements endeavor to comply with the provisions of the agreement and regularly conduct labor-management meetings promoting transparency and communication for a healthy, positive labor relations. Risks due to negative relations may impact the operations like work stoppage or strike, financial risk due to low productivity, and reputation or loss of confidence in the organization by its stakeholders. Unresolved issues with the union may lead to unfair labor practice, which may be grounds for filing administrative, civil, or criminal cases.

Discussion on Opportunities
To ensure that there is a fair and transparent resolution of all union-related issues, the respective divisions will continue the regular engagement discussions with the unions to thresh out labor related issues before they become full-blown labor cases. The engagement discussions may also be used as avenues to eventually agree on the policies that would be beneficial to both management and the employees and to ensure that good relations between the union and the company is maintained.

Diversity and equal opportunity

Disclosure	Quantity	Units
% of female workers in the workforce	19.32	%
% of male workers in the workforce	80.68	%
Number of employees from indigenous communities and/or vulnerable sector*	216	Number

Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
The HI companies value diversity by observing non-discriminatory practices in the hiring process, and instead focusing on the capabilities of potential employees. This allows the Group to reduce risks associated with lack of diversity, including unwanted limitations in perspective that can affect effective product and service development and highly-informed decision making. Promoting diversity can also help manage risks to brand and reputation.

The large variance in the overall male-to-female ratio of HI Group, which includes both the total of permanent and temporary employees, is due to the much-larger workforce of the construction division that skews mostly male. Excluding the construction division, the HI Group male-to-female ratio is 58% male vs 42% female. The property management services which includes the security services is also male dominated.

Discussion on Opportunities
Although HI Group companies conduct non-discriminatory practices in hiring, there are opportunities to increase female participation in traditionally male-dominated fields and vice-versa,

which can positively impact brand and reputation and organizational perspectives. The lens of diversity also presents an opportunity for the HI Group to determine which diversity categories, beyond gender, are meaningful to their own industry and our local context.

Workplace Conditions, Labor Standards, and Human Rights

Occupational Health and Safety

Disclosure	Quantity	Units
Safe Man-Hours	8,884,167	Man-hours
No. of work-related injuries	709	Number
No. of work-related fatalities	3	Number
No. of work related ill-health	0	Number
No. of safety drills	1,593	Number

Safe manhours" is defined as total number of continuous working hours since the last safety-related incident. This count resets to zero if an accident occurs. "Total manhours" is defined as Total Working Hours less Lost Time due to accident or other safety-related incidents.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

The HI Group has a strong safety culture, complying with the rules and regulations on occupational health and safety (OHS) standards. The relevant divisions have a well-established OHS mechanism applicable to their respective businesses that includes safety procedures, training, and safety drills. The Group realizes the importance of ensuring the welfare and safety of its employees, in addition to potential reputational risk implications of worker accidents and fatalities.

The construction division has highest exposure to employee health and safety risks within the Group due to the nature of its operations and the projects it pursues. To manage these risks, the division employs a fully staffed and competent Safety Department that ensures safe working practices are employed in all of its projects. Moreover, safety violations are closely monitored and met with appropriate disciplinary actions to contain this risk. In addition to compliance with policies and procedures on workplace conditions, labor standards, and human rights, employees are given appropriate OSH Training.

The education division also has a significant exposure to health and safety risks. For 2021, the division continued to implement their respective Health and Safety Protocols based on IATF, CHED, DOH and DTI regulations on prevention and control of COVID-19 and ensured that there is strict compliance cross all the IPO schools. Health and safety reminders and bulletins on COVID 19 are also regularly communicated school-wide through postings in their websites, emails, and social media.

Discussion on Opportunities

The Group will continue to cultivate the culture of health and safety across its operations. The Company will work continuously with other OHS practitioners to enable a sharing of best practices in OHS. Further, HI will monitor updates in relevant regulations to ensure compliance.

The education division is the process of evaluating its health and safety protocols to ensure that such protocols cover all circumstances that may affect the health and safety of its employees and students, particularly in the event of calamities, natural disasters, and pandemic events. This includes the possibility of having regular structural audits to monitor and ensure the structural health of school buildings and other structures within the schools' campuses, and regular review and audit of the divisions health and safety protocols which cover pandemic events such as the COVID pandemic.

Labor Laws and Human Rights

Disclosure	Quantity	Units
No. of legal actions or employee grievances involving forced or child labor	0	Number

The Group is compliant with labor laws and human rights, having no reported violations.

Do you have policies that explicitly disallows violations of labor laws and human rights (e.g. harassment, bullying) in the workplace?

Disclosure	Y/N	If Yes, cite reference in the company policy
Forced labor	N	Not explicitly indicated in policies but compliant with labor laws and human rights
Child labor	N	
Human Rights	Y	Employee Manual

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

As a member of the YGC, HI Group abides by the YGC Code of Business Conduct and Ethics. The Group strictly observes human rights laws, particularly those against forced labor and child labor. The divisions have and strictly implement their own specific policies. While forced labor, child labor, and human rights are not explicitly discussed in these policies, compliance with labor laws and human rights is implied as part of compliance with all national and local laws and regulations around these issues.

Discussion on Opportunities

There is an opportunity for HI Group to strengthen commitment to the promotion of human rights especially since the Group is present in labor-intensive industries such as construction. The Group will endeavor to work on policy provisions on human rights including anti-child labor, anti-forced labor, and respect for vulnerable group in employee, business partner, and other relevant company policies, and mechanisms for due diligence.

Supply Chain Management

Do you have a supplier accreditation policy? If yes, please attach the policy or link to the policy:

The Procurement Shared Services (PSS) of HI provides essential procurement services to YGC members. All vendors are vetted and screened. PSS also performs vendor management, strategic sourcing of repetitive items, management of big-ticket purchases, enterprise spend analysis, and procurement risk management. It also develops, implements, and enforces procurement policies, procedures, guidelines, and practices for all YGC members. Some divisions may have their own procurement departments with their own supplier accreditation policy. However, these policies should complement YGC policy.

Do you consider the following sustainability topics when accrediting suppliers?

Disclosure	Y/N	If Yes, cite reference in the company policy
Environmental performance	N	Not explicitly mentioned in the Supplier Accreditation Policy, but potential suppliers must submit copies of relevant valid environmental permits as part of the Supplier Profile Form required for accreditation.
Forced labor	N	Not explicitly mentioned in the Supplier Accreditation Policy, but it is implicit due to suppliers being required to comply with all laws.
Child labor	N	
Human Rights	N	
Bribery and corruption	Y	Procurement Code of Behavior/Ethics for Suppliers

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

As a member of the YGC, HI Group abides by the YGC Code of Business Conduct and Ethics and Supplier Accreditation Policy. The divisions may also have their own specific policies. While forced labor, child labor, and human rights are not explicitly discussed in our internal policies, compliance with labor laws and human rights is part of the legal compliance requirements that our supplier need to meet in our accreditation process. The list accredited suppliers are reviewed periodically and suppliers with reported violations or negatively impact the Group may be, after an objective assessment delisted.

Discussion on Opportunities

HI Group may explore enhancing supplier assessment across companies to include other sustainability criteria. However, the Group recognizes that in order to do so, the Group needs to work with suppliers on capacity building and with industry peers. Moreover, HI Group can also work on improved visibility in our supply chain to include other sub-suppliers to enhance the evaluation of exposure to supply chain risks. The challenges of applying supply chain management techniques will require more quantitative studies, to evaluate the potential gains from better information management and the use of digital technologies.

Relationship with Community

Significant Impacts on Local Communities

Operations with significant (positive or negative) impacts on local communities (exclude CSR projects; this has to be business operations)	Location	Vulnerable groups (if applicable)*	Does the particular operation have impacts on indigenous people (Y/N)?	Collective or individual rights that have been identified that or particular concern for the community	Mitigating measures (if negative) or enhancement measures (if positive)
Operation of schools (K-12, undergraduate, post-graduate)	Luzon, Mindanao	The poor (Class D and E) as part of NSTP Adoption of Communitie	No	None	None
Infrastructure Projects	Metro Manila, Bohol, Malolos, Bulacan and Clark, Pampanga	Not applicable	No	None	Coordination with MMDA, LGU, and other applicable regulatory agencies for traffic management schemes
Building Projects	Metro Manila, Cebu, Cavite, Pampanga	Not applicable	No	Yes	Coordination with MMDA, LGU, and other applicable regulatory agencies for traffic management schemes

Operations with significant (positive or negative) impacts on local communities (exclude CSR projects; this has to be business operations)	Location	Vulnerable groups (if applicable)*	Does the particular operation have impacts on indigenous people (Y/N)?	Collective or individual rights that have been identified that or particular concern for the community	Mitigating measures (if negative) or enhancement measures (if positive)
Electro-Mechanical Projects	Quezon Province, Cebu, Batangas, Davao, Bulacan, Bataan, Pangasinan, Bacolod	Not applicable	No	Yes	Full compliance with DENR, LGU, and other gov't agencies for any damages in the environment and disturbance to biodiversity
Maibarara Geothermal Power Project	Sto. Tomas, Batangas	Not Applicable	No	Odor coming from the geothermal plant caused by H2S	Continuous Air quality Monitoring System (CAMS) installed near facility, shows H2S concentrations are within or below DENR standards Constant engagement with community to educate them on plant operations and reassure compliance with DENR Continuous Air quality Monitoring System (CAMS) installed near facility, shows H2S concentrations are within or below DENR standards Constant engagement with community to educate them on plant operations and reassure compliance with DENR
Nabas Wind Power Project	Nabas-Malay, Aklan	Not Applicable	No	Local hiring for applicable jobs	Health, Education, and Livelihood Projects

Operations with significant (positive or negative) impacts on local communities (exclude CSR projects; this has to be business operations)	Location	Vulnerable groups (if applicable)*	Does the particular operation have impacts on indigenous people (Y/N)?	Collective or individual rights that have been identified that or particular concern for the community	Mitigating measures (if negative) or enhancement measures (if positive)
Tarlac Solar Power Project	Tarlac City	Not Applicable	No	Local hiring for applicable jobs	Health, Education, and Livelihood Projects

Vulnerable sector includes children and youth, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E)

For operations that are affecting IPs, indicate the total number of Free and Prior Informed Consent (FPIC) undergoing consultations and Certification Preconditions (CPs) secured and still operational and provide a copy or link to the certificates if available: Not Applicable

Certificates	Quantity	Units
FPIC process is still undergoing	Not applicable	Number
CP secured	Not applicable	Number

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

Three divisions of the HI Group have significant impacts on their neighboring local communities: education, construction, and energy.

The education division have significant impact on the local communities around the school as hubs for thousands of students, faculty, and staff. A significant number of businesses that cater to the needs of the students (e.g., eateries, photocopying services, dormitories, etc.). These contribute to the economic development of the area. However, a potential negative impact is the increased traffic around the school areas due to increased travel around the area to service students. The Group works with the local government units (LGUs) to develop traffic routing schemes to lessen the schools' impacts on the traffic situation, and that vehicles and people around the schools do not hamper or impede the flow of traffic. In 2021, the schools coordinated with the LGUs on the implementation of health and safety protocols mandated under IATF, DOH and CHED guidelines during the COVID pandemic. Further, the education division continue to offer online platforms to deliver classes, distance learning modules, and fully online programs. This is to diversify its offerings, reducing the risk and burden of students to go to school especially during the COVID pandemic. Currently, the Company deliver online classes on a school-wide level since students are unable to go to school for face-to-face classes. Fully online degree programs continued to be offered, as well as online application, examinations enrollment and the use of e-books to minimize the need for onsite transactions which lessen the need for students to go to the school campuses.

Majority of the construction division projects cover building roads, infrastructures, electromechanical, and commercial buildings. The noise of large equipment or traffic congestion due to the road closure affects the community. However, the Company ensures proper coordination with MMDA, LGU, and other agencies to address proper execution of Traffic Management Measures on the job sites, ensure a safe pedestrian access on roadways, maintain orderliness and cleanliness of construction materials placed in road spaces, provide traffic safety signs and campaign. Projects near residential areas follow a 7 am to 6 pm operation to lessen the noise during night times, where most of the residents are resting at their homes. These are just a few of the safeguards to decrease traffic impact and avoid accidents.

As an operator of renewal energy generation facilities, the energy division has much less impact on the local community compared to standard fossil fuel power plants. However, impacts still exist through potential air pollution from the power plants (geothermal) and competition for water resources. PERC mitigates these by complying with all environmental regulations and consistent engagement with the community.

Discussion on Opportunities

For 2022, the Group aims to integrate approaches into its processes and identify opportunities across all the relevant divisions. The construction and education divisions generate opportunities for communities such as increased access to many new and efficient facilities, provide a new source of income for those within the communities, and create better livelihood and employment opportunities.

To improve further the relationship with communities, the energy division will continue its corporate social responsibility program under the We Power H.E.L.P. banner. The division will also assist the communities so that they could access renewal energy incentives, such as the ER1-94 Benefit to Host Communities from the DOE. The Company will provide assistance in terms of drafting project proposals, opening bank accounts, and implementing and monitoring approved projects.

Customer Management

Customer Satisfaction

Disclosure	Score	Did a third party conduct the customer satisfaction study (Y/N)?
Customer satisfaction	85%	No. Done internally
Net Promoter Score	45.34	No. Done internally
Student Happiness Survey	3.70	No. Done internally

Customer satisfaction rating covers the automotive division; the Net Promoter Score and Student Happiness Survey is based on the education division's report.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

Customer satisfaction is key to the sustainability of HI and its subsidiaries. It impacts customer loyalty and future sales. We see customer satisfaction as a measure of how we are able to meet our customers' needs, which defines how we create value for our customers through our products and services. Product quality is key to us, especially as we are involved in the construction of public infrastructure, pharmaceuticals, and property management services where poor quality could lead to extremely high costs to property and human life. Any dissatisfied customer is an opportunity for us to review how we deliver value to them. Customers of the HI Group companies may include private individuals, other businesses, and government. As such, customer satisfaction indicators vary per company depending on the type of customers they serve.

Discussion on Opportunities
For 2022, the HI Group aims to conduct qualitative and quantitative approaches to measuring customer satisfaction. Opportunities for improving customer management may include structured customer surveys and more frequent requests for customer feedback. The education division will continue to improve the delivery of service and review the surveys and methodologies to ensure that these provide a fair and accurate evaluation. Those division without a formal survey questionnaire to rate the customer satisfaction may consider its development to improve customer management.

Health and Safety

Disclosure	Quantity	Units
No. of substantiated complaints on product or service health and safety*	4	Number
No. of complaints addressed	2	Number

Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by agencies.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach
HI Group considers the health and safety of its products and services to be a top priority. The Group's products range from vehicles, medicines, and services targeted towards individual consumers, property management, security, and energy targeted towards businesses, and infrastructure targeted towards the government. HI Group ensures that its products and services adhere to the highest safety standards.

During the year 2021, the construction division reported four cases, two of which were already closed while the balance is still for resolution. On July 2,2021, the Tanza Yard received a Notice of Violation (NOV) from DENR Region IV-A for discharging of effluent in exceedance of DENR Effluent Standards, which was subsequently closed with a stern warning from DENR on July 13,2021. The division has also resolved a complaint from a nearby community involving the Glam Residences inspected by the DENR due to complaints for alleged noise and air pollution from the project. The case has been resolved as arrangements have been done from all concerned communities. Pending complaints include those occurred at the Torre Lorenzo Loyola project in Quezon City for non-compliance with the safety measures /protections on a pedestrian due to insufficient safety nets and the Metro Manila Skyway Stage 3 project in Valenzuela City for violations of Mayor's Permit, undertaking, and failure to secure additional line of business as contractor. Coordination with the respective LGUs were made and resolution of the issues are ongoing.

Discussion on Opportunities
HI Group continue to evaluate and update the policies and procedures, monitor rules and regulations to ensure compliance in protecting customer health and safety. The construction division will

improve its safety and health policy and procedures to protect internal and external customers and shall continue to adhere to the best international health and safety practices.

Marketing and labeling

Disclosure	Quantity	Units
No. of substantiated complaints on marketing and labelling*	-	Number
No. of complaints addressed	-	Number

Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

There is no reported complaint against the Group during the year. HI Group, as a matter of policy and practice, take particular care to not misrepresent itself or its products to its customers and other stakeholders. Risks include loss of reputation of the companies, especially with the current widespread use and reach of social media. The reputation of the Group, as well as the recognition as part of the YGC, is a marketing strength. The Group periodically review its websites and other marketing and communication materials to ensure its accuracy and relevance. The materials are pre-cleared prior to the release of information.

Discussion on Opportunities

The Group regularly evaluates current marketing and communication strategies. This is to ensure that the strategies are appropriate and responsive to the needs of the group. The education division plans to upgrade the skills of its current marketing teams which includes crisis communications, management training, and social media management.

Customer privacy

Disclosure	Quantity	Units
No. of substantiated complaints on customer privacy*	1	Number
No. of complaints addressed	1	Number
No. of customers, users and account holders whose information is used for secondary purposes	-	Number

Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

As a matter of policy, HI Group companies respect and uphold data privacy rights and ensure that all personal data collected from customers, suppliers, and other third parties are processed pursuant provisions of the Data Privacy Act of 2012 as reflected in each company's Data Privacy Manual. Risks due to loss of customer privacy include damage to the companies' reputations, disruption of operations, legal liability under new and amended laws, regulations, and guidelines, as well as contracts, and financial cost. Designated Data Privacy Officers at HI Parent and the Group are tasked to ensure compliance with the Data Privacy Act by implementing the data privacy policies of their respective companies. Privacy notices and data privacy statements are present in documents so that both internal and external customers are informed of how their information will be used. The divisions also have policies and protocols in place to handle complaints and inquiries on data privacy. As part of YGC policy, all HI Group employees are required to complete the annual IT security and data privacy training.

Discussion on Opportunities
HI Group on a continuing basis evaluate the relevant policies to ensure that the group continue to secure customer information and that the policies are updated and compliant with current laws and regulations.

Data security

Disclosure	Quantity	Units
No. of data breaches, including leaks, thefts and losses of data	1	Number

Discussion on Impacts and Risks: Where they occur, stakeholders affected, and management approach

The security incident occurred at the education division for unauthorized disclosure of personal data. The incident was reported to the National Privacy Commission within 72 hours, acted upon by the school concerned, including notification of the affected users within 72 hours, and resolved immediately pursuant to the Data Privacy Act of 2012 and its Implementing Rules and Regulations and the school's data privacy policies, including the breach management procedure. The full report, including the annexes (privacy impact assessment, IT security and data privacy policies, proof of notification) was likewise submitted to the NPC five (5) days after the incident was reported, and within the period provided under the Data Privacy Act. The incident was resolved, and all relevant regulatory and reportorial requirements were complied with by the school concerned.

HI ensures strict compliance with the data privacy act and the company's information and communications technology security policy. HI conducts periodic review and information campaign through data privacy and cybersecurity awareness programs. Further, HI initiated a groupwide investment in cybersecurity resources. The Group have IT policies on data security, such as a Data Privacy Manual, which are strictly implemented and regularly updated by their respective departments. The Data Privacy Manual includes the procedure on reporting an incident and the process of assessment and investigation. Mishandling and unauthorized disclosures of personal information of our stakeholders such as customers and vendors may lead to legal or regulatory sanctions.

Discussion on Opportunities
The Group is strictly implementing the respective data privacy policies to ensure the security of all the information collected from all stakeholders. These policies are regularly updated to ensure that they are compliant with current laws and regulations, and that these are cascaded to all concerned.

UN Sustainable Development Goals

Product or Service Contribution to UN SDGs
Key products and services and its contribution to sustainable development.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
Subsidiary: iPeople Education from kindergarten to post-graduate (depending on the school)	4.3 Equal access to affordable technical, vocational, and higher education 4.B Expand higher education scholarships for developing countries 4.C Increase supply of qualified teachers in developing countries 8.6 Promote youth employment, education, or training	1. Inaccessible to lower-income Filipinos particularly since online or remote delivery is being implemented 2. Increase in number of internally funded-scholarships and discounts is not cost-effective for the schools 3. High quality of graduates results in high demand and pay offered by companies both here and abroad, which results in loss of employees (e.g. qualified faculty) for IPO	1. Partnerships for scholarships (government and private) 2. Internally-funded scholarships and discounts to allow the lower income segments to enroll. 3. Offer competitive pay, benefits, and incentives for employees and faculty such as opportunity for further study, research incentives, and support for paper presentation
Subsidiary: iPeople Research and development	Innovation and research that contributes to knowledge and/or contributes to an improved quality of life for Filipino s.	1. Cost of Research and Development (overspending)	1. Develop commercially viable projects, those that are "useful to society", and those that may solve problems of communities or provide solutions to industries; Partner with government agencies (DOST) for funding of R&D projects.
Subsidiary: EEI Corporation	Health and well being	1. The unprecedented social and economic crisis was caused by	1. Allocate funds to ensure the health and safety of its workers.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
Engineering and Construction Services		the COVID-19 pandemic. This crisis moment for health emergency preparedness. 2. Employees on-site in the projects are constantly exposed not only the usual occupational diseases or injuries but also to exposure to COVID-19. Easy access to quality healthcare, medicine, and quality essential care services in case of emergencies. 3. Poor training and retention of relevant knowledge among construction workers are factors responsible for the high incidence of injuries on project sites.	Maintain or improve sanitation and hygiene facilities in strict compliance with DOLE, COVID-19 INTER-AGENCY TASK FORCE, and Local Government standards in preventing and/or minimizing the entry of the infectious diseases in the workplace. 2. Provide or maintain on-site ambulance, medical life-saving devices and instruments, and health informatics that help promote the health and well-being of employees. 3. Strengthen the prevention of substance abuse, including narcotic drug abuse and harmful use of alcohol. 4. Alignment of Human Resource policies with the principle of human rights. 5. Establish a relationship with government entities like TESDA and higher education institutions to improve the education of the employees.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
			6. Provide employees with continuous opportunities to improve employee skills for their current and future employment. 7. Create training programs that will give the community access to the work in the corporation which is an indirect impact on job creation.
	Reduced environmental impact 	1. Discharge sewerage water and use of polluting chemicals and hazardous waste 2. Impact on how the Corporation ensure the conservation, restoration, and sustainable use of land particular forests, wetlands, mountains, and drylands, in line with obligations under Philippine Law 3. Solid waste 4. Air pollution 5. Low-cost fuels. 6. Traffic Congestion	1. The Corporation can contribute to this SDG by continuously improving energy efficiency, setting emissions reductions, and resilience in the Corporation's operations, supply chains, and the communities in which the Corporation operates. 2. The corporation will ensure full compliance and implementation of environmental law for the conservation and sustainable use of oceans and their resources. 3. Ensure monitoring of the following: • total water

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
			discharge data by destination across the operation • CO2e savings of each project. • waste management and how the corporation will improve and generate value from waste. 4. For future projects, the Corporation will be committed to implementing responsible sourcing practices beyond compliance - applying environmental and social safeguards 5. Measure, manage and mitigate impacts on ecosystems and natural resources, this will be included in the WOW reporting.
	Uplift livelihood	1. Gender segregated industry 2. Legal dispute 3. Inequality and discrimination	1. Revise policy on Vendor Survey and Qualification to identify child labor and forced labor throughout supply chains, and implement remediation when abuses are discovered. 2. Continuous firm implementation of the policy against unfair hiring and recruitment practices, particularly

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
			of vulnerable groups such as migrant workers. 3. The Company is committed to: • Pay equal remuneration, including benefits, and for work of equal value to all women and men. • Zero-tolerance policy towards all forms of discrimination and violence at work • Equal opportunity and too entrenched gender stereotypes for any promotion, pieces of training, and even in decision making 4. The Corporate will use leverage to address adverse impacts. Such leverage can also be used to encourage changes in programs and activities that may exclude workers based on factors such as age, gender, religious beliefs, disability, national origin, or ethnicity.
	Support for nation building	1. Computing and technology-based skills are of significant value to the Corporate business. Considering	1. Invest in new, resilient infrastructure or retrofit existing infrastructure to make it more sustainable. 2. Establish standards and promote

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
		the demand for sophisticated infrastructure, there is a need for advanced technologies which have a great impact on economic growth and societal progress. 2. The Corporation's role is not only in providing specific infrastructure and services solutions but also in contributing to the strategy that will support the overall optimization of urban systems to create safe, sustainable, and disaster-resilient cities. 3. Sustainable Cities and Communities	regulation that ensures projects and initiatives are sustainably managed. 3. The Corporation will deliver solutions to improve energy efficiency in the buildings it builds. 4. Collaborate with cities and governments to find solutions to future mobility needs that minimize environmental impact while making transportation safer and more affordable for all.
Subsidiary: Landev Corporation, RCBC Realty Corporation Property Management Services	Sustainable Buildings	1. Environmental and social disaster	1. Trainings on and compliance with all mandatory and regulatory requirements and industry-related updates developments
Subsidiary: Hi-Eisai Specialty Medicines	1. Health and well being 2. Support Patient Access Programs 3. Life preservation thru anti- cancer drugs 4. Promote quality of life	1. Potential product recall due to gaps in product development. 2. Health risk on drug disposal and destuction	1. Strengthen quality control. 2. Compliance to proper drug disposal and destruction
Subsidiary: PERC Renewable Energy	7.2 Increase in global percentage of renewable energy	1. Land use changes 2. Potential impacts to biodiversity	1. Environmental Impact Assessment

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
	7.B Expand and upgrade energy services for developing countries	3. Competition with local community for freshwater sources	EIA) for project sites 2. Site rehabilitation and protection through bioengineering measures 3. Partnership with PAMB, LGUs, NGOs, local community, and other stakeholders for biodiversity protection 4. Controlled usage of freshwater
Cars Division Seller of Goods	1. Provide self-employment / livelihood 2. Provide convenience to the commuting public when owning a car	1. Traffic congestion due to increased number of vehicles.	1. Provide service to keep the vehicles in good condition to reduce emission.
Cars Division Seller of Service	1. Provide service to keep cars in good condition. 2. Reduce negative impact to environmental by reducing emissions caused by poorly maintained vehicles by providing Preventive Maintenance Services (PMS).	1. Potential road accident 2. Air pollution	1. Provide Quality Delivery Service to all customers. 2. Conduct telemarketing and text blasts to all UIO clients for on time PMS check-up.

** None/Not Applicable is not an acceptable answer. For holding companies, the services and products of its subsidiaries may be disclosed.*

Fwd: SEC CiFSS-OST Initial Acceptance

Sharon Fabi <hisofabi@gmail.com>
Wed 5/4/2022 2:14 PM
To: Nenibel Acabo <ncacabo@hoi.com.ph>

---------- Forwarded message ---------
From: <noreply-cifssost@sec.gov.ph>
Date: Wed, May 4, 2022 at 2:13 PM
Subject: SEC CiFSS-OST Initial Acceptance
To:

Greetings!

SEC Registration No: 0000015393
Company Name: HOUSE OF INVESTMENTS, INC. DOING BUSINESS ALSO UNDER THE NAMES OF HONDA CARS QUEZON CITY, HONDA CARS MANILA, HONDA CARS MARIKINA, HONDA CARS FAIRVIEW, HONDA CARS TANDANG SORA, HONDA CARS MARCOS
Document Code: AFS

This serves as temporary receipt of your submission.
Subject to verification of form and quality of files of the submitted report.
Another email will be sent as proof of review and acceptance.

Thank you.

SECURITIES AND EXCHANGE COMMISSION
Secretariat Building, PICC Complex,
Roxas Boulevard, Pasay City,
1307, Metro Manila, Philippines

HOUSE OF INVESTMENTS, INC.
A YGC Member
3rd Floor, Grepalife Building, 219 Sen. Gil Puyat Avenue, Makati City

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR PARENT COMPANY FINANCIAL STATEMENTS

The management of House of Investments, Inc. is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2021, 2020 and 2019, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

SyCip, Gorres, Velayo & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.

HELEN Y. DEE
Chairman of the Board

LORENZO V. TAN
President and Chief Executive Officer

GEMA O. CHENG
EVP - COO/Chief Financial Officer & Treasurer

0 4 MAY 2022

Signed this ___day of____________ 2022

Doc. No. 357
Page No. 71
Book No. 25
Series of 2022

ATTY. JOSELINO N. SUCION
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2023
U-203 CARREON BLDG
2/46 ZENAIDA ST. POBLACION, MAKATI CITY
IBP NO. 169456/01/02/2022
PTR NO. 8851817/01/03/2022
MCLE COMPLIANCE NO. VI-0018184/ 2-28-19
ROLL NO. 60799
APPOINTMENT NO. M-049

Fwd: Your BIR AFS eSubmission uploads were received

Sharon Fabi <hisofabi@gmail.com>
Wed 5/4/2022 2:04 PM
To: Nenibel Acabo <ncacabo@hoi.com.ph>

---------- Forwarded message ---------
From: <eafs@bir.gov.ph>
Date: Wed, May 4, 2022 at 1:43 PM
Subject: Your BIR AFS eSubmission uploads were received
To: <HISOFABI@gmail.com>
Cc: <HISOFABI@gmail.com>

Hi HOUSE OF INVESTMENTS INC,

Valid file

- EAFS000463069AFSTY122021.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-C8ECJGBF098BF9HL6QSVQY2420QWSQR3S4**
Submission Date/Time: **May 04, 2022 01:27 PM**
Company TIN: **000-463-069**

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- The submitted forms, documents and attachments are complete, truthful and correct based on the personal knowledge and the same are from authentic records;
- The submission is without prejudice to the right of the BIR to require additional document, if any, for completion and verification purposes;
- The hard copies of the documents submitted through this facility shall be submitted when required by the BIR in the event of audit/investigation and/or for any other legal purpose.

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SGV
Building a better working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Tel: (632) 8891 0307
Fax: (632) 8819 0872
ey.com/ph

INDEPENDENT AUDITOR'S REPORT

The Board of Directors and the Stockholders
House of Investments, Inc.
9th Floor, Grepalife Building
219 Sen. Gil J. Puyat Avenue
Makati City, Metro Manila

Report on the Audit of the Parent Company Financial Statements

Opinion

We have audited the parent company financial statements of House of Investments, Inc. (the Parent Company), which comprise the parent company statements of financial position as at December 31, 2021 and 2020, and the parent company statements of comprehensive income, parent company statements of changes in equity and parent company statements of cash flows for each of the three years in the period ended December 31, 2021, and notes to the parent company financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying parent company financial statements present fairly, in all material respects, the financial position of the Parent Company as at December 31, 2021 and 2020, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2021 in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Parent Company Financial Statements* section of our report. We are independent of the Parent Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the parent company financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

Auditor's Responsibilities for the Audit of the Parent Company Financial Statements

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

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

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

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

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

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

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Report on the Supplementary Information Required Under Revenue Regulations No. 15-2010

The supplementary information required under Revenue Regulations No. 15-2010 is presented by management of House of Investments, Inc. in a separate schedule. Revenue Regulations No. 15-2010 requires the information to be presented in the notes to the parent company financial statements. Such information is not a required part of the basic financial statements. The information is also not required by the Revised Securities Regulation Code Rule 68. Our opinion on the basic financial statements is not affected by the presentation of the information in a separate schedule.

The engagement partner on the audit resulting in this independent auditor’s report is Wenda Lynn M. Loyola.

SYCIP GORRES VELAYO & CO.

Wenda Lynn M. Loyola

Wenda Lynn M. Loyola
Partner
CPA Certificate No. 109952
Tax Identification No. 242-019-387
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 109952-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-117-2022, January 20, 2022, valid until January 19, 2025
PTR No. 8854316, January 3, 2022, Makati City

April 8, 2022

HOUSE OF INVESTMENTS, INC.
PARENT COMPANY STATEMENTS OF FINANCIAL POSITION

	December 31	
	2021	2020
ASSETS		
Current Assets		
Cash and cash equivalents (Note 6)	**₱215,057,117**	₱457,914,923
Receivables (Note 7)	**249,173,607**	508,825,501
Dividends receivable (Notes 14)	**51,077,770**	83,750,604
Inventories (Note 8)	**291,144,342**	374,247,208
Prepaid expenses and other current assets (Note 9)	**288,825,936**	254,005,392
Total Current Assets	**1,095,278,772**	1,678,743,628
Noncurrent Assets		
Investments in subsidiaries and associates (Note 10)	**6,399,238,422**	6,409,930,293
Financial asset at fair value through other comprehensive income (FVOCI) [Note 11]	**102,169,176**	34,191,970
Property and equipment (Note 12)		
At revalued amount	**818,070,000**	781,550,000
At cost	**138,877,285**	119,144,954
Right-of-use assets (Note 30)	**147,937,980**	161,586,230
Investment properties - land at cost (Note 13)	**1,980,027**	1,980,027
Computer software (Note 12)	**7,025,436**	3,095,474
Other noncurrent assets	**5,207,727**	4,803,574
Total Noncurrent Assets	**7,620,506,053**	7,516,282,522
TOTAL ASSETS	**₱8,715,784,825**	₱9,195,026,150
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities (Note 17)	**₱376,691,291**	₱705,072,687
Loans payable (Note 15)	**1,737,000,000**	2,257,000,000
Lease liabilities - current portion (Note 30)	**14,291,998**	14,037,175
Total Current Liabilities	**2,127,983,289**	2,976,109,862
Noncurrent Liabilities		
Lease liabilities - net of current portion (Note 30)	**179,768,305**	184,133,791
Retirement liability - net (Note 26)	**52,026,345**	51,047,915
Deferred tax liabilities - net (Note 27)	**93,764,367**	111,839,806
Other noncurrent liabilities (Note 16)	**145,174,258**	189,965,242
Total Noncurrent Liabilities	**470,733,275**	536,986,754
Total Liabilities	**2,598,716,564**	3,513,096,616
Equity		
Capital stock (Note 28)		
Preferred stock	**–**	–
Common stock	**1,162,540,326**	1,162,540,326
Additional paid-in capital	**154,578,328**	154,578,328
Other comprehensive income (Notes 11, 12 and 26)	**511,616,654**	439,674,936
Retained earnings (Note 32)		
Unappropriated	**788,332,953**	1,425,135,944
Appropriated	**3,500,000,000**	2,500,000,000
Total Equity	**6,117,068,261**	5,681,929,534
TOTAL LIABILITIES AND EQUITY	**₱8,715,784,825**	₱9,195,026,150

See accompanying Notes to Parent Company Financial Statements.

HOUSE OF INVESTMENTS, INC.
PARENT COMPANY STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2021	2020	2019
REVENUE			
Merchandise sales	**₱2,603,754,576**	₱2,547,078,067	₱4,098,310,469
Services	**431,089,945**	371,503,993	617,230,639
Commission	**133,906,291**	131,799,262	128,477,385
Management fees (Note 14)	**67,375,685**	97,428,013	96,625,024
Dealer's income	**35,452,293**	48,623,840	83,041,337
Others	**7,373,273**	10,570,869	18,480,551
	3,278,952,063	3,207,004,044	5,042,165,405
DIVIDEND INCOME (Note 19)	**391,954,421**	238,411,315	354,193,297
COSTS (Notes 8 and 21)			
Merchandise sales	**2,445,571,537**	2,441,534,893	3,955,858,492
Services	**288,403,418**	271,432,684	448,754,658
	2,733,974,955	2,712,967,577	4,404,613,150
GROSS PROFIT	**936,931,529**	732,447,782	991,745,552
GENERAL AND ADMINISTRATIVE EXPENSES (Note 22)	**(531,459,193)**	(626,726,381)	(665,214,267)
INTEREST AND FINANCE CHARGES (Notes 15, 18, 23 and 30)	**(83,067,670)**	(63,875,427)	(70,438,195)
OTHER INCOME - Net (Notes 6, 11, 12 and 20)	**44,455,883**	48,629,398	719,801,689
INCOME BEFORE INCOME TAX	**366,860,549**	90,475,372	975,894,779
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 27)			
Current	**3,189,343**	10,790,563	13,161,474
Deferred	**474,197**	(51,830,018)	(2,310,891)
	3,663,540	(41,039,455)	10,850,583
NET INCOME	**363,197,009**	131,514,827	965,044,196
OTHER COMPREHENSIVE INCOME (LOSS)			
Items not to be reclassified to profit or loss in subsequent periods:			
Fair value reserve on equity investments at FVOCI (Note 11)	**7,977,654**	3,081,029	(2,647,983)
Revaluation increment on land (Note 12)	**36,520,000**	89,111,840	42,364,360
Income tax effect	**21,387,850**	(26,733,552)	(12,709,308)
Remeasurement loss on retirement (Note 26)	**8,894,428**	(3,173,697)	(40,738,547)
Income tax effect	**(2,838,214)**	952,109	12,221,564
	71,941,718	63,237,729	(1,509,914)
TOTAL COMPREHENSIVE INCOME	**₱435,138,727**	₱194,752,556	₱963,534,282
EARNINGS PER SHARE (Note 34)			
Basic	**₱0.4678**	₱0.1693	₱1.2129
Diluted	**₱0.4678**	₱0.1693	₱1.2129

See accompanying Notes to Parent Company Financial Statements.

HOUSE OF INVESTMENTS, INC.

PARENT COMPANY STATEMENTS OF CHANGES IN EQUITY

FOR THE YEARS ENDED DECEMBER 31, 2021, 2020 AND 2019

	Capital Stock (Note 28)			Other Comprehensive Income				Retained Earnings		
	Preferred Stock	Common Stock	Additional Paid-in Capital	Fair value Reserve on Equity Investments at FVOCI (Note 11)	Revaluation Increment on Land (Note 12)	Remeasurement Losses on Retirement Asset (Note 26)	Subtotal	Unappropriated (Note 32)	Appropriated (Note 32)	Total
Balance at January 1, 2019	**₱247,414,156**	**₱921,836,572**	**₱154,578,328**	**₱20,596,493**	**₱335,216,560**	**₱22,134,068**	**₱1,701,776,177**	**₱828,084,713**	**₱2,100,000,000**	**₱4,629,860,890**
Net income	–	–	–	–	–	–	–	965,044,196	–	965,044,196
Other comprehensive income (loss)	–	–	–	(2,647,983)	29,655,052	(28,516,983)	(1,509,914)	–	–	(1,509,914)
Total comprehensive income (loss)	–	–	–	(2,647,983)	29,655,052	(28,516,983)	(1,509,914)	965,044,196	–	963,534,282
Appropriation of retained earnings	–	–	–	–	–	–	–	(400,000,000)	400,000,000	–
Dividends to common stockholders	–	–	–	–	–	–	–	(40,039,747)	–	(40,039,747)
Dividends to preferred stockholders	–	–	–	–	–	–	–	(23,302,358)	–	(23,302,358)
Redemption of preferred stock	(240,703,754)	240,703,754	–	–	–	–	–	–	–	–
Balance at December 31, 2019	**6,710,402**	**1,162,540,326**	**154,578,328**	**17,948,510**	**364,871,612**	**(6,382,915)**	**376,437,207**	**1,329,786,804**	**2,500,000,000**	**5,530,053,067**
Net income	–	–	–	–	–	–	–	131,514,827	–	131,514,827
Other comprehensive income (loss)	–	–	–	3,081,029	62,378,288	(2,221,588)	63,237,729	–	–	63,237,729
Total comprehensive income (loss)	–	–	–	3,081,029	62,378,288	(2,221,588)	63,237,729	131,514,827	–	194,752,556
Derecognition of plan assets	–	–	–	–	–	–	–	(36,079,158)	–	(36,079,158)
Dividends to common stockholders	–	–	–	–	–	–	–	(86,529)	–	(86,529)
Redemption of preferred stock	(6,710,402)	–	–	–	–	–	–	–	–	(6,710,402)
Balance at December 31, 2020	**–**	**1,162,540,326**	**154,578,328**	**21,029,539**	**427,249,900**	**(8,604,503)**	**439,674,936**	**1,425,135,944**	**2,500,000,000**	**5,681,929,534**
Net income	–	–	–	–	–	–	–	363,197,009	–	363,197,009
Other comprehensive income	–	–	–	7,977,654	57,907,850	6,056,214	71,941,718	–	–	71,941,718
Total comprehensive income	–	–	–	7,977,654	57,907,850	6,056,214	71,941,718	363,197,009	–	435,138,727
Reversal of appropriation	–	–	–	–	–	–	–	2,500,000,000	(2,500,000,000)	–
Appropriation of Retained Earnings	–	–	–	–	–	–	–	(3,500,000,000)	3,500,000,000	–
Balance at December 31, 2021	**₱–**	**₱1,162,540,326**	**₱154,578,328**	**₱29,007,193**	**₱485,157,750**	**(₱2,548,289)**	**₱511,616,654**	**₱788,332,953**	**₱3,500,000,000**	**₱6,117,068,261**

See accompanying Notes to Parent Company Financial Statements.

HOUSE OF INVESTMENTS, INC.
PARENT COMPANY STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2021	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	**₱366,860,549**	₱90,475,372	₱975,894,779
Adjustments for:			
Interest and finance charges (Notes 15, 18, 23 and 30)	**83,067,670**	63,875,426	70,438,195
Depreciation and amortization (Notes 12, 22 and 25)	**66,802,114**	121,338,429	95,993,457
Movements in net retirement liability	**9,053,382**	18,976,107	(9,267,226)
Interest income (Notes 6 and 20)	**(1,044,484)**	(4,479,834)	(4,338,680)
Provision (write-off) for expected credit losses and inventory obsolescence	**(2,682,376)**	4,956,106	–
Unrealized foreign exchange loss (gain) - net	**(3,050,787)**	3,544,526	(679)
Gain on sale of: (Note 20)			
Investment in subsidiaries and associates (Note 10)	**–**	–	(695,205,862)
Property and equipment (Note 12)	**(9,123,465)**	(5,609,170)	(3,113,527)
Dividend income (Note 19)	**(391,954,421)**	(238,411,315)	(354,193,297)
Operating income before working capital changes	**117,928,182**	54,665,647	76,207,160
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Receivables	**262,334,270**	71,019,761	25,425,266
Inventories	**83,102,866**	(14,446,971)	332,312,464
Prepaid expenses and other current assets	**(8,928,569)**	227,729,253	41,338,681
Increase (decrease) in accounts payable and other current liabilities	**(401,114,392)**	84,214,711	(78,869,675)
Net cash generated from operations	**53,322,357**	423,182,401	396,413,896
Interest received	**1,044,484**	4,479,834	4,338,680
Income tax paid, including applied creditable withholding taxes	**(29,081,316)**	(37,745,770)	(36,291,066)
Interest and finance charges paid	**(67,201,145)**	(44,331,183)	(54,724,719)
Net cash flows provided by (used in) operating activities	**(41,915,620)**	345,585,282	309,736,791
CASH FLOWS FROM INVESTING ACTIVITIES			
Dividends received	**424,627,255**	219,590,135	364,631,173
Proceeds from sale of:			
Property and equipment	**12,132,568**	6,982,116	7,781,856
Investment in subsidiaries and associates	**–**	–	784,796,831
Net movement in subsidiaries and associates (Note 10)	**10,691,871**	(2,006,610,778)	(123,777,908)
Decrease (increase) in other noncurrent asset	**(404,153)**	1,226,346	(1,030,332)
Acquisition of:			
Computer software (Note 12)	**(7,422,488)**	(2,001,653)	(2,790,631)
Property and equipment (Note 12)	**(56,406,525)**	(19,130,782)	(57,093,116)
Earnest money paid	**–**	–	(250,000,000)
Net cash flows provided by (used in) investing activities	**383,218,528**	(1,799,944,616)	722,517,873

(Forward)

	Years Ended December 31		
	2021	2020	2019
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from loans payable (Note 15)	**₱187,700,000**	₱4,621,700,000	₱440,000,000
Payments of:			
Dividends	**–**	(86,529)	(64,794,639)
Redemption of preferred shares (Note 28)	**–**	(6,710,402)	–
Long-term debt	–	(100,000,000)	(100,000,000)
Leases (Note 30)	**(22,420,517)**	(20,775,841)	(63,156,324)
Loans payable (Note 15)	**(707,700,000)**	(3,009,700,000)	(1,219,000,000)
Receipts (disbursements) from related party transactions	**(44,790,984)**	163,276,714	2,845,459
Net cash flows provided by (used in) financing activities	**(587,211,501)**	1,647,703,942	(1,004,105,504)
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	**3,050,787**	(3,544,526)	679
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(242,857,806)**	189,800,082	28,149,839
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**457,914,923**	268,114,841	239,965,002
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 6)	**₱215,057,117**	₱457,914,923	₱268,114,841

See accompanying Notes to Parent Company Financial Statements.

1. Corporate Information and Authorization for Issuance of Parent Company Financial Statements

Corporate Information
House of Investments, Inc. (the Parent Company) is a stock corporation incorporated under the laws of the Republic of the Philippines on May 21, 1959. As per Section 11 of Revised Corporation Code (RCC) enacted in 2020, a corporation shall have perpetual existence unless its articles of incorporation provide otherwise. Further explained in Securities and Exchange Commission (SEC) Memorandum Circular No. 22 Series of 2020, "the corporate term of a corporation with certificate of incorporation issued prior to the effectivity of the RCC and which continue to exist, shall be deemed perpetual upon the effectivity of the RCC, without any action on the part of the corporation." Thus, there is no need to amend or extend Parent Company's corporate life as it already enjoys perpetual existence.

The Parent Company and its subsidiaries (collectively known as the Group) are primarily engaged in automotive business, construction, education, afterlife services, consumer finance, property management, project management, security and pharmaceuticals.

The Parent Company's common stock was listed with the Philippine Stock Exchange (PSE) on July 2, 1962, the Parent Company's initial public offering. The Parent Company's shares of stock are currently traded at the PSE. The ultimate parent company of the Group is Pan Malayan Management and Investment Corporation (PMMIC), a domestic corporation.

The registered office address and principal place of business of the Parent Company is at 9th Floor, Grepalife Building, 219 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila.

Authorization for Issuance of Parent Company Financial Statements
The parent company financial statements were approved and authorized for issue by the Board of Directors on April 8, 2022.

2. Basis of Preparation and Statement of Compliance

The parent company financial statements have been prepared under the historical cost basis, except for financial asset at fair value through other comprehensive income (FVOCI) which have been measured at fair value and land classified as property and equipment which have been measured using the revaluation method. The parent company financial statements are presented in Philippine Peso (₱), which is also the Parent Company's functional currency. Except as indicated, all amounts are rounded off to the nearest peso.

Statement of Compliance
The parent company financial statements are prepared in compliance with Philippine Financial Reporting Standards (PFRSs).

The parent company financial statements are the Parent Company's separate financial statements prepared in compliance with PAS 27, *Separate Financial Statements*. These parent company financial statements are prepared for submission to the Philippine Bureau of Internal Revenue (BIR). The Parent Company also prepares and issues consolidated financial statements for the same period as the separate financial statements in accordance with PFRSs. These may be obtained at the SEC

Head Office, PICC, Roxas Boulevard, Pasay City or at the Parent Company's registered office address.

3. **Changes in Accounting Policies and Disclosures**

The accounting policies adopted are consistent with those of the previous financial year, except that the Parent Company has adopted the following new accounting pronouncements starting January 1, 2021. Adoption of these pronouncements did not have any significant impact on the parent company financial statements unless otherwise indicated.

- Amendment to PFRS 16, *COVID-19-related Rent Concessions beyond June 30, 2021*
  The amendment provides relief to lessees from applying the PFRS 16 requirement on lease modifications to rent concessions arising as a direct consequence of the COVID-19 pandemic. A lessee may elect not to assess whether a rent concession from a lessor is a lease modification if it meets all of the following criteria:

  - The rent concession is a direct consequence of COVID-19;
  - The change in lease payments results in a revised lease consideration that is substantially the same as, or less than, the lease consideration immediately preceding the change;
  - Any reduction in lease payments affects only payments originally due on or before June 30, 2022; and
  - There is no substantive change to other terms and conditions of the lease.

  A lessee that applies this practical expedient will account for any change in lease payments resulting from the COVID-19 related rent concession in the same way it would account for a change that is not a lease modification, i.e., as a variable lease payment.

  The amendment is effective for annual reporting periods beginning on or after April 1, 2021. Early adoption is permitted.

  The adoption of the amendments has no impact to the parent company financial statements since the Parent Company has no lease concessions.

- Amendments to PFRS 9, PFRS 7, PFRS 4 and PFRS 16, *Interest Rate Benchmark Reform - Phase 2*

  The amendments provide the following temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR):
  - Practical expedient for changes in the basis for determining the contractual cash flows as a result of IBOR reform
  - Relief from discontinuing hedging relationships
  - Relief from the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

  The Parent Company shall also disclose information about:
  - The about the nature and extent of risks to which the entity is exposed arising from financial instruments subject to IBOR reform, and how the entity manages those risks; and
  - Their progress in completing the transition to alternative benchmark rates, and how the entity is managing that transition

The amendments are effective for annual reporting periods beginning on or after January 1, 2021 and apply retrospectively, however, the Parent Company is not required to restate prior periods. The adoption of the amendment did not impact the parent company financial statement as of December 31, 2021.

Standards Issued But Not Yet Effective
Pronouncements issued but not yet effective are listed below. The Parent Company intends to adopt the following pronouncements when they become effective. The adoption of these pronouncements is not expected to have a significant impact on the parent company financial statements unless otherwise indicated.

Effective beginning on or after January 1, 2022

- Amendments to PFRS 3, *Reference to the Conceptual Framework*

  The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements. The amendments added an exception to the recognition principle of PFRS 3, *Business Combinations* to avoid the issue of potential 'day 2'gains or losses arising for liabilities and contingent liabilities that would be within the scope of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* or Philippine-IFRIC 21, *Levies*, if incurred separately.

  At the same time, the amendments add a new paragraph to PFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

  The amendments are effective for annual reporting periods beginning on or after January 1, 2022 and apply prospectively. The Parent Company is still assessing the impact of the amends to the parent company financial statements.

- Amendments to PAS 16, *Plant and Equipment: Proceeds before Intended Use*

  The amendments prohibit entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

  The amendment is effective for annual reporting periods beginning on or after January 1, 2022 and must be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

  The amendments are not expected to have a material impact on the Parent Company.

- Amendments to PAS 37, *Onerous Contracts - Costs of Fulfilling a Contract*

  The amendments specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

The amendments are effective for annual reporting periods beginning on or after January 1, 2022. The Parent Company will apply these amendments to contracts for which it has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments.

The amendments are not expected to have a material impact on the Parent Company.

- *Annual Improvements to PFRSs* 2018-2020 Cycle

  - Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*

    The amendment permits a subsidiary that elects to apply paragraph D16(a) of PFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent's date of transition to PFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of PFRS 1.

    The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The amendments are not expected to have a material impact on the Parent Company.

  - Amendments to PFRS 9, *Financial Instruments*, *Fees in the '10 per cent' test for derecognition of financial liabilities*

    The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

    The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The Parent Company will apply the amendments to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The Parent Company is still assessing the impact of the amends to the parent company financial statements.

  - Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

    The amendment removes the requirement in paragraph 22 of PAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of PAS 41.

    An entity applies the amendment prospectively to fair value measurements on or after the beginning of the first annual reporting period beginning on or after January 1, 2022 with earlier adoption permitted. The amendments are not expected to have a material impact on the Parent Company.

Effective beginning on or after January 1, 2023

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*

  The amendments narrow the scope of the initial recognition exception under PAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

  The amendments also clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expense) or to the related asset component (and interest expense).

  An entity applies the amendments to transactions that occur on or after the beginning of the earliest comparative period presented for annual reporting periods on or after January 1, 2023.

  The Parent Company is still assessing the impact of the amendments to the parent company financial statements.

- Amendments to PAS 8, *Definition of Accounting Estimates*

  The amendments introduce a new definition of accounting estimates and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, the amendments clarify that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors.

  An entity applies the amendments to changes in accounting policies and changes in accounting estimates that occur on or after January 1, 2023 with earlier adoption permitted. The amendments are not expected to have a material impact on the Parent Company.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

  The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

  - Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
  - Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

  The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed. The Parent Company is still assessing the impact of the amends to the parent company financial statements.

Effective beginning on or after January 1, 2024

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

  The amendments clarify paragraphs 69 to 76 of PAS 1, *Presentation of Financial Statements*, to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:
  - What is meant by a right to defer settlement
  - That a right to defer must exist at the end of the reporting period
  - That classification is unaffected by the likelihood that an entity will exercise its deferral right
  - That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

  The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and must be applied retrospectively. The Parent Company is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*

  PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, *Insurance Contracts*. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

  The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

  - A specific adaptation for contracts with direct participation features (the variable fee approach)
  - A simplified approach (the premium allocation approach) mainly for short-duration contracts

  PFRS 17 is effective for reporting periods beginning on or after January 1, 2021, with comparative figures required. Early application is permitted. The amendments are not expected to have a material impact on the Parent Company.

Deferred Effectivity

- Amendments to PFRS 10 and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

  The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3, *Business Combinations*. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

On January 13, 2016, the Financial Reporting Standards Council deferred the original effective date of January 1, 2016 of the said amendments until the International Accounting Standards Board (IASB) completes its broader review of the research project on equity accounting that may result in the simplification of accounting for such transactions and of other aspects of accounting for associates and joint ventures.

4. Summary of Significant Accounting Policies

Leases - *Company as a lessee*

The Parent Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee
The Parent Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Parent Company recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets
The Parent Company recognizes right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of store spaces and warehouses between 2 to 20 years.

Right-of-use assets are subject to impairment. Refer to the accounting policies in section impairment of non-financial assets.

Lease liabilities
At the commencement date of the lease, the Parent Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Parent Company and payments of penalties for terminating a lease, if the lease term reflects the Parent Company exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

Lease liabilities that are expected to be settled for no more than 12 months after reporting period are classified as current liabilities presented as current portion of lease liabilities. Otherwise, these are classified as noncurrent liabilities.

In calculating the present value of lease payments, the Parent Company uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets
The Parent Company applies the short-term lease recognition exemption to its short-term leases of office space and office equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the leases of low-value assets recognition exemption to leases of property and equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

Leases - *Company as a lessor*

Leases in which the Parent Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Financial Instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

<u>Cash and Cash Equivalents</u>
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from date of placement and that are subject to an insignificant risk of changes in value.

<u>Financial Assets</u>
Initial Recognition and Measurement
Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI), and fair value through profit or loss (FVTPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Parent Company's business model for managing them. The Parent Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs. Trade receivables that do not contain a significant financing component or which the Parent Company has applied practical expedient are measured at the transaction price determined under PFRS 15.

In order for a financial asset to be classified and measured at amortized cost or FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest' (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Parent Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Parent Company commits to purchase or sell the asset.

Subsequent Measurement
For purposes of subsequent measurement, financial assets are classified in four categories:
- Financial assets at amortized cost (debt instruments)
- Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at FVTPL

The Parent Company's financial assets as of December 31, 2021 and 2020 are of the nature of financial assets at amortized cost and FVOCI. The Parent Company has no financial assets at FVTPL as of December 31, 2021 and 2020.

Financial Assets at Amortized Cost (Debt Instruments)
This category is the most relevant to the Parent Company. The Parent Company measures financial assets at amortized cost if both of the following conditions are met:

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

Financial assets at amortized cost are subsequently measured using the EIR method and are subject to impairment. Gains and losses are recognized in the statement of comprehensive income when the asset is derecognized, modified or impaired. As of December 31, 2021 and 2020, the Parent Company's financial assets at amortized cost include Cash and cash equivalent, Receivables, Dividends receivable and Financial assets at FVOCI.

Financial assets designated at fair value through OCI (equity instruments)
Upon initial recognition, the Parent Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PAS 32, *Financial Instruments: Presentation*, and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the parent company statement of income when the right of payment has been established, except when the Parent Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Parent Company elected to classify irrevocably all its equity investments under this category.

The Parent Company does not have any debt financial assets at fair value through OCI and financial assets at fair value through profit or loss as of December 31, 2021 and 2020.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Parent Company's statement of financial position) when:

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

When the Parent Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Parent Company continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Parent Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Parent Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Parent Company could be required to repay.

Impairment of Financial Assets
The Parent Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Parent Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures which there has not been a significant increase in credit risk since initial recognition, ECL is provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For cash and cash equivalents, the Parent Company applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Parent Company's policy to measure ECL on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECLs. The Parent Company uses the ratings from Standard and Poor's (S&P), Moody's and Fitch to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

For receivables, the Parent Company applies a simplified approach in calculating ECLs. Therefore, the Parent Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Parent Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The key inputs in the model include the Parent Company's definition of default and historical data of three years of the origination, maturity date and default date. The Parent Company considers receivables in default when contractual payments are 90 days past due. However, in certain cases, the Parent Company may also consider a financial asset to be in default when internal and external information indicates that the Parent Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Parent Company.

The other financial instruments such as dividends receivable and refundable deposits, the Parent Company applies the general approach. Therefore, the Parent Company track changes in credit risk at every reporting date.

The Parent Company recognizes an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVOCI, for which the loss allowance is recognized in other comprehensive income and accumulated in the investment revaluation reserve, and does not reduce the carrying amount of the financial asset in the statement of financial position.

Financial Liabilities

Initial Recognition and Measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

Loans and Borrowings

This is the category most relevant to the Parent Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of comprehensive income.

This category generally applies to interest-bearing loans and borrowings.

Derecognition
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Offsetting of Financial Instruments
Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Other financial liabilities
Other financial liabilities are initially recognized at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, other financial liabilities are subsequently measured at amortized cost using the effective interest method. Amortized cost is calculated by taking into account any discount or premium on the issue and fees that are an integral part of the EIR. Gains and losses are recognized in profit or loss when the liabilities are derecognized, as well as through the amortization process. Any effects of restatement of foreign currency-denominated liabilities are recognized in profit or loss.

The Parent Company's other financial liabilities include "Accounts payable and other current liabilities", "Loans payable", "Lease liabilities" and "Other noncurrent liabilities".

Inventories
Inventories are valued at the lower of cost and net realizable value (NRV). Cost of inventories is generally determined primarily using the moving-average method, except for automotive units of the car dealerships, which are accounted for using the specific identification method. NRV is the selling price in the ordinary course of business, less the estimated costs of completion of inventories and the estimated costs necessary to sell.

Cost includes purchase price and other costs directly attributable to its acquisition such as non-refundable taxes, handling and transportation cost.

Prepaid Expenses and Other Current Assets
Prepaid expenses and other current assets pertain to other resources controlled by the Parent Company as a result of past events and from which future economic benefits are expected to flow to the Parent Company within the financial reporting date.

Investments in Subsidiaries and Associates
Investments in shares of stock of the subsidiaries and associates are carried at cost less accumulated impairment losses, if any.

Subsidiaries are entities controlled by the Parent Company. Control is achieved when the Parent Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

The Parent Company's subsidiaries as of December 31, 2021 and 2020 are as follows:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership 2021 Direct	2021 Indirect	2020 Direct	2020 Indirect
Investment Managers, Inc. (IMI)	Philippines	Insurance agent, financing, trading and real estate	Philippine Peso	**100.00**	**–**	100.00	–
Landev Corporation	Philippines	Property management	Philippine Peso	**100.00**	**–**	100.00	–
San Lorenzo Ruiz Investment Holdings and Services Inc. (SLRHSI)	Philippines	Holding company	Philippine Peso	**100.00**	**–**	100.00	–
Xamdu Motors, Inc. (XMI)	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	100.00	–
Zamboanga Carriers, Inc. (ZCI)	Philippines	Transportation	Philippine Peso	**100.00**	**–**	100.00	–
Zambowood Realty and Development Corporation (ZRDC)	Philippines	Real estate	Philippine Peso	**100.00**	**–**	100.00	–
Greyhounds Security and Investigation Agency Corp.	Philippines	Security agency	Philippine Peso	**–**	**100.00**	–	100.00
Hexagon Lounge, Inc.	Philippines	Restaurant	Philippine Peso	**–**	**100.00**	–	100.00
Secon Professional Security Training Academy Inc.	Philippines	Training service provider	Philippine Peso	**–**	**100.00**	–	100.00
HI Cars, Inc. (formerly Honda Cars Kalookan, Inc.; HCI) [a]	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	55.00	–
La Funeraria Paz Sucat, Inc. (LFPSI)	Philippines	Memorial services	Philippine Peso	**50.00**	**13.00**	50.00	13.00
EEI Corporation (EEI)	Philippines	Construction	Philippine Peso	**55.34**	**–**	55.34	–
EEI Limited	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
Clear Jewel Investments, Ltd.	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
Nimaridge Investments, Limited	British Virgin Islands	Holding company	US Dollar	**–**	**100.00**	–	100.00
EEI (PNG), Ltd	Papua New Guinea	Holding company	US Dollar	**–**	**100.00**	–	100.00
EEI Corporation (Guam), Inc.	United States of America	Construction	US Dollar	**–**	**100.00**	–	100.00
EEI Construction and Marine, Inc.	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
EEI Realty Corporation (EEI Realty)	Philippines	Real estate	Philippine Peso	**–**	**100.00**	–	100.00
EEI Subic Corporation	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
Equipment Engineers, Inc. (EE)	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
JP Systems Asia Inc. (JPSAI)	Philippines	Rental of scaffolding and formworks	Philippine Peso	**–**	**60.00**	–	60.00
BiotechJP Corporation	Philippines	Manufacturing food and therapeutic food	Philippine Peso	**–**	**60.00**	–	60.00
Learn JP Corp	Philippines	Service for improvement in language proficiency	Philippine Peso	**–**	**60.00**	–	60.00
EEI Power Corporation (EPC)	Philippines	Power generation	Philippine Peso	**–**	**100.00**	–	100.00
Gulf Asia International Corporation (GAIC)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
GAIC Professional Services, Inc. (GAPSI)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
GAIC Manpower Services, Inc. (GAMSI)	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
Bagumbayan Equipment & Industrial Products, Inc.	Philippines	Consultancy services	Philippine Peso	**–**	**100.00**	–	100.00
Philmark, Inc.	Philippines	Construction	Philippine Peso	**–**	**100.00**	–	100.00
Philrock Construction and Services, Inc.	Philippines	Manpower services	Philippine Peso	**–**	**100.00**	–	100.00
EEI Energy Solutions Corporation (EESC)	Philippines	Retail electricity supplier	Philippine Peso	**–**	**100.00**	–	100.00
EEI Carga Digital Logistics Corporation (EEI Carga) [b]	Philippines	Digital logistics	Philippine Peso	–	**100.00**	–	–
iPeople, inc. (IPO)	Philippines	Education and Information Technology	Philippine Peso	**48.18**	**–**	48.18	–
Malayan Education System, Inc. (MESI) (Operating Under the Name of Mapua University)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Laguna, Inc., A Mapua School (MCLI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Mindanao (A Mapua School), Inc. (MCMI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan High School of Science, Inc. (MHSSI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Mapua Information Technology Center, Inc. (MITC)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00

(Forward)

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership 2021 Direct	2021 Indirect	2020 Direct	2020 Indirect
Mapua Techserv, Inc. (MTI)	Philippines	Consultancy	Philippine Peso	–	**100.00**	–	100.00
Mapua Techpower Inc.	Philippines	Consultancy	Philippine Peso	–	**75.00**	–	75.00
People eServe Corporation	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
Pan Pacific Computer Center, Incorporated (PPCCI)	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
Affordable Private Education Center, Inc doing business under the name of APEC Schools (APEC)	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
National Teachers College doing business under the name/s and style/s of The National Teachers College	Philippines	Education and Information Technology	Philippine Peso	–	**99.79**	–	99.79
University of Nueva Caceres	Philippines	Education and Information Technology	Philippine Peso	–	**83.62**	–	83.62
AC College of Enterprise and Technology, Inc	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00
LINC Institute, Inc doing business under the Name and Style of LINC Academy	Philippines	Education and Information Technology	Philippine Peso	–	**100.00**	–	100.00

(a) In July 2021, the Parent Company acquired additional 27,000,000 shares resulting to 100% ownership of HCI (Note 10).
(b) On May 14, 2021, EEI Carga was incorporated as a wholly subsidiary of EEI. EEI Carga's primary purpose is to own and operate a digital logistics platform that enables shippers to deliver their products through various transportation options available in the platform. EEI Carga's financial year end is December 31

An associate is an entity over which the Parent Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The Parent Company's associates as of December 31, 2021 and 2020 are as follows:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership 2021	2020
Associates:					
Hi-Eisai Pharmaceutical, Inc. (HEPI)	Philippines	Pharmaceutical	Philippine peso	**50.00**	50.00
Petroenergy Resources Corporation (PERC)	Philippines	Renewable energy	Philippine peso	**29.10**	29.10
PetroGreen Energy Corporation (PGEC) [(a)]	Philippines	Renewable energy	Philippine peso	**10.00**	10.00
T'boli Agro-Industrial Development, Inc.	Philippines	Agriculture	Philippine peso	**28.47**	28.47
Manila Memorial Park Cemetery, Inc. (MMPC)	Philippines	Funeral service	Philippine peso	**25.98**	25.98
Sojitz G Auto Philippines Corporation (SGAPC)	Philippines	Automotive distributor	Philippine peso	**20.00**	20.00
RCBC Realty Corporation (RRC)	Philippines	Realty	Philippine peso	**10.00**	10.00

(a) Effective ownership in PERC is 29.10% after considering the Parent Company's 10% indirect investment in PetroGreen Energy Corporation (PGEC), a 90%-owned subsidiary of PERC.

Details of investment in subsidiaries and associates are disclosed further in Note 10.

Property and Equipment

Property and equipment are stated at cost less accumulated depreciation and amortization and any impairment in value, except for land which is carried at revalued amount based on the latest appraisal conducted by an independent firm of appraisers. The appraisal increment resulting from the revaluation is treated as a separate component in the Parent Company's equity.

The initial cost of property and equipment consists of its purchase price, include import duties, taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the assets have been put into operation, such as repairs and maintenance, are normally charged to operations in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment. When assets are retired or otherwise disposed of, the cost and the related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected as part of current operations.

Depreciation and amortization are computed using the straight-line method over the estimated useful lives (EUL) of the related assets.

Category	Number of Years
Building and improvements	5 - 25
Transportation equipment	5
Furniture, fixtures and other equipment	3 - 5

Amortization of leasehold improvements is computed over the EUL of the improvement or remaining term of the lease, whichever is shorter.

The useful life and depreciation and amortization method are reviewed periodically to ensure that the period of depreciation and amortization method are consistent with the expected patterns of economic benefit from items of property and equipment.

Land is carried at its revalued amount. The appraised values used for revaluation were determined by an independent appraiser accredited by the Philippine SEC.

The initial cost of land consists of its purchase price and directly attributable costs of bringing the asset to its working condition and location for its intended use.

The appraisal increment (net of deferred tax) resulting from the revaluation is credited to the "Revaluation Increment on Land" account under the equity section of the parent company statement of financial position.

Upon disposal of land, any revaluation increment relating to the particular asset being sold is transferred to retained earnings.

Minor repairs and maintenance costs are charged as part of current operations as incurred; significant renewals and betterments are capitalized. When assets are retired or otherwise disposed of, the cost or revalued amount, appraisal increase and related accumulated depreciation and amortization are removed from the accounts and any resulting gains or losses are reflected in the parent company statement of comprehensive income.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the parent company statement of comprehensive income in the year the asset is derecognized.

The asset's residual values, useful lives and methods of depreciation and amortization are reviewed, and adjusted if appropriate, at each financial year-end.

Investment Properties
Investment properties are stated at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the parent company statement of comprehensive income in the year of retirement or disposal.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the carrying amount of the investment property transferred at the date of change in use. If owner-occupied property becomes an investment property, the Parent Company accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

For a transfer from owner-occupied property to investment property, the deemed cost for subsequent accounting is the fair value at the date of change in use. Upon transfer of an asset accounted for under revaluation model to asset accounted for under cost model, any revaluation reserve relating to such particular asset is transferred to retained earnings.

Depreciation is computed using the straight-line method, except land.

Compute Software
Compute software are stated at cost less accumulated amortization and any impairment in value. Costs related to software purchased by the Parent Company for use in the operations are amortized on a straight-line basis over a period of three (3) years.

Costs associated with developing and maintaining computer software programs are recognized as an expense when incurred. Costs that are directly associated with identifiable and unique software controlled by the Parent Company and will generate economic benefits exceeding costs beyond one year, are recognized as intangible assets to be measured at cost less accumulated amortization and provision for impairment losses, if any.

Impairment of Nonfinancial Assets
For Investments in subsidiaries and associates, Property and equipment, Right-of-use asset, Investment properties and Computer software, the Parent Company assesses at the end of each financial reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Parent Company makes an estimate of the asset's recoverable amount. An assets' recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

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

Impairment losses are recognized in the parent company statement of comprehensive income in those expense categories consistent with the function of the impaired asset, except for property and equipment previously revalued where the revaluation was taken to other comprehensive income. In this case the impairment is also recognized in other comprehensive income up to the amount of any previous revaluation.

Capital Stock
Capital stock is measured at par value for all shares issued. When the Parent Company issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

Treasury Stock
When the Parent Company purchases its own shares of capital stock (treasury shares), the consideration paid, including any attributable incremental costs, is deducted from equity until the shares are cancelled or reissued of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related tax effects is included in equity.

Additional Paid-in Capital
Additional paid-in capital represents the portion of the paid in capital in excess over the par or stated value.

Retained Earnings
Retained Earnings represent accumulated earnings of the Parent Company and any adjustment arising from application of new accounting standards, policies or corrections of errors applied retroactively less dividends declared.

Revenue Recognition
The Parent Company primarily derives its revenue from sales of vehicles, parts and accessories and services. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customers at an amount that reflects the consideration to which the Parent Company expects to be entitled in exchange for those goods and services. The Parent Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

Revenue from merchandise sales
Revenue from sale of vehicles, parts and accessories is recognized at the point in time when the control of the asset is transferred to the customer. Revenue from sale of vehicles also includes revenue from the registration services and other free deliverables provided by the Parent Company.

The Parent Company has assessed that the registration services and other freebies included in the sale of vehicle are a separate performance obligation to which a portion of the transaction price needs to be allocated. The Parent Company allocates the transaction price of multiple performance obligation identified in one contract based on a relative stand-alone selling price of each of promised goods or services.

The Parent Company has generally concluded that it is principal in its revenue arrangements, except for its obligation to provide registration service and other freebies wherein the Parent Company's role is only to arrange for another entity to provide the services. In addition, Parent Company is also not primarily responsible for fulfilling the promised services and has no discretion in establishing the price.

A contract liability is the obligation to transfer goods or services to a customer for which the Parent Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Parent Company transfer goods or services to a customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Parent Company performed under the contract.

Revenue from sales of services
Revenue from services and others include vehicle repairs, rust proofing and incentives from insurance. Revenue from sales of services are recognized overtime and payment is generally due upon completion of the units and acceptance of the customers.

<u>Other Revenue and Income Recognition</u>
Dividend income
Dividend income is recognized when the Parent Company's right to receive the payment is established.

Rent income
Rent income is accounted on a straight-line basis over the lease term.

Interest income
Interest income is recognized as interest accrues taking into account the effective yield of the asset.

<u>Cost and Expenses</u>
The Parent Company's costs and expenses are those that arise in the course of the ordinary operations of the Parent Company. The following specific recognition criteria must also be met before costs and expenses are recognized.

Cost of merchandise and services
This includes costs associated with specific sale of goods and services. Such costs are recognized when the related income have been recognized.

General and administrative expenses
The Parent Company's general and administrative expenses constitute costs of administering the business. General and administrative expenses are recognized as incurred.

Retirement Benefits
The net retirement liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the financial reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net pension asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The cost of providing benefits under the pension plans is actuarially determined using the projected unit credit method.

Pension expenses comprise the following:
a) Service cost
b) Net interest on the net pension liability or asset
c) Remeasurements of net pension liability or asset

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss.

Past service costs are recognized in profit or loss on the earlier of:
- The date of the plan amendment or curtailment, and
- The date that the Parent Company recognizes related restructuring costs

These amounts are calculated periodically by independent qualified actuaries.

Net interest on the net pension liability or asset is the change during the period in the net pension liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net pension liability or asset. Net interest on the net pension liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Parent Company, nor can they be paid directly to the Parent Company. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations). If the fair value of the plan assets is higher than the present value of the defined benefit obligation, the measurement of the resulting defined benefit asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

Income Taxes

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and the tax laws used to compute the amount are those that are enacted or substantially enacted by the end of the financial reporting date.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred tax assets are recognized for all deductible temporary differences, carryforward of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT), net operating loss carryover (NOLCO), to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and carryforward of unused MCIT and NOLCO can be utilized.

Deferred tax liabilities are not provided on non-taxable temporary differences associated with investments in domestic subsidiaries, associates, and interests in joint ventures. With respect to investments in foreign subsidiaries, associates and interest in joint ventures, deferred tax liabilities are recognized except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will reverse in the foreseeable future.

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

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

Deferred tax relating to items directly recorded in the equity or other comprehensive income is recognized in other comprehensive income and not in the Parent Company statement of comprehensive income.

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

Basic and Diluted Earnings Per Share (EPS)

Basic EPS is computed by dividing net income for the year attributable to equity holders of the Parent Company adjusted for the after-tax amounts of dividends on preferred stock by the weighted average number of common stock outstanding during the year, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits.

Diluted EPS is computed by adjusting the net income attributable to ordinary equity holders of the Parent Company to reflect any changes from dilutive potential shares divided by the weighted average number of common stock outstanding during the year after giving retroactive effect for any stock dividends, stock splits or reverse stock splits and adjusted for the effects of all dilutive potential common stock.

The calculation of diluted EPS does not assume conversion, redemption, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share. Potential ordinary shares are antidilutive when their conversion to ordinary shares would increase earnings per share or decrease loss per share. As there are no potential dilutive ordinary shares, basic and diluted EPS are stated at the same amount.

Segment Reporting

The Parent Company's operating businesses are organized and managed separately according to the nature of services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on operating segments is presented in Note 33.

Provisions

Provisions are recognized when: (a) the Parent Company has a present obligation (legal or constructive) as a result of a past event; (b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingencies

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

Events After the Financial Reporting Date

Post year-end events that provide additional information about the Parent Company's situation at the end of the financial reporting date (adjusting events) are reflected in the parent company financial statements, if any. Any post year-end events that are non-adjusting events are disclosed on the parent company financial statements when material.

5. Significant Accounting Judgments and Estimates

The preparation of the parent company financial statements in compliance with PFRSs requires the Parent Company to make judgments and estimates that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which can cause the assumptions used in arriving at those estimates to change. The effects of any changes in estimates will be reflected in the parent company financial statements as they become reasonably determinable.

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 could differ for such estimates.

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

Determining control over an entity in which Parent Company holds less than majority of voting rights
The Parent Company has determined that it is still the largest stockholder of IPO with 48.18% equity interest and continues to have control over IPO by virtue of its power to nominate majority of the members of the BOD of IPO thereby exercising control and supervision on IPO's operations as well as financing activities. Accordingly, the Parent Company assessed that IPO continues to be a subsidiary even though it owns less than 50% equity interest over IPO after the merger.

Determination of significant influence on investment in an associate if ownership is less than 20%
Holding of less than 20% of voting rights is presumed not to give rise to significant influence unless it can be clearly demonstrated that there is in fact significant influence. The Parent Company is able to exercise significant influence for ownership less than 20% because it has an active participation in the policy-making process including operating decisions of the investee.

As of December 31, 2021 and 2020, the Parent Company holds 10% of interest in RRC. The Parent Company exercises significant influence in RRC since the Parent Company's President is the concurrent president of RRC. The president is also a member of the BOD. As such, the president of the Parent Company effectively has a participation in the policy-making process of RRC. Hence, the Parent Company is able to exercise significant influence even if ownership is less than 20%.

Determination of lease term of contracts with renewal option - Company as a lessee
The Company has a lease contract that include renewal option. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew.

The Company included the renewal period as part of the lease term as it assessed that it is reasonably certain to exercise its option to renew the lease (Note 30).

Revenue from contracts with customers: Timing of satisfaction of customization of vehicle
The Parent Company concluded that revenue for the sales of trucks undergoing customization is to be recognized at a point in time (i.e., delivery of the customized unit to the customer) since most of the customization done is not highly customized and therefore still has an alternative use for the Parent Company.

Distinguishing investment property from owner-occupied property
The Parent Company distinguishes between investment property, owner-occupied property and property held for sale in the ordinary course of business based on the actual use of the property (i.e. earn rentals or for capital appreciation, owner-occupation or commencement of development with a view to sale).

Estimates
Leases - Estimating the Incremental Borrowing Rate (IBR)
The Parent Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its IBR to measure lease liabilities. The IBR is the rate of interest that the Parent Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain

an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Parent Company 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the functional currency). The Parent Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the credit rating).

As of December 31, 2021 and 2020, the Parent Company's lease liabilities amounted to ₱194.06 million and ₱198.17 million, respectively (Note 30).

Estimating allowance for expected credit losses
Upon adoption of PFRS 9, allowance for expected credit losses is maintained at a level considered adequate to provide for potentially uncollectible receivables. The level of allowance is based on the Parent Company's historical credit loss experience and forward-looking factors specific to the debtors and the economic environment that may affect collectability. The Parent Company applies the simplified approach designed to identify potential charges to the allowance and is performed on a continuous basis throughout the period.

The collective assessment would require the Parent Company to group its receivables based on the credit risk characteristics of the customers. Impairment loss is then determined based on historical loss experience of the receivables grouped per credit risk profile.

The methods and assumptions used for the individual and collective assessments are based on management's judgment and estimate. Therefore, the amount and timing of recorded expense for any period would differ depending on the judgments and estimates made for the year.

As of December 31, 2021 and 2020, allowance for expected credit losses amounted to ₱78.0 million and ₱80.7 million, respectively. As of December 31, 2021 and 2020, the carrying values of receivables amounted to ₱249.2 million and ₱508.8 million, respectively (Note 7).

Valuation of land under revaluation basis
The Parent Company's parcel of land are carried at revalued amounts. The valuations of these parcels of land were performed by SEC accredited independent appraisers and were determined using the market approach. Significant adjustments to inputs used in determining the fair value of land such as location and utility could affect the appraised value of the assets. The estimate of fair value of land carried at revalued amounts considered the effects of COVID-19 in its net selling price by adjustments made to external factors, and these were not accounted for separately.

Land carried under revaluation basis amounted to ₱818.07 million and ₱781.55 million as of December 31, 2021 and 2020, respectively. The key assumptions used to determine the fair value of the parcels of land are disclosed in Note 12.

Estimation of retirement liability
The determination of cost of retirement is dependent on the selection of certain assumptions used in calculating such amounts. Those assumptions are discussed in Note 26, and include, among others, discount rates and salary increase rates.

As of December 31, 2021 and 2020, the retirement liability amounted to ₱52.03 million and ₱51.05 million, respectively (Note 26).

Realizability of deferred tax assets
The Parent Company reviews the carrying amounts of deferred tax assets at each reporting date and reduces their carrying amounts to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized.

Details of recognized and unrecognized deferred tax assets are disclosed further in Note 27.

6. Cash and Cash Equivalents

This account consists of:

	2021	2020
Cash on hand	**₱297,076**	₱258,078
Cash in banks	**122,068,045**	230,560,190
Short-term investments	**92,691,996**	227,096,655
	₱215,057,117	₱457,914,923

Cash in banks earns interest at the prevailing bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Parent Company, and earns interest with annual rates ranging from 0.4% to 0.8% and 2.7% to 6.1% in 2021 and 2020, respectively.

Interest income from cash in banks and short-term investments amounted to ₱0.7 million, ₱3.2 million and ₱4.1 million in 2021, 2020, and 2019, respectively (Note 20).

There is no restriction on the Parent Company's cash and cash equivalents as of December 31, 2021 and 2020.

7. Receivables

This account consists of:

	2021	2020
Trade receivables	**₱139,339,524**	₱347,024,565
Due from related parties (Note 14)	**71,762,201**	92,265,637
Advances to officers and employees	**37,321,647**	38,701,918
Receivables from plant	**20,781,375**	30,470,674
Advances to suppliers	**18,020,876**	19,341,497
Accrued referral incentive	**13,650,228**	17,817,943
Insurance receivable	**3,529,671**	3,760,528
Other receivables	**22,757,110**	40,114,140
	327,162,632	589,496,902
Less allowance for expected credit losses	**77,989,025**	80,671,401
	₱249,173,607	₱508,825,501

Trade receivables are noninterest-bearing and are generally on thirty (30)-day term.

Amounts due from subsidiaries, associates and other related parties represent mainly interest-bearing advances for working capital requirements and share in common overhead expenses. The Parent Company receives management fees from subsidiaries and associates, primarily for the latter's share in the costs of the internal audit, treasury and accounting departments. Due from related parties are collectible within one (1) year in the normal course of Parent Company's business.

Advances to officers and employees mainly pertain to interest-bearing advances and loans made by officers and employees. Annual interest is 6.0% and shall be liquidated on a monthly basis through salary deduction and therefore collectible within one (1) year (Note 20).

Receivables from plant pertain to noninterest-bearing receivables for promotional subsidy and fleet discounts. Receivables from plant are collectible within one (1) year in the normal course of business.

Advances to suppliers pertain to the advances made to contractors and suppliers for the construction of car dealership store. Advances made will be applied as payment to payables.

Accrued referral incentive pertains to income from accredited bank institutions earned by the Parent Company through referrals made to customers who obtained bank financing in the acquisition of vehicles.

Insurance receivable pertains to receivable from customers for the advance payment of car insurance made by the Parent Company in behalf of the customer.

The movements in allowance for expected credit losses on receivables for the years ended December 31 follow:

	2021				
	Trade Receivables			**Receivables**	
	Service	**Parts**	**Others**	**from plant**	**Total**
Balance at beginning of year	**₱12,663,094**	**₱1,590,330**	**₱49,080,214**	**₱17,337,763**	**₱80,671,401**
Write-off	**(2,682,376)**	**–**	**–**	**–**	**(2,682,376)**
Balance at end of year	**₱9,980,718**	**₱1,590,330**	**₱49,080,214**	**₱17,337,763**	**₱77,989,025**

	2020				
	Trade Receivables			Receivables	
	Service	Parts	Others	from plant	Total
Balance at beginning of year	₱14,360,759	₱1,590,330	₱49,080,214	₱17,337,763	₱82,369,066
Adjustments (Note 22)	(1,697,665)	–	–	–	(1,697,665)
Balance at end of year	₱12,663,094	₱1,590,330	₱49,080,214	₱17,337,763	₱80,671,401

No receivables were pledged as security to obligations as of December 31, 2021 and 2020.

8. Inventories

This account consists of:

	2021	2020
Automotive units (Note 21)	**₱230,104,115**	₱298,512,469
Parts, accessories and materials	**85,137,490**	99,832,002
	315,241,605	398,344,471
Less allowance for inventory obsolescence	**24,097,263**	24,097,263
	₱291,144,342	₱374,247,208

The Parent Company recognized inventory write-down whenever the net realizable value (NRV) of the existing inventories are lower than its cost. As of December 31, 2021 and 2020, all items of inventories are carried at cost.

The cost of inventories sold for the years ended December 31, 2021, 2020 and 2019 amounted to ₱2,445.6 million, ₱2,441.5 million and ₱3,955.9 million, respectively (Note 21).

The Parent Company provided additional provision for inventory obsolescence in 2020 amounting ₱4.96 million. There was no additional provision made in 2021.

The Parent Company has no items of inventories which were used as security to its obligations as of December 31, 2021 and 2020.

9. Prepaid Expenses and Other Current Assets

This account consists of:

	2021	2020
Creditable withholding taxes (CWT)	**₱202,944,757**	₱182,540,897
Input value-added taxes (VAT)	**54,359,665**	45,029,670
Prepaid expenses	**21,868,194**	17,909,545
Office supplies	**3,181,242**	1,938,328
Others	**6,472,078**	6,586,952
	₱288,825,936	₱254,005,392

Creditable Withholding Tax pertains to the tax withheld at source by the Parent Company's customer and is creditable against the income tax liability of the Parent Company.

Input VAT will be used against future output VAT liabilities or will be claimed as tax credits.

10. Investments in Subsidiaries and Associates

This account consists of:

	2021	2020
Balance at beginning of year	**₱6,576,020,718**	₱4,569,409,940
Acquisition	**9,211,029**	2,006,610,778
Return of capital	**(19,902,900)**	–
Balance at end of year	**6,565,328,847**	6,576,020,718
Less allowance for impairment losses	**166,090,425**	166,090,425
	₱6,399,238,422	₱6,409,930,293

In July 2021, the Parent Company acquired additional 27,000,000 shares of HCI (formerly Honda Cars Kalookan Inc.) for ₱9.21 million resulting to 100% ownership of HCI.

In December 2020, the Parent Company purchased 11,012,500 million shares of SLRHSI for ₱1,946.64 million from MESI, making it a wholly owned subsidiary.

In February 2020, the Parent Company purchased additional 7,100,000 shares of EEI shares for ₱59.97 million resulting to an increase in ownership from 54.65% to 55.34%

On July 23, 2019, ZCI and ZRDC filed with the SEC the application for decrease in authorized capital stock. The decrease in authorized capital stock will be in the form of return of capital to the stockholders. In 2021, the Parent Company received ₱19.90 million from ZCI and ZRDC as return of capital.

There were no movement in allowance for impairment losses for the years ended December 31, 2021 and 2020.

Summarized financial information of PERC, RRC, MMPCI, and SGAPC, significant associates, are as follows:

		2021		
	PERC	**RRC**	**MMPC**	**SGAPC**
Current assets	**₱2,417,842,163**	**₱825,787,430**	**₱2,331,119,985**	**₱2,816,397,512**
Noncurrent assets	**10,798,418,820**	**5,979,899,891**	**1,538,667,565**	**642,472,696**
Total assets	**₱13,216,260,983**	**₱6,805,687,321**	**₱3,869,787,550**	**₱3,458,870,208**
Current liabilities	**₱1,242,448,011**	**₱1,881,164,201**	**₱967,953,030**	**₱2,834,113,871**
Noncurrent liabilities	**3,666,331,075**	**1,922,606,547**	**364,762,780**	**271,920,740**
Total liabilities	**₱4,908,779,086**	**₱3,803,770,748**	**₱1,332,715,810**	**₱3,106,034,611**
Revenue	**₱2,422,954,150**	**₱2,523,915,389**	**₱1,029,294,221**	**₱909,622,184**
Cost	**(1,157,597,297)**	**–**	**(121,195,601)**	**(827,765,513)**
Gross margin	**1,265,356,853**	**2,523,915,389**	**908,098,620**	**81,856,671**
General and administrative, and other expenses	**(180,810,169)**	**(767,472,146)**	**(294,025,279)**	**(49,303,280)**
Pre-tax income	**₱1,084,546,684**	**₱1,756,443,243**	**₱614,073,341**	**₱32,553,391**

		2020		
	PERC	RRC	MMPC	SGAPC
Current assets	₱2,280,548,560	₱1,578,276,335	₱1,990,020,654	₱269,825,596
Noncurrent assets	11,124,776,945	6,083,841,769	1,421,633,163	506,798,361
Total assets	₱13,405,325,505	₱7,662,118,104	₱3,411,653,817	₱776,623,957
Current liabilities	₱1,246,228,946	₱2,319,068,483	₱916,292,030	₱381,732,904
Noncurrent liabilities	4,328,178,844	2,831,819,670	420,041,615	224,458,423
Total liabilities	₱5,574,407,790	₱5,150,888,152	₱1,336,333,645	₱606,191,327
Revenue	₱2,332,491,072	₱2,799,996,368	₱856,211, 859	₱113,672,556
Cost	(1,179,414,808)	–	(112,338,583)	(96,040,496)
Gross margin	1,153,076,264	2,799,996,368	743,873,276	17,632,060
General and administrative, and other expenses	(465,023,332)	(950,095,714)	(303,225,293)	(20,073,446)
Pre-tax income (loss)	₱688,052,932	₱1,849,900,654	₱440,647,983	(₱2,441,386)

Other relevant financial information of PERC are as follows:

	2021	2020
Cash and cash equivalents	**₱1,241,762,101**	₱1,267,332,044
Current financial liabilities *	**834,696,065**	870,673,420
Noncurrent financial liabilities *	**3,560,657,997**	4,192,981,639
Depreciation and amortization	**520,848,217**	524,500,435
Interest income	**12,913,159**	18,362,302
Interest expense	**333,375,545**	386,788,348

**Excluding trade and other payables and provisions*

Other relevant financial information of RRC are as follows:

	2021	2020
Cash and cash equivalents	**₱165,371,652**	₱968,680,271
Current financial liabilities *	**542,299,809**	994,389,407
Noncurrent financial liabilities *	**1,886,764,857**	2,835,462,778
Depreciation and amortization	**176,359,467**	181,476,361
Interest income	**3,836,413**	58,110,467
Interest expense	**(199,584,482)**	(252,078,899)

**Excluding trade and other payables and provisions*

Other relevant financial information of MMPC are as follows:

	2021	2020
Cash and cash equivalents	**₱318,684,229**	₱216,283,088
Current financial liabilities *	**14,227,257**	25,266,411
Noncurrent financial liabilities *	**364,762,780**	425,226,349
Depreciation and amortization	**43,085,464**	40,794,840
Interest income	**152,362,846**	152,536,077
Interest expense	**3,089,611**	6,345,593

**Excluding trade and other payables and provisions*

Other relevant financial information of SGAPC are as follows:

	2021	2020
Cash and cash equivalents	**₱949,793,000**	₱350,025,000
Current financial liabilities *	**669,878,000**	501,424,000
Noncurrent financial liabilities *	**271,921,000**	214,292,000
Interest income	**711,592**	337,923

**Excluding trade and other payables and provisions*

11. Equity Investments at FVOCI

This account consists of:

	2021	2020
Quoted	**₱34,078,774**	₱26,101,568
Unquoted	**68,090,402**	8,090,402
	₱102,169,176	₱34,191,970

The rollforward of equity investment at FVOCI for the years ended December 31 follows:

	2021	2020
Balance at beginning of year	**₱34,191,970**	₱31,110,941
Dividend	**60,000,000**	–
Disposal	**(448)**	–
Fair value changes	**7,977,654**	3,081,029
Balance at end of year	**₱102,169,176**	₱34,191,970

Presented below are the movements in net accumulated unrealized gain on equity investment at FVOCI for the years ended December 31:

	2021	2020	2019
Balance at beginning of year	**₱21,029,539**	₱17,948,510	₱20,596,493
Fair value changes taken to other comprehensive income	**7,977,654**	3,081,029	(2,647,983)
Balance at end of year	**₱29,007,193**	₱21,029,539	₱17,948,510

The unquoted securities consist of non-listed shares amounting to ₱68.1 million and ₱8.1 million as of December 31, 2021 and 2020, respectively.

In 2021, RCBC Realty Corporation declared preferred stock dividend totaling ₱60.0 million.

In March 2021, the Parent Company sold 148 shares of Lopez Holdings Corporation at ₱3.85 per share.

The Parent Company elected to present changes of all its equity investment in OCI because it does not intend to trade these investments.

12. Property and Equipment and Computer Software

Property and Equipment

Property and equipment at revalued amount

The Parent Company owns a parcel of 7,304 sqm land located in Quezon Avenue, Quezon City wherein the car dealership showroom was erected.

Movements in land carried at revalued amounts for the years ended December 31 are as follows:

	2021	2020
Land at cost:		
Balance at beginning and end of year	**₱171,193,000**	₱171,193,000
Revaluation increment on land:		
Balance at beginning of year	**610,357,000**	521,245,160
Additions	**36,520,000**	89,111,840
Balance at end of the year	**646,877,000**	610,357,000
	₱818,070,000	₱781,550,000

As of December 31, 2021 and 2020, the appraised value of the land in Quezon City was determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size, shape and terrain and location, among others. The significant unobservable valuation input is the price per square meter, which is ₱112,000 per square meter for 2021 and ₱107,000 per square meter for 2020 (Level 3 - Significant unobservable inputs). The land was valued in terms of its highest and best use. The valuation was performed by an independent SEC-accredited appraiser as of December 31, 2021.

In 2021, 2020 and 2019, the Parent Company revalued its land based on the appraisals made by SEC accredited independent appraiser. Movements in revaluation increment on land, net of deferred tax effect, for the years ended December 31 follow:

	2021	2020	2019
Balance at beginning of year	**₱427,249,900**	₱364,871,612	₱335,216,560
Revaluation increment	**57,907,850**	62,378,288	29,655,052
Balance at end of year	**₱485,157,750**	₱427,249,900	₱364,871,612

Property and equipment at cost
The rollforward analysis of property and equipment carried at cost follows:

	2021				
	Building and Improvements	Leasehold Improvements	Transportation Equipment	Furniture, Fixtures and Other Equipment	Total
Cost					
Balances at beginning of year	**₱542,896,902**	**₱22,602,385**	**₱217,759,726**	**₱155,222,874**	**₱938,481,887**
Additions	**23,869,273**	**1,938,312**	**17,942,296**	**12,656,644**	**56,406,525**
Disposals	**(8,330,268)**	–	**(13,644,255)**	**(1,230,017)**	**(23,204,540)**
Balances at end of year	**558,435,907**	**24,540,697**	**222,057,767**	**166,649,501**	**971,683,872**
Accumulated Depreciation and Amortization					
Balances at beginning of year	**475,568,022**	**22,576,119**	**182,438,491**	**138,754,301**	**819,336,933**
Depreciation and amortization (Notes 22 and 25)	**9,944,700**	–	**15,288,836**	**8,431,555**	**33,665,091**
Disposals	**(1,472,386)**	–	**(12,240,195)**	**(900,431)**	**(14,613,012)**
Balances at end of year	**484,040,336**	**22,576,119**	**185,487,132**	**146,285,425**	**838,389,012**
Construction in Progress	**5,582,425**	–	–	–	**5,582,425**
Net Book Value	**₱79,977,996**	**₱1,964,578**	**₱36,570,635**	**₱20,364,076**	**₱138,877,285**

	2020				
	Building and Improvements	Leasehold Improvements	Transportation Equipment	Furniture, Fixtures and Other Equipment	Total
Cost					
Balances at beginning of year	₱541,441,529	₱21,955,516	₱239,325,859	₱151,125,056	₱953,847,960
Additions	1,455,373	1,365,460	9,655,507	6,654,442	19,130,782
Disposals	–	(718,591)	(31,221,640)	(2,556,624)	(34,496,855)
Balances at end of year	542,896,902	22,602,385	217,759,726	155,222,874	938,481,887
Accumulated Depreciation and Amortization					
Balances at beginning of year	422,802,936	10,985,779	196,292,727	132,945,612	763,027,054
Depreciation and amortization (Notes 22 and 25)	52,765,086	11,590,340	16,713,049	8,365,313	89,433,788
Disposals	-	-	(30,567,285)	(2,556,624)	(33,123,909)
Balances at end of year	475,568,022	22,576,119	182,438,491	138,754,301	819,336,933
Net Book Value	₱67,328,880	₱26,266	₱35,321,235	₱16,468,573	₱119,144,954

In 2021, 2020 and 2019, the Parent Company sold property and equipment with carrying values of ₱9.1 million, ₱4.5 million and ₱4.7 million which resulted to gain of ₱9.1 million, ₱5.6 million and ₱3.1 million, respectively (Note 20).

There are no property and equipment items that were pledged as security to liabilities as of December 31, 2021 and 2020.

Computer Software
This account consists of:

	2021	2020
Cost		
Balance at beginning of year	**₱39,771,103**	₱37,769,450
Additions	**7,422,488**	2,001,653
Balance at end of year	**47,193,591**	39,771,103
Accumulated Amortization		
Balance at beginning of year	**36,675,629**	32,992,328
Amortization (Note 22 and 25)	**3,492,526**	3,683,301
Balance at end of year	**40,168,155**	36,675,629
Net Book Value	**₱7,025,436**	₱3,095,474

Depreciation and Amortization
Depreciation and amortization are charged to "General and Administrative Expenses" amounting to ₱66.80 million, ₱121.34 million and ₱95.99 million for the years ended December 31, 2021, 2020 and 2019, respectively (Note 22).

13. Investment Properties

As of December 31, 2021 and 2020, the carrying value of parcels of land held for capital appreciation and classified as investment properties amounted to ₱2.0 million.

As of December 31, 2021 and 2020, the fair value of parcels of land amounted to ₱19.7 million which was determined based on valuation performed by an independent SEC accredited appraiser in 2020. The fair value of the investment properties was determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences in economic characteristics of the properties (Level 3 - Significant unobservable inputs).

Allowance for impairment losses was ₱1.8 million for the years 2021 and 2020. No provision for impairment loss has been recognized in 2021, 2020 and 2019.

14. Related Party Transactions

The transactions and outstanding balances with related parties in 2021 and 2020 consist of the following:

	2021			
Category	Amount/ Transactions	Outstanding Receivable (Payable)	Terms	Conditions
Parent Company – PMMIC				
a. Accounts payable	**₱10,595,284**	**(₱1,135,430)**	Noninterest-bearing	Unsecured, unimpaired
Miscellaneous expense	**10,595,284**	–	–	–
b. Dividends payable	–	–	–	–
Subsidiaries				
c. Earnest money paid	–	–	–	–

(Forward)

	2021			
Category	Amount/ Transactions	Outstanding Receivable (Payable)	Terms	Conditions
d. Due from related parties	**₱61,218,442**	**₱66,040,498**	Noninterest-bearing	Unsecured, unimpaired
Management and audit fee income	**61,218,442**	–	–	–
e. Dividends earned/receivable	**206,710,247**	**51,077,770**	Noninterest-bearing	Unsecured, unimpaired
f. Due to related parties	–	**(31,902,739)**	Noninterest-bearing	Unsecured, unimpaired
Extension of advances	**34,895,324**	–	–	–
Interest expense	**1,072,631**	–	–	–
Utilities and rent expense	**31,902,739**	–	–	–
g. Subscriptions payable	–	**(3,750,000)**	Noninterest-bearing	Unsecured, unimpaired
Associates				
h. Due from related parties	**1,854,146**	**2,428,771**	Noninterest-bearing	Unsecured, with impairment
Management and audit fee income	**2,373,242**	–	–	–
i. Dividends earned/ receivable	**184,619,889**	–	–	–
j. Subscriptions payable	–	–	–	–
Entities under common control of PMMIC				
k. Cash and cash equivalents	–	**182,487,381**	Interest at prevailing bank deposit rate	Unrestricted
Interest income	**669,595**	–	–	–
Loan payables	**564,000,000**	**312,000,000**	Interest at 3.50% principal payable at maturity	Unsecured, Unimpaired
Interest expense	**20,884,945**	–	–	–
l. Accounts receivable – trade	**113,255,800**	**2,508,436**	Noninterest-bearing	Unsecured, no impairment
Vehicle sales	**113,255,800**	–	–	–
Due from related parties	**2,281,824**	**3,292,932**	Noninterest-bearing	Unsecured, no impairment
m. Management and audit fee income	**2,281,824**	–	–	–
n. Dividend earned/receivable	**545,000**	–	–	–

	2020			
Category	Amount/ Transactions	Outstanding Receivable (Payable)	Terms	Conditions
Parent Company – PMMIC				
a. Accounts payable	₱3,513,176	(₱3,284,393)	Noninterest-bearing	Unsecured
Miscellaneous expense	3,513,176	–	–	–
b. Dividends payable	–	–	–	–
Subsidiaries				
c. Earnest money paid	250,000,000	–	–	–
d. Due from related parties	92,578,035	34,981,356	Noninterest-bearing	Unsecured, no impairment
Management and audit fee income	92,578,035	–	–	–
e. Dividends earned/ receivable	85,290,778	69,430,613	Noninterest-bearing	Unsecured, no impairment
f. Due to related parties	–	(39,798,078)	Noninterest-bearing	Unsecured
Extension of advances	44,703,704	(35,415,984)	Interest at 3.67% rate per annum, principal payable at maturity	Unsecured, Unimpaired
Utilities and rent expenses	–	(4,382,094)	Noninterest-bearing	Unsecured
g. Subscriptions payable	–	(3,750,000)	Noninterest-bearing	Unsecured
Associates				
h. Due from related parties	1,854,146	1,701,510	Noninterest-bearing	Unsecured, no impairment
Management and audit fee income	1,854,146	–	–	–
i. Dividends receivable	152,759,858	14,319,991	Noninterest-bearing	Unsecured, no impairment
j. Subscriptions payable	–	(9,375,000)	Noninterest-bearing	Unsecured

(Forward)

Category	Amount/ Transactions	Outstanding Receivable (Payable)	Terms	Conditions
	2020			
Entities under common control of PMMIC				
k. Cash and cash equivalents	₱–	₱462,841,746	Interest at prevailing bank deposit rate	Unrestricted
Interest income	3,221,728	–	–	–
Loan payables	598,000,000	564,000,000	Interest at 3.85% and 4.15% rate per annum, principal payable at maturity	Unsecured, Unimpaired
Interest expense	1,558,274	–	–	–
l. Accounts receivable – trade	77,514,000	20,823,198	Noninterest-bearing	Unsecured, no impairment
Vehicle sales	77,514,000	–	–	–
m. Due from related parties	2,450,277	3,217,844	Noninterest-bearing	Unsecured, no impairment
n. Management and audit fee income	2,450,277	–	–	–
o. Dividends earned/receivable	306,132	–	Noninterest-bearing	Unsecured, no impairment

The Parent Company statements of financial position as of December 31, 2021 and 2020 include the following amounts resulting from transactions with related parties:

	2021	2020
Assets:		
Cash and cash equivalents	**₱182,487,381**	₱462,841,746
Trade receivable	**2,508,436**	20,823,198
Dividends receivable	**51,077,770**	83,750,604
Due from related parties	**71,762,200**	39,900,711
Liabilities:		
Accounts payable	**1,135,430**	3,284,393
Due to related parties (Notes 16 and 17)	**31,902,739**	39,798,078
Subscription payable (Note 16)	**3,750,000**	13,125,000
	₱271,047,618	₱551,108,788

Below are the transactions of Parent Company with related parties as presented on the above tabular schedule:

Parent Company - PMMIC

a. Accounts payable to PMMIC pertains to unpaid expenses to PMMIC which represents shared costs such as legal expenses which are included under "Miscellaneous expense". Accounts payable to PMMIC as at December 31, 2021 and 2020 amounted to ₱1.1 million and ₱3.3 million, respectively.

b. Dividends declared in 2021 and 2020 by the Parent Company amounted to nil and ₱0.09 million, respectively. Out of the total declared dividends, the amount of outstanding dividends payable to PMMIC amounted to nil as at December 31, 2021 and 2020.

Subsidiaries

c. In 2020, the Parent Company applied the ₱250.0 million earnest money previously paid upon purchase of share of SLRHSI (Note 10).

d. Due from related parties consist mainly of unpaid management and audit fee to Parent Company. In 2021 and 2020, management and audit fee from subsidiaries amounted to ₱61.2 million and ₱92.6 million, respectively. Outstanding receivable from subsidiaries as at December 31, 2021 and 2020 amounted to ₱66.0 million and ₱35.0 million, respectively. Management fee income charged to subsidiaries is fixed per month while audit fee income depends on the audit engagement letter agreed by both parties.

e. In 2021 and 2020, dividend income earned from subsidiaries amounted to ₱206.7 million and ₱85.3 million, respectively. Unpaid dividends as at December 31, 2021 and 2020 amounted to ₱51.1 million and ₱69.4 million, respectively.

f. The amount payable by the Parent Company to one of its subsidiaries which is included under "Due to related parties" pertains to advances from a subsidiary and share in common expenses such as utilities and rent. As of December 31, 2021 and 2020, the outstanding payable amounted to ₱31.9 million and ₱39.8 million, respectively. Interest expense incurred on the advances as of December 31, 2021 and 2020 amounted to ₱1.1 million and ₱1.0 million, respectively.

g. Outstanding subscription payable to subsidiaries amounted to ₱3.8 million as at December 31, 2021 and 2020.

Associates

h. In 2021 and 2020, management and audit fee from associates amounted to ₱2.4 million and ₱1.9 million, respectively. Outstanding receivable from associates as at December 31, 2021 and 2020 amounted to ₱2.4 million and ₱1.7 million, respectively. Management fee income charged to associates is fixed per month while audit fee income depends on the audit engagement letter agreed by both parties. Income from these services amounted to ₱67.4 million, ₱97.4 million and ₱96.6 million in 2021, 2020 and 2019, respectively.

i. In 2021 and 2020, dividend income earned from associates amounted to ₱184.6 million and ₱152.8 million, respectively. Dividends receivable as at December 31, 2021 and 2020 amounted to nil and ₱14.3 million, respectively.

j. Outstanding subscriptions payable to an associate amounted to nil and ₱9.4 million as at December 31, 2021 and 2020, respectively.

Entities under common control of PMMIC

k. The Parent Company maintains cash and cash equivalents with RCBC, an affiliated bank. Interest income from these cash and cash equivalents amounted to ₱0.7 million, ₱3.2 million and ₱4.1 million in 2021, 2020 and 2019, respectively.

   In 2021 and 2020, the Parent Company entered into various loan agreements with RCBC with interest bearing with 3.85% and 4.15% interest per annum, total interest expenses incurred is at ₱20.1 million and ₱1.6 million as of December 31, 2021 and 2020, respectively.

l. The Parent Company sold vehicle units to various entities under common control of PMMIC with terms ranging from 30-60 days. The outstanding receivable from the sale amounted to ₱2.5 million and ₱20.8 million as at December 31, 2021 and 2020, respectively. Revenue from motor vehicle sales amounted to ₱113.3 million, ₱77.5 million and ₱161.9 million in 2021, 2020 and 2019, respectively.

m. In 2021 and 2020, management and audit fee from entities under common control of PMMIC amounted to ₱2.3 million and ₱2.5 million, respectively. Outstanding receivable from common control of PMMIC as at December 31, 2021 and 2020 amounted to ₱3.3 million and ₱3.2 million, respectively. Management fee income charged to entities under common control is fixed per month while audit fee income depends on the audit engagement letter agreed by both parties.

n. Dividend income earned in 2021 and 2020 from entities under common control of PMMIC amounted to ₱0.5 million and ₱0.3 million, respectively.

Others

The remuneration of the members of key management is as follows:

	2021	2020	2019
Compensation and short-term benefits	**₱92,970,184**	₱80,828,296	₱75,731,620

o. The Retirement fund (Fund) of the Parent Company is being maintained and managed, in trust, by an affiliate financial institution, RCBC. The fair value of the Fund as at December 31, 2021 and 2020 amounted to ₱62.3 million and ₱73.6 million, respectively. Trust fee expenses incurred by the Fund in 2021, 2020 and 2019 amounted to ₱0.74 million, ₱0.78 million and ₱0.94 million, respectively (Note 26).

Terms and conditions of transactions with related parties
Outstanding balances at year-end are unsecured, interest-free if paid when due, otherwise, interest bearing, and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The Parent Company has not recognized any impairment losses on amounts due from related parties for the years ended December 31, 2021 and 2020. This assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

Identification, review and approval of related party transactions
Material related party transactions (MRPT) refers to any related party transactions, either individually, or in aggregate over a twelve (12)-month period with the same related party, amounting to ten percent (10%) or higher of the Parent Company's total assets based on its latest audited financial statements.

All material related party transactions shall be reviewed by the Parent Company's Corporate Governance Committee and approved by the BOD with at least 2/3 votes of BOD, with at least a majority vote of the independent directors. In case that the vote of a majority of the independent directors is not secured, the material related party transactions may be ratified by the vote of the stockholders representing at least 2/3 of the outstanding capital stock.

15. Loans Payable

As of December 31, 2021 and 2020, the Parent Company has unsecured bank loans amounting to ₱1,737.0 million and ₱2,257.0 million, respectively. These loans have terms of up to three (3) months bearing annual interest rates ranging from 3.25% to 3.50% and 5.0% to 6.0% in 2021 and 2020, respectively.

Rollforward analysis of loans payable as follows:

	2021	2020
Beginning of year	**₱2,257,000,000**	₱645,000,000
Availments	**187,700,000**	4,621,700,000
Payments	**(707,700,000)**	(3,009,700,000)
End of year	**₱1,737,000,000**	₱2,257,000,000

Interest expense incurred on these loans amounted to ₱72.85 million, ₱44.78 million and ₱44.83 million in 2021, 2020 and 2019, respectively (Note 23).

16. Other Noncurrent Liabilities

This account consists of:

	2021	2020
Subscriptions payable (Note 14)	**₱3,750,000**	₱13,125,000
Due to related parties (Note 14)	**–**	35,415,984
Others	**141,424,258**	141,424,258
	₱145,174,258	₱189,965,242

Subscription payable consists of unpaid subscriptions to shares of stock of the following (Note 14):

	2021	2020
ZRDC	**₱3,750,000**	₱3,750,000
Hi-Eisai Pharmaceutical, Inc.	**–**	9,375,000
	₱3,750,000	₱13,125,000

In July 2021, HEPI declared a capital call on the unpaid subscriptions to offset against the cash dividend payout.

Others consist of dividend payables, noncurrent portion of payables that are expected to be settled beyond one (1) year from the end of the reporting period, among others.

17. Accounts Payable and Other Current Liabilities

This account consists of:

	2021	2020
Trade payable	**₱226,118,846**	₱588,506,711
Withholding tax and other payables to government agencies	**97,685,020**	98,765,639
Accrued expenses	**20,984,686**	13,418,243
Due to related parties (Note 14)	**31,902,739**	4,382,094
	₱376,691,291	₱705,072,687

Trade payables are non-interest bearing and are generally settled on 30-60 days' term.

Accrued expenses consist of:

	2021	2020
Accrued interest	**₱8,735,287**	₱9,947,019
Accrued salaries and wages	**1,348,762**	1,170,033
Others	**10,900,637**	2,301,191
	₱20,984,686	₱13,418,243

Other accrued expenses comprise of accruals for Social Security System premium, Home Development Mutual Fund, Philippine Health Insurance Corporation payables, among others.

Both accounts payable and other current liabilities are expected to be settled in the next twelve (12) months.

18. **Long-term Debt**

On December 16, 2015, the Parent Company availed from Bank of the Philippine Islands loan amounting ₱500.0 million, payable within five (5) years. The proceeds of the loan were used for general financing requirements and working capital purposes. The loan was fully settled in 2020.

Rollforward analysis of long-term debt as follows:

	2021	2020
Beginning of year	**₱–**	₱100,000,000
Payments	–	(100,000,000)
Balance at end of year	–	–
Less current portion	–	–
	₱–	₱–

Interest expense incurred on these long-term debts amounted to nil, ₱6.6 million and ₱8.4 million in 2021, 2020 and 2019, respectively (Note 23). The interest expense includes amortization of transaction costs amounting to nil in 2021, 2020 and 2019.

19. **Dividend Income**

Dividends were earned from the following during the years ended December 31:

	2021	2020	2019
Subsidiaries and associates	**₱331,330,136**	₱238,050,636	₱354,101,916
Others	**60,624,285**	360,679	91,381
	₱391,954,421	₱238,411,315	₱354,193,297

In 2021, others comprised of ₱60.0 million preferred stock dividend paid by RCBC Realty Corporation.

Dividends receivable amounted to ₱51.1 million and ₱83.8 million as of December 31, 2021 and 2020, respectively.

20. **Other Income -** net

This account consists of:

	2021	2020	2019
Gain on sale of:			
Property and equipment (Note 12)	**₱9,123,465**	₱5,609,170	₱3,113,527
Investment in shares of stock	–	–	695,205,862
Rent income	**7,345,802**	3,301,522	4,654,250
Foreign exchange gain (loss)	**3,050,787**	(3,544,526)	(3,317,669)
Interest income	**1,044,484**	4,479,834	4,338,680
Income from reversal of payable	–	27,890,786	–
Miscellaneous	**23,891,345**	10,892,612	15,807,039
	₱44,455,883	₱48,629,398	₱719,801,689

Interest income consists of interest on:

	2021	2020	2019
Savings deposit (Note 6)	**₱687,531**	₱3,181,404	₱4,120,742
Others	**356,952**	1,298,430	217,938
	₱1,044,483	₱4,479,834	₱4,338,680

Miscellaneous income mainly pertains various incentives received from Honda Cars Philippines, Inc., proceeds from sale of scrap materials, among others.

21. **Costs**

This account consists of:

	2021	2020	2019
Cost of merchandise sales			
Vehicles	**₱2,302,399,611**	₱2,328,244,271	₱3,835,984,265
Parts and accessories	**143,171,926**	113,290,622	119,874,227
	2,445,571,537	2,441,534,893	3,955,858,492
Cost of services (Note 24)			
Mechanical (general repair)	**183,534,455**	182,126,208	306,424,306
Body and paint	**72,522,229**	68,464,892	108,929,248
Labor	**32,346,734**	20,841,584	33,401,104
	288,403,418	271,432,684	448,754,658
	₱2,733,974,955	₱2,712,967,577	₱4,404,613,150

Cost of vehicles sales consists of:

	2021	2020	2019
Inventory, beginning (Note 8)	**₱298,512,469**	₱281,803,728	₱617,903,406
Purchases	**2,233,991,257**	2,344,953,012	3,499,884,587
Total goods available for sale	**2,532,503,726**	2,626,756,740	4,117,787,993
Less inventory end (Note 8)	**230,104,115**	298,512,469	281,803,728
	₱2,302,399,611	₱2,328,244,271	₱3,835,984,265

22. General and Administrative Expenses

General and administrative expenses consist of the following:

	2021	2020	2019
Personnel (Note 24)	**₱226,819,871**	₱244,800,714	₱236,263,093
Depreciation and amortization (Notes 12 and 25)	**66,802,114**	121,338,429	95,993,457
Taxes and licenses	**47,374,454**	82,354,614	174,081,590
Advertising and promotions	**43,928,705**	4,356,347	2,395,702
Security services	**24,118,442**	25,734,226	33,685,854
Commissions	**22,537,922**	16,464,930	12,640,758
Communication, light and water	**18,170,876**	20,652,707	26,919,169
Professional and consultancy fees	**14,845,597**	21,316,152	14,433,890
Entertainment, amusement and recreation	**13,805,175**	16,615,581	33,044,979
Transportation and travel	**13,466,791**	14,558,135	16,537,577
Insurance	**8,212,504**	8,756,287	10,448,062
Rent	**5,304,848**	6,052,546	5,701,019
Selling expenses	**4,680,946**	3,833,276	5,852,504
Repairs and maintenance	**3,558,869**	4,528,286	4,751,022
Supplies	**1,983,962**	4,785,187	5,830,174
Provision for (write-off):			
Inventory obsolescence (Note 8)	**–**	4,956,106	–
Receivables (Note 7)	**–**	(1,697,665)	(21,033,358)
Miscellaneous	**15,848,117**	27,320,523	7,668,775
	₱531,459,193	₱626,726,381	₱665,214,267

Miscellaneous expenses include association dues and subscriptions, accrued rent expenses and others.

23. Interest and Finance Charges

This account consists of interest expense on loans, finance lease and long-term debt:

	2021	2020	2019
Loans payable (Note 15)	**₱72,854,997**	₱44,783,458	₱44,829,703
Lease liabilities (Note 30)	**10,212,673**	12,518,895	17,180,045
Long-term debt (Note 18)	**–**	6,573,074	8,428,447
	₱83,067,670	₱63,875,427	₱70,438,195

24. Personnel Expenses

This account consists of (Notes 21 and 22):

	2021	2020	2019
Salaries and wages	**₱203,211,791**	₱209,908,190	₱226,499,964
Employee benefits	**55,954,814**	55,734,108	43,164,233
	₱259,166,605	₱265,642,298	₱269,664,197

The distribution of the personnel costs follows:

	2021	2020	2019
Cost of services (Note 21)	**₱32,346,734**	₱20,841,584	₱33,401,104
General and administrative expenses (Note 22)	**226,819,871**	244,800,714	236,263,093
	₱259,166,605	₱265,642,298	₱269,664,197

25. **Depreciation and Amortization**

This account consists of depreciation and amortization of property and equipment, right-of-use assets and computer software:

	2021	2020	2019
Property and equipment (Note 12)	**₱33,665,091**	₱89,433,788	₱41,828,843
Right-of-use assets (Note 30)	**29,644,497**	28,221,340	50,393,316
Computer software (Note 12)	**3,492,526**	3,683,301	3,771,298
	₱66,802,114	₱121,338,429	₱95,993,457

Depreciation and amortization is charged to “General and Administrative Expenses” in the parent company statements of comprehensive income.

26. **Retirement Plan**

The Parent Company has a funded, noncontributory retirement plan (the Plan) for all of its regular employees. The Plan provides for normal, early retirement, death and disability benefits.

The most recent actuarial valuation was carried out on January 20, 2022 for the retirement plan of the Parent Company as of December 31, 2021.

Under the existing regulatory framework, Republic Act 7641 requires a provision for retirement pay to qualified private sector employees in the absence of any retirement plan in the entity, provided however that the employee’s retirement benefits under any collective bargaining and other agreements shall not be less than those provided under the law. The law does not require minimum funding of the plan.

The following tables summarize the components of the retirement expense recognized in the parent company statements of comprehensive income and amounts recognized in the parent company statements of financial position for the retirement plan.

Based on the actuarial valuation as of December 31, 2021 and 2020 computed using the PUC method, the Parent Company’s retirement liability and expenses are summarized as follows:

	2021	2020
Retirement liability	**₱52,026,345**	₱51,047,915
Retirement expense	**23,909,813**	21,587,195

The retirement expense recognized by the Parent Company in 2021, 2020 and 2019 are as follows:

	2021	2020	2019
Current service cost	**₱22,054,640**	₱20,174,572	₱15,158,027
Net interest expense (income)	**1,855,173**	1,412,623	(86,141)
Retirement expense	**₱23,909,813**	₱21,587,195	₱15,071,886

The net retirement liability recognized in the parent company statements of financial position follow:

	2021	2020
Present value of defined benefit obligation	**₱164,857,169**	₱161,407,268
Fair value of plan assets	**(112,830,824)**	110,359,353
	₱52,026,345	₱51,047,915

The movements in the net retirement liability follow:

	2021	2020
Balance at beginning of year	**₱51,047,915**	₱28,898,111
Retirement expense	**23,909,813**	21,587,195
Reversal of expected benefit payment	**(4,732,580)**	–
Remeasurement loss (gain)	**(8,894,428)**	11,362,070
Contributions	**(9,304,375)**	(4,944,395)
Derecognition	**–**	(224,503)
Benefits paid	**–**	(5,630,563)
Balance at end of year	**₱52,026,345**	₱51,047,915

The movements in the present value of defined obligation follow:

	2021	2020
Balance at beginning of year	**₱161,407,268**	₱179,878,132
Current service cost	**22,054,640**	20,174,572
Interest cost	**5,832,280**	8,045,779
Derecognition	**–**	(16,690,967)
Benefits paid	**(3,547,795)**	(40,433,869)
Remeasurement losses (gains) on:		
Experience adjustments	**167,744**	(10,981,791)
Changes in financial assumptions	**(21,056,968)**	21,415,412
Balance at end of year	**₱164,857,169**	₱161,407,268

The movements in the fair value of the plan asset follow:

	2021	2020
Balance at beginning of year	**₱110,359,353**	₱150,980,021
Contributions	**9,238,391**	4,944,395
Reversal of expected benefit payment	**4,732,580**	–
Interest income	**3,977,107**	6,633,156
Derecognition	**–**	(16,466,464)
Benefits paid	**(3,481,811)**	(34,803,306)
Remeasurement loss on plan assets	**(11,994,796)**	(928,449)
Balance at end of year	**₱112,830,824**	₱110,359,353

In 2020, the Parent Company derecognized the present value of defined benefit obligation and fair value of plan asset of the closed car dealership branches namely Honda Cars Fairview and Honda Cars Marikina.

The major categories and fair value of the plan assets are as follows:

	2021	2020
Investments in:		
Equity securities	**₱65,399,526**	₱78,560,337
Government securities	**19,051,889**	17,978,743
Other securities and debt instruments	**4,255,694**	7,141,951
Cash and cash equivalents	**24,208,873**	6,573,280
Receivables	**111,776**	223,640
Accrued trust fees	**(196,934)**	(118,598)
	₱112,830,824	₱110,359,353

The Parent Company expects to contribute ₱16.7 million to its defined benefit retirement plans in 2022. The plan assets incurred a loss of ₱8.0 million, ₱2.6 million, and ₱15.3 million in 2021, 2020 and 2019, respectively.

The Retirement fund (Fund) of the Parent Company is being maintained and managed, in trust, by RCBC Trust and Investment Group (TIG), an affiliate financial institution. The voting rights of the above securities are assigned to RCBC TIG, being the investment manager who manages and administers the investments and reinvestments of the Fund.

Trust fee expenses incurred in relation to the trust role of RCBC in the Fund amounted to ₱740,270, ₱779,205, and ₱944,967 for the years ended December 31, 2021, 2020 and 2019, respectively.

The plan assets consist of the following:

Cash and cash equivalents - includes savings and time deposit with affiliated bank and special deposit account with Bangko Sentral ng Pilipinas (BSP SDA).

Equity investments - include investment in common shares traded in the Philippine Stock Exchange.

Investments in government securities - includes investment in Philippine Retail Treasury Bonds (RTBs) and Fixed Rate Treasury Notes (FXTNs).

Investments in other securities and debt instruments - includes investment in retail bonds from an affiliate financial institution.

Receivables - includes interest receivable from BSP SDA, time deposit, government securities and investments in other securities and debt instruments, and dividends receivable from equity investments

As of December 31, the Parent Company's retirement plan assets include investments in equity securities of the following related parties:

	2021	2020
IPO	**₱45,241,803**	₱58,251,249
PERC	**14,339,714**	12,356,938
Seafront Resources Corporation	**168,335**	167,498
Others	**2,515,104**	2,784,326
	₱62,264,956	₱73,560,011

The Parent Company recognized ₱12.2 million loss in 2021, ₱6.2 million loss in 2020 and ₱21.5 million gain in 2019 arising from investments in the shares of stocks of the aforementioned companies.

Based on the actuarial valuation report, the retirement plan trustee has no specific matching strategy between the plan assets and the plan liabilities.

Mortality table used for actuarial assumptions was derived from 1994 US Group Annuity Mortality (GAM) Table. Disability table used for actuarial assumptions was derived from 1952 Disability Table.

The principal actuarial assumptions used in determining net retirement asset are as follows:

	2021	2020
Discount rate at end of the year		
Beginning	**3.73%**	4.98%
End	**4.96%**	3.73%
Salary increase rate at end of the year		
Beginning	**6.00%**	5.17%
End	**6.00%**	6.00%

The sensitivity analysis that follows has been determined based on reasonably possible changes of each significant assumption on the retirement benefit obligation as of the end of financial reporting date, assuming all other assumptions were held constant.

	2021		2020	
	Increase (decrease)	**Effect on defined benefit obligation (in millions)**	Increase (decrease)	Effect on defined benefit obligation (in millions)
Discount rates	**+50bps**	**(₱5,308,345)**	+50bps	(₱8,496,695)
	-50bps	**6,363,792**	-50bps	10,052,116
Salary increase rates	**+100bps**	**12,988,409**	+100bps	20,078,053
	-100bps	**(9,826,092)**	-100bps	(15,156,319)

The average duration of the defined benefit obligation as of December 31, 2021 is 20 years.

The maturity analysis of the undiscounted benefit payments as of December 31, 2021 and 2020 follow:

	2021	2020
Within one (1) year	**₱43,333,838**	₱38,221,899
After one (1) year but not more than five (5) years	**33,956,801**	30,875,034
More than five (5) years	**1,417,115,361**	1,378,886,836
	₱1,494,406,000	₱1,447,983,769

27. Income Taxes

Provision for income tax consists of:

	2021	2020	2019
Current	**₱3,189,343**	₱10,790,563	₱13,161,474
Deferred	**474,197**	(51,830,018)	(2,310,891)
	₱3,663,540	(₱41,039,455)	₱10,850,583

The provision for current income tax in 2021, 2020 and 2019 represents minimum corporate income tax.

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

	2021	2020
Deferred tax assets (liabilities) recognized in profit or loss:		
NOLCO	**₱28,239,140**	₱33,666,591
Excess MCIT over RCIT	**23,176,114**	22,023,407
Retirement	**13,356,798**	11,626,731
Lease	**3,893,741**	1,741,576
Unamortized portion of past service cost	**2,100,501**	2,898,559
Net recovery of allowance for expected credit losses and inventory obsolescence	**(3,658,738)**	(4,390,486)
Others	**(2,103)**	13,272
	67,105,453	67,579,650
Deferred tax liabilities recognized in other comprehensive income:		
Remeasurement gain on defined benefit plan	**849,430**	3,687,644
Revaluation increment on land	**(161,719,250)**	(183,107,100)
	(160,869,820)	(179,419,456)
	(₱93,764,367)	(₱111,839,806)

	2021	2020
Reconciliation of net deferred tax liabilities:		
Balance at beginning of year	**(₱111,839,806)**	(₱137,888,381)
Tax income (expense) recognized in:		
Profit and loss	**(474,197)**	51,830,018
Other comprehensive income	**18,549,636**	(25,781,443)
Balance at end of year	**(₱93,764,367)**	(₱111,839,806)

On September 30, 2020, the Bureau of Internal Revenue (BIR) issued Revenue Regulations (RR) No. 25-2020 implementing Section 4 (bbbb) of "Bayanihan to Recover As One Act" which states that the NOLCO incurred for taxable years 2020 and 2021 can be carried over and claimed as a deduction from gross income for the next five (5) consecutive taxable years immediately following the year of such loss.

As of December 31, 2021, the Company has incurred NOLCO in taxable year 2021 which can be claimed as deduction from the regular taxable income for the next five (5) consecutive taxable years pursuant to the Bayanihan to Recover As One Act, as follows:

Inception Year	Amount	Applied	Expired	Balance	Expiry Year
2021	₱734,590	₱–	₱–	₱734,590	2026
2020	112,221,970	–	–	112,221,970	2025
	₱112,956,560	₱–	₱–	₱112,956,560	

As of December 31, the Parent Company's MCIT and the years in which it can be claimed as deduction from future taxable income are as follows.

Period of Recognition	Availment Period	Amount	Applied	Expired	Balance
2021	2022-2024	₱3,189,343	₱–	₱–	₱3,189,343
2020	2021-2023	10,790,402	–	–	10,790,402
2019	2020-2022	9,196,369	–	–	9,196,369
2018	2019-2021	2,036,636	–	(2,036,636)	–
		₱25,212,750	₱–	(₱2,036,636)	₱23,176,114

The Parent Company did not recognize deferred tax assets on the following temporary differences because the Parent Company believes that it may not be probable that sufficient taxable income will be available in the near foreseeable future against which the tax benefit can be realized. As of December 31, 2021and 2020, the unrecognized deferred tax assets amounted to ₱118.26 million and ₱129.15 million, respectively. Details follow:

	2021	2020
Allowance for:		
Expected credit losses on receivables	**₱92,623,978**	₱99,118,618
Inventory obsolescence	**24,097,263**	20,285,000
Lease liability – net	**30,547,358**	30,779,483
Remeasurement on FVOCI	**(29,007,193)**	(21,029,539)
	₱118,261,406	₱129,153,562

The reconciliation between the statutory and effective income tax rates follows:

	2021	2020	2019
Income tax at statutory rate	**25.00%**	30.00%	30.00%
Adjustments for:			
CREATE Impact	**2.80**	–	–
Gain on sale of investment in shares of stock subjected to capital gains tax	–	–	(21.37)
Catch-up/movement in unrecognized DTA	**(0.56)**	(0.39)	(0.13)
Dividend income exempted from income tax	**(26.71)**	(79.05)	(10.89)
Others	**0.08**	4.09	3.50
Effective income tax rate	**1.73%**	(45.35%)	1.11%

RA No. 11534 otherwise known as the Corporate Recovery and Tax Incentives for Enterprises Act or CREATE

President Rodrigo Duterte signed into law on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. RA No. 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

The following are the key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Parent Company:

- Effective July 1, 2020, RCIT rate is reduced from 30% to 25% for domestic and resident foreign corporations. For domestic corporations with net taxable income not exceeding ₱5 million and with total assets not exceeding ₱100 million (excluding land on which the business entity's office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.

- MCIT rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.

- Imposition of improperly accumulated earnings tax is repealed.

As clarified by the Philippine Financial Reporting Standards Council in its Philippine Interpretations Committee Q&A No. 2020-07, the CREATE Act was not considered substantively enacted as of December 31, 2020 even though some of the provisions have retroactive effect to July 1, 2020. The passage of the CREATE Act into law on March 26, 2021 is considered as a non-adjusting subsequent event. Accordingly, current and deferred taxes as of and for the year ended December 31, 2020 continued to be computed and measured using the applicable income tax rates as of December 31, 2020 (i.e., 30% RCIT / 2% MCIT) for financial reporting purposes. Current and deferred taxes as of and for the year ended December 31, 2021 were computed and measured using the new tax rates in 2021.

28. Capital Stock

Preferred stock

The authorized preferred stock is 2,500,000,000 shares at ₱0.40 par value. A reconciliation of the number of preferred shares outstanding as at December 31, 2021, 2020 and 2019 follows:

	2021		2020		2019	
	Amount	**Shares**	Amount	Shares	Amount	Shares
Balance at beginning of year	₱–	–	₱6,710,402	16,776,001	₱247,414,156	618,535,387
Redemption of preferred stock	–	–	(6,710,402)	(16,776,001)	–	–
Conversion of preferred stock	–	–	–	–	(240,703,754)	(601,759,386)
Balance at end of year	₱–	–	₱–	–	₱6,710,402	16,776,001

Redeemed preferred shares carried at ₱0.40 par value are treasury shares.

Common stock

The authorized common stock is 1,250,000,000 shares at ₱1.50 par value. A reconciliation of the number of common shares outstanding as at December 31, 2021, 2020 and 2019 follows:

	2021		2020		2019	
	Amount	**Shares**	Amount	Shares	Amount	Shares
Balance at beginning of year	**₱1,165,147,926**	**776,765,281**	₱1,165,147,926	776,765,281	₱924,444,172	616,296,114
Conversion of preferred stock	–	–	–	–	240,703,754	160,469,167
Balance at end of year	**1,165,147,926**	**776,765,281**	1,165,147,926	776,765,281	1,165,147,926	776,765,281
Treasury stock	**(2,607,600)**	**(300,000)**	(2,607,600)	(300,000)	(2,607,600)	(300,000)
	₱1,162,540,326	**776,465,281**	₱1,162,540,326	776,465,281	₱1,162,540,326	776,465,281

On May 24, 2013, the Parent Company repurchased 300,000 shares held as treasury stock at ₱8.69 per share for ₱2.61 million.

Details of the capital redemption and conversion follow:

Date of Redemption	**Amount**		**Record Date**	**Payment Date**
March 30, 2020	₱6,710,402	₱0.40	April 27, 2020	May 20, 2020
April 6, 2018	₱6,343,953	₱0.40	May 3, 2018	May 30, 2018
March 31, 2017	₱7,020,070	₱0.40	April 28, 2017	May 21, 2017
July 21, 2017	6,844,569	0.40	August 18, 2017	September 12, 2017
September 29, 2017	6,673,454	0.40	October 27, 2017	November 24, 2017
December 8, 2017	6,506,618	0.40	January 4, 2018	January 30, 2018
	₱27,044,711			
March 31, 2016	₱7,768,247	₱0.40	April 28, 2016	May 24, 2016
July 15, 2016	7,574,040	0.40	August 12, 2016	September 8, 2016
September 30, 2016	7,384,690	0.40	October 28, 2016	November 24, 2016
December 2, 2016	7,200,072	0.40	December 29, 2016	January 23, 2017
	₱29,927,049			

On March 30, 2020, after the declaration of cash dividends (Note 32), the BOD approved the redemption of 16,766,001 preferred shares at par value with a total amount of ₱6.71 million to the stockholders of the Parent Company's preferred shares on record as of April 27, 2020, payable on May 20, 2020.

In 2019, the Parent Company issued 160,169,167 common shares at ₱1.50 per share for the conversion of 601,759,386 preferred shares at 0.40 per share or ₱240,703,754. There was no capital redemption made during 2019.

In 2019 and prior years, the Parent Company's preferred shares have the following features:

a) Entitled to dividends at the rate of average 91-day T-Bill plus two percent;
b) Fully participating as to distribution of dividends;
   - Convertible into common shares at the option of the holders thereof from the date of issue at the conversion rate of 3 and 3/4 preferred shares to 1 common share for a price of ₱1.50 per common share subject to adjustments;
c) Redeemable at any one time or from time to time, at the option of the BOD of the Parent Company, subject to availability of funds; and
d) With voting rights and preferences as to assets upon dissolution of the Parent Company over common shareholders.

Below is the summary of the outstanding number of shares and holders of security as at December 31, 2021:

Year	Number of shares registered	Number of holders of securities
Preferred shares:		
January 1, 2019	618,535,387	48
Movement	(601,759,386)	–
December 31, 2019	16,776,001	42
Movement	(16,776,001)	
December 31, 2020	–	–
Movement	–	–
December 31, 2021	–	–
Common Shares:		
Janury 1, 2019	615,996,114	394
Movement	160,469,167	–
December 31, 2019	776,465,281	384
Movement	–	–
December 31, 2020	776,465,281	384
Movement	–	–
December 31, 2021	**776,465,281**	**384**

SEC approved the registration of the Parent Company's authorized capital stock before its listing date with the PSE, which was on July 2, 1962. The actual number of shares initially listed were 584,085 at an offer price of ₱10.0 per share. Total number of preferred and common shareholders was nil and 384, respectively, as of December 31, 2021, and December 31, 2020.

29. Fair Value of Financial Instruments and Financial Risk Management Objectives and Policies

Fair Value of Financial Instruments

The carrying values of the Parent Company's financial instruments approximate their fair values due to short-term maturities and demand feature except for equity investments at FVOCI and long-term debt as discussed below:

Equity investments at FVOCI

Fair values of investments in equity shares listed with Philippine Stock Exchange amounting to ₱28.0 million and ₱20.0 million as of December 31, 2021 and 2020, respectively, were determined by reference to the quoted price in the stock exchange at the end of the reporting period (Level 1 - Quoted prices in active market).

Fair values of investments in club/golf shares amounting to ₱7.7 million and ₱6.1 million as of December 31, 2021 and 2020, respectively, were determined by reference to the price of the most recent transaction at the end of the reporting period (Level 2 - Significant observable inputs).

There were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurement.

Financial Risk Management Objectives and Policies

The Parent Company manages and maintains its own portfolio of financial instruments in order to fund its operations and capital expenditures. Inherent in using these financial instruments are the following risks on liquidity, equity price, foreign currency and credit.

The Parent Company's risk management policies are summarized below:

a. *Liquidity risk*

The Parent Company seeks to manage its liquidity risk to be able to meet its operating cash flow requirements, finance capital expenditures and service maturing debts. As an inherent part of its liquidity risk management, the Parent Company regularly evaluates its projected and actual cash flows. To cover its short-term and long-term funding requirements, the Parent Company intends to use internally generated funds and available short-term and long-term credit facilities. Credit lines are obtained from BOD-designated banks at amounts based on financial forecasts approved by BOD. As at December 31, 2021 and 2020, the Parent Company has available credit facilities with banks aggregating ₱8.5 billion and ₱9.1 billion, respectively.

The tables below summarize the maturity profile of the Parent Company's financial liabilities as of December 31 based on contractual undiscounted payments.

	2021				
	On demand	**Less than 6 months**	**6 months to 1 year**	**More than 1 year**	**Total**
Accounts payable and other current liabilities:					
Accounts payable, accrued expenses and others*	**₱340,033,601**	**₱–**	**₱–**	**₱–**	**₱340,033,601**
Accrued interest	–	**8,735,287**	–	–	**8,735,287**
Due to related parties	**31,890,598**	–	–	–	**31,890,598**
Loans payable	–	**498,234,128**	–	–	**498,234,128**
Lease liabilities	**27,023,245**	–	–	**167,037,058**	**194,060,303**
	₱398,947,444	**₱506,969,415**	**₱–**	**₱167,037,058**	**₱1,072,953,917**

Excludes statutory liabilities

	2020				
	On demand	Less than 6 months	6 months to 1 year	More than 1 year	Total
Accounts payable and other current liabilities:					
Accounts payable, accrued expenses and others*	₱677,284,334	₱–	₱–	₱–	₱677,284,334
Accrued interest	–	9,947,019	–	–	9,947,019
Due to related parties	4,382,094	–	–	–	4,382,094
Loans payable	–	647,388,847	–	–	647,388,847
Lease liabilities	14,037,175	–	–	184,133,791	198,170,966
	₱695,703,603	₱657,335,866	₱–	₱184,133,791	₱1,537,173,260

Excludes statutory liabilities

The tables below summarize the maturity profile of the Parent Company's financial assets used to manage liquidity risk.

	2021		
	On demand	**Less than 1 year**	**Total**
Cash and cash equivalents	**₱215,057,117**	**₱–**	**₱215,057,117**
Receivables			
Trade:	**71,082,886**	**68,256,638**	**139,339,524**
Due from related parties	**71,747,973**	**–**	**71,747,973**
Receivables from plant	**20,781,375**	**–**	**20,781,375**
Accrued referral incentive	**5,067,162**	**8,583,066**	**13,650,228**
Others	**74,538,374**	**–**	**74,538,374**
Dividends receivable	**–**	**51,077,770**	**51,077,770**
Equity investments at FVOCI	**–**	**102,169,176**	**102,169,176**
	₱458,274,887	**₱230,086,650**	**₱688,361,537**

	2020		
	On demand	Less than 1 year	Total
Cash and cash equivalents	₱457,914,923	₱–	₱457,914,923
Receivables			
Trade:	173,393,376	166,499,272	339,892,648
Due from related parties	42,976,748	–	42,976,748
Receivables from plant	30,470,674	–	30,470,674
Accrued referral incentive	6,614,278	11,203,665	17,817,943
Others	158,338,887	–	158,338,887
Dividends receivable	–	83,750,604	83,750,604
Equity investments at FVOCI	–	34,191,970	34,191,970
	₱869,708,886	₱295,645,511	₱1,165,354,397

b. *Market risk*
Market risk is the risk of loss to future earnings, to fair values or to future cash flows that may result from changes in the price of a financial instrument. The value of a financial instrument may change as a result of changes in foreign currency exchanges rates, commodity prices, equity prices and other market changes.

c. *Equity price risk*
The Parent Company's equity price risk exposure at year-end relates to financial assets whose values will fluctuate as a result of changes in market prices, principally, equity investments at FVOCI.

Equity investments at FVOCI are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market.

The analysis below is performed for reasonably possible movements in the market index with all other variables held constant, showing the impact on equity.

	2021		2020	
Market Index	**Change in variable**	**Effect on equity**	Change in variable	Effect on equity
PSE	**23.15%**	**6,107,555**	20.76%	4,152,303
	(23.15%)	**(6,107,555)**	(20.76%)	(4,152,303)
Others	**35.18%**	**2,392,586**	33.24%	2,027,396
	(35.18%)	**(2,392,586)**	(33.24%)	(2,027,396)

The percentage of increase and decrease in market price is based on the movement in the PSE Index and other market index from beginning to end of the year.

Foreign currency risk
The Parent Company’s foreign exchange risk results primarily from movements in the prevailing exchange rate between the Philippine Peso (PHP) and the United States Dollar (USD). The revenues and the operating expenses of the Parent Company are denominated in PHP. However, the Parent Company maintains certain deposits with banks which are denominated in USD.

The Parent Company’s foreign currency denominated financial instruments (translated in Philippine Peso) as of December 31 is as follows:

	2021		2020	
	Original Currency	**Peso Equivalent**	Original Currency	Peso Equivalent
Cash and cash equivalents	**$1,078,247**	**₱54,989,501**	$1,004,338	₱48,229,332

The prevailing exchange rates used as of December 31, 2021 and 2020 were ₱51.00 to $1 and ₱48.02 to $1, respectively.

The Parent Company closely monitors the daily movements in the USD/PHP exchange rate and makes regular assessments of future foreign exchange movements, based also, in part, on its analysis of other macroeconomic indicators. The Parent Company then manages the balance of its USD-denominated deposits based on this assessment.

The following table demonstrates the sensitivity to a reasonably possible change in the US Dollar rate, with all variables held constant, of the Parent Company’s profit before tax (due to changes in the fair value of the foreign currency denominated monetary assets) as of December 31, 2021 and 2020.

Effect on profit before tax	**2021**
USD strengthens by 4.17%	**₱2,293,898**
USD weakens by 4.17%	**(2,293,898)**

Effect on profit before tax	2020
USD strengthens by 4.84%	₱1,521,131
USD weakens by 4.84%	(1,521,131)

Interest rate risk
The Parent Company's exposure to market risk for changes in interest rates relates primarily to the Parent Company's short-term and long-term obligations.

In order to effectively manage its interest rate risk and its financing costs, the Parent Company closely monitors the movements of interest rates, as well as, economic factors affecting the trends of these movements. In certain cases, depending on its assessment of future movements of interest rates, the Parent Company would pre-terminate its debt and obtain a new loan facility which provides for either floating or fixed interest rates. This is intended to minimize its financing costs.

The table below demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Parent Company's profit before tax (through the impact on floating rate borrowings):

	2021		2020	
	Increase/decrease in basis points	**Effect on profit before tax**	Increase/decrease in basis points	Effect on profit before tax
Peso floating rate borrowing	**+481**	**(26,773,215)**	+690	(55,442,960)
	-481	**26,773,215**	-690	55,442,960

The sensitivity analyses shown above for peso floating borrowings are based on the assumption that interest rate movements will be more likely be limited to a four hundred eighty one (481) and six hundred nine (609) basis points upward or downward fluctuation in 2021 and 2020, respectively. The forecasted movements in percentages of interest rates used were sourced by management from an affiliated bank. These are forecasted movements in the next twelve (12) months. The effect on the Parent Company's income statement before tax is computed on the carrying value of the Parent Company's floating rate payables as at December 31, 2021 and 2020.

d. *Credit risk*
The Parent Company's exposure to credit risk on its receivables relates primarily to the inability of the debtors to pay and fully settle the unpaid balance of receivables owed to the Parent Company. The Parent Company manages its credit risk in accordance with its credit risk policies which requires the evaluation of the creditworthiness of the debtors. The Parent Company's exposure to credit risk on its other receivables from debtors and related parties is managed through close account monitoring and setting limits.

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. The Parent Company does not have any significant exposure to any individual customer or counterparty. With respect to credit risk arising from receivables, the Parent Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of this financial asset.

An impairment analysis is performed at each reporting date using a provision matrix to measure ECL. The provision rates are based on days past due for various customer segments. With similar loss patterns. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The following financial assets were subjected to the expected credit loss model under PFRS 9:
- Cash in banks and cash equivalents
- Receivables
- Dividends receivable

The table below shows the credit quality of the Parent Company's financial assets as of December 31:

	2021		
	Neither past due nor impaired		
	High Grade	**Standard Grade**	**Total**
Cash and cash equivalents			
Cash in banks	**₱122,068,045**	**₱–**	**₱122,068,045**
Short-term investments	**92,691,996**	**–**	**92,691,996**
Accounts receivable:			
Receivables from:			
Trade	**160,120,899**	**–**	**160,120,899**
Due from related parties	**71,747,973**	**–**	**71,747,973**
Advances to officers and employees	**37,321,647**	**–**	**37,321,647**
Advances to suppliers	**18,020,876**	**–**	**18,020,876**
Accrued referral incentive	**13,650,228**	**–**	**13,650,228**
Insurance receivable	**3,529,671**	**–**	**3,529,671**
Other receivables:	**15,655,618**	**–**	**15,655,618**
Dividend receivable	**51,077,770**	**–**	**51,077,770**
	₱585,884,723	**₱–**	**₱585,884,723**

	2020		
	Neither past due nor impaired		
	High Grade	Standard Grade	Total
Cash and cash equivalents			
Cash in banks	₱230,560,190	₱–	₱230,560,190
Short-term investments	227,096,655	–	227,096,655
Accounts receivable:			
Receivables from:			
Trade	347,024,565	–	347,024,565
Due from related parties	92,265,637	–	92,265,637
Advances to officers and employees	38,701,918	–	38,701,918
Advances to suppliers	19,341,497	–	19,341,497
Accrued referral incentive	17,817,943	–	17,817,943
Insurance receivable	3,760,528	–	3,760,528
Receivables from plant	30,470,674	–	30,470,674
Other receivables:	40,114,140	–	40,114,140
Dividend receivable	83,750,604	–	83,750,604
	₱1,130,904,351	₱–	₱1,130,904,351

Neither past due nor impaired accounts receivables, other receivables are classified into 'high grade' and 'standard grade'. The Company sets financial assets as 'high grade' based on the Company's positive collection experience. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. On the other hand, 'standard grade' are those which have credit history of default in payments.

Past due and impaired financial assets are those outstanding balances which are historically collected after due dates. Impairment is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of customer segments with similar loss patterns (i.e., type of customers). The calculation reflects the probability-weighted outcome and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Credit Quality
The Company maintains internal credit rating system. Neither past due nor impaired financial assets are graded as either "Grade A/ High Grade" or "Grade B/ Standard Grade" based on the following criteria:

- Grade A are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits.

- Grade B are active accounts with minimal to regular instances of payment default, due to collection issues. These accounts are typically not impaired as the counterparties generally respond to the Company's collection efforts and update their payments accordingly.

Cash in banks and cash equivalents
Credit risk from balances with banks and financial institutions is managed by the Parent Company's treasury department in accordance with the Parent Company's policy. No expected credit losses were recognized in 2021 and 2020.

Receivables
The Parent Company applies the PFRS 9 simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The ECL on receivables are estimated using a provision matrix by reference to past default experience of the debtor and an analysis of the debtor's current financial position. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

Cash and cash equivalents - are composed of bank deposits and money market placements made with reputable financial institutions duly approved by the BOD and hence, graded as "high grade".

Receivables:
Trade - high grade pertains to receivables from fleet customers and financing companies and standard grade pertains to receivables from individuals and other small and medium-sized entities.

Due from related parties and dividends receivables - pertain to receivables from profitable related parties with good payment record with the Parent Company and hence, graded as "high grade".

Other receivables - high grade pertains to receivables with no default on payment while standard grade pertains to receivables with more than one (1) default on payment.

<u>Capital management</u>
The main thrust of the Parent Company's capital management policy is to ensure that the Parent Company maintains a good credit standing and a sound capital ratio to be able to support its business and maximize the value of its shareholders equity.

The Parent Company manages its capital structure and makes adjustment to it, in light of changes in economic conditions. To maintain or adjust capital structure, the Parent Company may adjust dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes in 2021 and 2020.

The Parent Company monitors its use of capital and capital adequacy by using leverage ratios, specifically, debt ratio (total debt/total equity and total debt), debt-to-equity ratio (total debt/total equity) and net debt-to-equity (net debt/total equity). Included as debt are the Parent Company's total liabilities while equity pertains to total equity as shown in the parent company statement of financial position.

The table below shows the leverage ratios of the Parent Company as of December 31:

	2021	2020
Loans payable	**₱1,737,000,000**	₱2,257,000,000
Other noncurrent liabilities	**145,174,258**	189,965,242
Total debt	**1,882,174,258**	2,446,965,242
Less cash and cash equivalents	**215,057,117**	457,914,923
Net debt	**1,667,117,141**	1,989,050,319
Total Equity	**₱6,117,068,261**	₱5,681,929,534
Debt to equity	**0.31:1**	0.43:1
Net debt to equity	**0.27:1**	0.35:1

There were no changes made in the Parent Company's capital management, objectives, policies or processes in 2021 and 2020.

30. Leases

The Parent Company's car divisions lease parcels of land where their respective sales office, administrative and warehouse buildings were constructed and are currently located. The leases are non-cancellable which have terms cover lease periods of between three (3) to ten (10) years with escalation rates ranging from 3.0% to 10%.

In 2021, no lease contracts were pre-terminated.

In 2020, the Parent Company pre-terminated the lease contracts of property used by the following closed car dealership branches (Note 33):

Closed Branches	**Contract Date**	**Contract End Date**	**Date Terminated**
Honda Cars Fairview	April 24, 2014	April 23, 2020	June 30, 2020
Honda Cars Marikina	January 1, 2009	June 15, 2020	June 30, 2020
Honda Cars Marcos Highway	June 1, 2013	May 31, 2023	July 30, 2020
Isuzu Greenhills	January 26, 2009	January 25, 2024	June 30, 2020

Future minimum lease payments of lease agreements as of December 31, 2021, 2020 and 2019 are as follows:

	2021	2020	2019
Within one year	**₱27,023,245**	₱14,037,175	₱53,519,915
After one year but not more than five years	**112,525,375**	113,567,989	151,179,981
More than five years	**54,511,683**	70,565,802	53,016,361
	₱194,060,303	₱198,170,966	₱257,716,257

Set out below are the carrying amounts of right-of-use assets recognized and the movements during the years ended December 31, 2021, 2020 and 2019:

	2021	2020	2019
Balance at beginning of year	**₱161,586,230**	₱240,742,763	₱291,136,079
Amortization of right-of-use asset (Note 25)	**(29,644,497)**	(28,221,340)	(50,393,316)
Addition (derecognition)	**15,996,247**	(50,935,193)	–
	₱147,937,980	₱161,586,230	₱240,742,763

The following are the amounts recognized in the parent company statement of comprehensive income for the years ended December 31, 2021, 2020 and 2019:

	2021	2020	2019
Amortization of right-of-use asset (Note 25)	**₱29,644,497**	₱28,221,340	₱50,393,316
Interest expense on lease liabilities (Note 23)	**10,212,673**	12,518,895	17,180,045
	₱39,857,170	₱40,740,235	₱39,857,170

Amortization in 2021 and 2020 is charged to the following accounts (Note 25):

	2021	2020
Cost of sales and services	**₱–**	₱–
Selling and administrative expenses	**29,644,497**	28,211,340
	₱29,644,497	₱28,211,340

The rollforward analysis of lease liabilities follows:

	2021	2020
Balance at beginning of year	**₱198,170,966**	₱272,953,809
Interest expense	**10,212,673**	12,518,895
Payments	**(22,420,517)**	(20,775,841)
Addition (derecognition)	**8,097,181**	(66,525,897)
Total lease liability	**194,060,303**	198,170,966
Less current portion of lease liability	**14,291,998**	14,037,175
Lease liability - net of current portion	**₱179,768,305**	₱184,133,791

The COVID-19-related lease concessions were accounted as negative variable lease expense charged against interest expense and depreciation and amortization in the 2021 and 2020 parent company statement of comprehensive income.

Derecognition pertains to termination of lease contracts of closed car dealership branches. The difference between right-of-use asset and lease liability is accounted for under miscellaneous expense of General and administrative expenses in the 2020 parent company statement of income (Note 22).

The Parent Company's lease contract includes renewal option. Management exercises significant judgement in determining whether the renewal option is reasonably certain to be exercised (Note 5).

Rent expenses pertaining to lease agreements recognized in profit or loss in 2021 and 2020, amounted to ₱32.45 million and ₱30.70 million, respectively.

31. Contingent Liabilities

The Parent Company has no contingent liabilities arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. The information required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed until final settlement, on the ground that it might prejudice the Parent Company's position.

32. Retained Earnings

The BOD declared cash dividends in 2021, 2020 and 2019 as follows:

		Amount per share			
Date of BOD Approval	Amount	Preferred Shares	Common Shares	Record Date	Payment Date
March 30, 2020	₱86,529	₱0.00515	₱–	April 27, 2020	May 20, 2020
April 5, 2019	₱4,688,498	₱0.00758	₱–	May 2, 2019	May 28, 2019
July 19, 2019	4,459,640	0.00721	–	August 15, 2019	September 10, 2019
July 19, 2019	50,758,965	0.01733	0.065	August 15, 2019	September 10, 2019
October 4, 2019	3,349,141	0.005415	–	October 31,2019	November 20, 2019
December 6, 2019	85,860	0.005118	–	January 2, 2020	January 28, 2020
	₱63,342,104				

On December 31, 2021, the Parent Company's BOD approved appropriation of retained earnings amounting to ₱3.5 billion, for planned investments and business expansion that the Parent Company intends to carry out for the next 2-3 years. On the same date, the Parent Company approved the reversal of ₱2.5 billion appropriation made in 2019 and 2018 following the completion of its previous planned investment and business expansion.

On March 30, 2020, the BOD approved the declaration of cash dividends of ₱0.00516 per share with a total amount of ₱0.09 million to the stockholders of the Parent Company's preferred shares on record as of April 27, 2020, payable on May 20, 2020.

On December 31, 2019, the Parent Company's BOD approved additional appropriation of retained earnings amounting to ₱400 million, respectively, for planned investments and business expansion that the Parent Company intends to carry out for 2-3 years.

Retained earnings include ₱3,680.1 million and ₱2,580.1 million as of December 31, 2021 and 2020, respectively, representing treasury shares, appropriated retained earnings and deferred tax assets that are not available for dividend declaration. After reconciling items, the retained earnings of the Parent Company that are available for dividend declaration amounted to ₱647.3 million and ₱1,359.3 million as of December 31, 2021 and 2020, respectively.

Under the Tax Code, publicly-held Corporations are allowed to accumulate retained earnings in excess of capital stock and are exempt from improperly accumulated earnings tax.

33. **Operating Segment Information**

For management purposes, the Parent Company is organized into business units based on the products and services it provides, which comprise of two main groups as follows:

Cars Division - consists of revenues mainly from Honda Cars Quezon City, Honda Cars Manila, Honda Cars Tandang Sora, Isuzu Manila, Isuzu Commonwealth, and Isuzu Tacloban. In 2020, the Parent Company closed certain car dealerships and therefore revenues from Honda Cars Fairview, Honda Cars Marikina, Honda Cars Marcos Highway and Isuzu Greenhills were no longer included (Note 30).

Head Office - represents operations of the Parent Company.

Segment assets and liabilities exclude deferred income tax assets and liabilities. Inter-segment income arises from transactions that were made on terms equivalent to those that prevail in arms-length transactions.

Segment reporting is consistent in all periods presented as there are no changes in the structure of the Parent Company's internal organization that will cause the composition of its reportable segment to change.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

The Parent Company has no significant external customer which contributes 10.0% or more to the revenue of the Parent Company.

(Amounts in Millions)

	Cars Division			Head Office			Elimination			Combined		
	2021	2020	2019	**2021**	2020	2019	**2021**	2020	2019	**2021**	2020	2019
Revenue												
Income from external customers	**₱3,072**	₱2,977	₱4,822	**₱201**	₱229	₱216	**₱–**	₱–	₱–	**₱3,273**	₱3,206	₱5,038
Intersegment sales	**6**	1	4	**1**	–	9	**(1)**	–	(9)	**6**	1	4
Total Revenue	**₱3,078**	₱2,978	₱4,826	**₱202**	₱229	₱225	**(₱1)**	**₱–**	(₱9)	**₱3,279**	₱3,207	₱5,042
Provision for income tax	**₱–**	₱–	₱–	**(₱4)**	(₱41)	₱11	**₱–**	₱–	₱–	**(₱4)**	(₱41)	₱11
Net Income (Loss)	**₱27**	(₱181)	(₱62)	**₱336**	₱313	₱1,016	**₱–**	₱–	₱–	**₱363**	₱142	₱954
Other Information												
Segment assets	**₱1,886**	₱2,315	₱2,210	**₱6,878**	₱6,840	₱5,094	**(₱48)**	**₱40**	₱–	**₱8,716**	₱9,195	₱7,304
Segment liabilities	**528**	811	608	**1,981**	2,491	1,004	**(4)**	99	24	**2,505**	3,401	1,636
Deferred tax liabilities	**155**	173	156	**(75)**	(76)	(33)	**14**	15	14	**94**	112	137
Cash flows arising from:												
Operating activities	**21**	348	(312)	**(63)**	15	621	**–**	–	–	**(42)**	362	309
Investing activities	**27**	(28)	337	**356**	(1,789)	385	**–**	–	–	**383**	(1,817)	722
Financing activities	**(133)**	(33)	(60)	**(454)**	1,681	(944)	**–**	–	–	**(587)**	1,648	(1,004)
Interest expense	**27**	47	54	**74**	48	53	**(18)**	(31)	(37)	**83**	64	70
Capital expenditures	**–**	53	9	**–**	1	3	**–**	–	–	**–**	54	12
Depreciation and amortization	**59**	102	89	**8**	19	7	**–**	–	–	**67**	121	96

**Segment liabilities exclude deferred tax liabilities*

34. **Earnings Per Share**

Basic earnings per share

	2021	2020	2019
Net income	**₱363,197,009**	₱131,514,827	₱965,044,196
Less dividends attributable to preferred shares	–	86,529	23,302,358
Net income applicable to common shares	**363,197,009**	131,428,298	941,741,838
Divided by the weighted average number of common shares (Note 28)	**776,465,281**	776,465,281	776,465,281
Basic earnings per share	**₱0.4678**	₱0.1693	₱1.2129

Diluted earnings per share

	2021	2020	2019
Net income applicable to common stockholders for basic earnings per share	**₱363,197,009**	₱131,428,297	₱941,741,838
Net income applicable to common stockholders for diluted earnings per share	**363,197,009**	131,428,297	941,741,838
Weighted average number of shares of common stock	**776,465,281**	776,465,281	776,465,281
Weighted average number of shares of common stock for diluted earnings per share	**776,465,281**	776,465,281	776,465,281
Diluted earnings per share	**₱0.4678**	₱0.1693	₱1.2129

In 2021, 2020 and 2019, the preferred stock conversion to common share has significantly reduced the number of potential common stock outstanding as of December 31, 2021, 2020 and 2019 making the options anti-dilutive, hence, no diluted earnings per share calculated. Thus, basic and diluted EPS are stated at the same amount.

The weighted average number of shares of common stock is computed as follows:

	2021	2020	2019
Number of shares of common stock issued	**776,765,281**	776,765,281	776,765,281
Less treasury shares	**300,000**	300,000	300,000
	776,465,281	776,465,281	776,465,281

35. **Other Matters**

a. On February 23, 2022, the Parent Company sold 1,612,759 SLRHSI shares to Sojitz Corporation amounting to ₱674,254,057 resulting to a gain on sale of shares amounting to ₱389.17 million. The sale resulted to decrease in percentage of ownership of the Parent Company on SLRHSI from 100% to 85%.

b. Risks and Impacts of COVID-19
The Company, in cooperation with the Yuchengco Group of Companies Business Continuity Management - Disaster Recovery Management ("YGC BCM-DRM) Council have taken the necessary precautionary measures to mitigate the risks that may cause disruptions to its various businesses.

1. Risk to the health and safety of employees, clients, suppliers, and communities. House of Investments and its subsidiaries have adopted the Department of Health guidelines and regularly give advisories on COVID-19 precautionary measures to ensure compliance with the Inter-Agency directives on Community Quarantine. The Parent Company has also adopted its own protocols, including, but not limited to regular and frequent disinfection of buildings and office premises, temperature checks at all entry points and restricting entry of visitors to office premises. To further minimize the risk of person-to-person transmission, the Company has limited the assembly of people by conducting meetings via video- and/or tele-conferencing. The Parent Company also implemented a combination of Four-day Work Week and Work-from-Home arrangements while ensuring that service interruptions to its clients are minimized.

2. Disrupted business operations. The Parent Company is compliant with national and local ordinances. To ensure minimal service interruptions and that its operations are not hampered, its various businesses have identified and designated essential and non-essential employees and wherever appropriate, have setup skeletal workforce.

3. Disrupted supply chain management. The Parent Company is conducting assessments on all resources expected to come in and those expected to be ordered, particularly on the supply of resources coming from infected areas while taking into consideration the community quarantine declared in Metro Manila. In coordination with their respective planning groups, each business unit is working on making adjustments to minimize the impact of such disruption. This includes focusing on activities that have no issues with the supply of resources and looking for alternative suppliers from "virus-free" areas.

The COVID-19 pandemic was treated as an opportune time to recalibrate the Yuchengco Group of Companies' investment portfolio strategy via sharper focus on optimizing returns from existing businesses and a more disciplined process on capital deployment. The recovery exhibited in the operating results of its various business segments in 2021 is a testament that the Parent Company's efforts were effective.

HOUSE OF INVESTMENTS, INC.
HONDA CARS QUEZON CITY GROUP DIVISION

SUPPLEMENTARY STATEMENTS OF ASSETS, LIABILITIES AND HOME OFFICE ACCOUNT

	December 31	
	2021	2020
ASSETS		
Current Assets		
Cash and cash equivalents	**₱80,323,932**	₱166,475,037
Receivables	**118,397,922**	185,234,859
Inventories	**133,660,371**	206,821,959
Prepaid expense and other current assets	**137,228,673**	122,753,403
Total Current Assets	**469,610,898**	681,285,258
Noncurrent Assets		
Property and equipment		
At revalued amount	**818,070,000**	781,550,000
At cost	**59,035,196**	68,048,993
Right-of-use assets	**76,226,280**	90,746,048
Computer software	**1,134,571**	1,112,239
Total Noncurrent Assets	**954,466,047**	941,457,280
	₱1,424,076,945	₱1,622,742,538
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities	**₱276,997,747**	₱280,846,730
Lease liabilities - current portion	**8,583,747**	7,320,415
Total Current Liabilities	**285,581,494**	288,167,145
Noncurrent Liabilities		
Lease liabilities - net of current portion	**94,758,280**	103,325,508
Retirement liability - net	**9,801,997**	19,239,671
Deferred tax liabilities - net	**153,027,944**	172,522,507
Total Noncurrent Liabilities	**257,588,221**	295,087,686
Total Liabilities	**543,169,715**	583,254,831
Equity		
Home office account	**413,815,015**	636,935,190
Revaluation increment on land	**485,157,750**	427,249,900
Remeasurement loss on retirement benefit obligation	**(18,065,535)**	(24,697,383)
Total Equity	**880,907,230**	1,039,487,707
	₱1,424,076,945	₱1,622,742,538

HOUSE OF INVESTMENTS, INC.
HONDA CARS QUEZON CITY GROUP DIVISION
SUPPLEMENTARY STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2021	2020	2019
REVENUE			
Merchandise sales	**₱1,267,041,014**	₱1,457,950,370	₱2,759,234,938
Services	**321,329,751**	288,324,302	478,634,952
Dealer's income	**19,315,486**	35,842,163	58,147,161
Others	**4,376,109**	7,932,512	15,058,207
	1,612,062,360	1,790,049,347	3,311,075,258
OTHER INCOME			
Gain on sale of property and equipment	**7,398,496**	4,986,255	2,701,396
Rent	**3,693,278**	421,598	1,075,066
Interest	**130,206**	730,465	284,627
Miscellaneous	**2,346,981**	2,840,860	4,140,960
	13,568,961	8,979,178	8,202,049
COSTS AND EXPENSES			
Costs			
Merchandise sales	**1,209,793,674**	1,421,704,343	2,686,592,596
Services	**211,805,580**	209,679,117	344,557,884
	1,421,599,254	1,631,383,460	3,031,150,480
Operating expenses			
Personnel	**69,743,426**	92,317,723	109,876,414
Depreciation	**29,154,405**	65,692,577	53,243,269
Advertising	**22,592,802**	1,876,268	2,090,729
Taxes and licenses	**21,044,760**	42,065,803	42,879,407
Commissions	**14,376,799**	8,607,043	7,275,024
Utilities	**11,470,892**	14,486,312	19,337,273
Communication, light and water	**9,235,387**	11,941,904	17,767,172
Insurance	**2,843,127**	4,056,095	5,283,494
Professional fees	**2,728,404**	5,594,933	2,860,606
Repairs and maintenance	**1,977,826**	2,639,439	2,785,204
Direct selling expenses	**1,809,321**	2,538,896	2,757,871
Transportation and travel	**1,613,801**	2,340,587	5,148,074
Office supplies	**821,799**	1,229,096	2,882,447
Entertainment, amusement and recreation	**49,886**	3,155,599	12,782,804
Provision	–	4,032,408	–
Rent	–	–	243,981
Miscellaneous	**2,005,871**	7,156,833	6,473,479
	191,468,506	269,731,516	293,687,248
Interest and finance charges	**17,389,689**	33,034,197	40,997,666
	1,630,457,449	1,934,149,173	3,365,835,394
DIVISION LOSS	**(4,826,128)**	(135,120,648)	(46,558,087)
OTHER DIVISION COMPREHENSIVE INCOME			
Items not to be reclassified to profit or loss in subsequent periods:			
Revaluation increment on land	**36,520,000**	89,111,840	42,364,360
Remeasurement gain (loss) on retirement benefit obligation	**15,078,060**	(35,281,976)	–
Income tax effect	**3,262,294**	(37,318,145)	(12,709,308)
	54,860,354	16,511,719	29,655,052
TOTAL DIVISION COMPREHENSIVE INCOME (LOSS)	**₱50,034,226**	(₱118,608,929)	(₱16,903,035))

HOUSE OF INVESTMENTS, INC.
HONDA CARS QUEZON CITY GROUP DIVISION

SUPPLEMENTARY STATEMENTS OF CHANGES IN HOME OFFICE ACCOUNT

	Years Ended December 31		
	2021	2020	2019
HOME OFFICE ACCOUNT			
Balance at beginning of year	**₱636,935,190**	₱808,929,320	₱1,144,099,460
Remittance to head office - net	**(273,154,401)**	(53,385,201)	(288,612,053)
Division income (loss)	**50,034,226**	(118,608,929)	(46,558,087)
BALANCE AT END OF YEAR	**₱413,815,015**	₱636,935,190	₱808,929,320

HOUSE OF INVESTMENTS, INC.
ISUZU GROUP DIVISION

SUPPLEMENTARY STATEMENTS OF ASSETS, LIABILITY AND HOME OFFICE ACCOUNT

	December 31	
	2021	2020
ASSETS		
Current Assets		
Cash and cash equivalents	**₱28,636,725**	₱118,098,085
Receivables	**17,331,458**	149,968,630
Inventories	**133,382,020**	133,257,610
Prepaid expenses and other current assets	**3,078,603**	11,679,597
Total Current Assets	**182,428,806**	413,003,922
Noncurrent Assets		
Property and equipment	**33,303,253**	31,070,836
Right-of-use assets	**71,711,700**	70,840,181
Computer software	**1,096,195**	843,260
Other noncurrent assets	**542,690**	522,691
Total Noncurrent Assets	**106,653,838**	103,276,968
	₱289,082,644	₱516,280,890
LIABILITY AND HOME OFFICE ACCOUNT		
Current Liabilities		
Accounts payable and other current liabilities	**₱2,147,243**	₱223,822,237
Lease liabilities - current portion	**5,708,250**	6,716,759
Total Current Liabilities	**7,855,493**	230,538,996
Noncurrent Liabilities		
Lease liabilities - net of current portion	**85,010,026**	80,808,282
Retirement liability – net	**1,032,867**	2,661,177
Deferred tax liability	**1,705,452**	627,967
Total Noncurrent Liabilities	**87,748,345**	84,097,426
Total Liabilities	**95,603,838**	314,636,422
Home office account	**193,478,806**	201,644,468
	₱289,082,644	₱398,733,848

HOUSE OF INVESTMENTS, INC.
ISUZU GROUP DIVISION
SUPPLEMENTARY STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2021	2020	2019
REVENUE			
Merchandise sales	**₱1,109,146,178**	₱890,653,590	₱1,339,075,531
Services	**109,456,690**	83,584,210	147,627,631
Dealer's income	**13,935,809**	11,023,117	24,894,177
Others	**2,864,386**	2,502,249	3,422,344
	1,235,403,063	987,763,166	1,515,019,683
OTHER INCOME			
Rent	**3,652,525**	2,879,924	3,579,184
Gain on sale of property and equipment	**1,662,616**	397,386	366,438
Interest income	**171,417**	384,133	111,463
Miscellaneous	**10,629,695**	1,790,193	2,160,442
	16,116,253	5,451,636	6,217,527
COSTS AND EXPENSES			
Costs			
Merchandise sales	**1,026,464,216**	833,692,664	1,269,265,896
Services	**75,130,677**	61,605,334	104,196,773
	1,101,594,893	895,297,998	1,373,462,669
Operating expenses			
Depreciation	**26,882,971**	35,914,705	36,201,199
Personnel	**24,895,985**	32,125,718	44,501,734
Direct selling expenses	**18,200,710**	1,186,731	3,094,633
Securities and utilities	**10,375,966**	9,885,710	12,438,051
Taxes and licenses	**9,924,220**	19,412,625	20,515,069
Commissions	**7,104,157**	6,183,964	5,243,789
Communication, light and water	**4,932,021**	4,604,772	6,664,898
Insurance	**1,538,837**	1,795,367	1,977,195
Transportation and travel	**1,383,163**	1,211,002	3,141,106
Professional fees	**1,141,992**	2,131,543	–
Supplies	**704,889**	813,372	1,278,844
Provision	–	6,426,347	–
Rent	–	1,211,459	3,722,837
Entertainment, amusement and recreation	–	634,041	6,041,532
Miscellaneous	**6,543,826**	5,816,679	5,838,599
	113,628,737	129,354,035	150,659,486
Interest and finance charges	**5,209,853**	12,072,859	12,761,863
	1,220,433,483	1,036,724,892	1,536,884,018
DIVISION INCOME (LOSS)	**31,085,833**	(43,510,090)	(15,646,808)
OTHER DIVISION COMPREHENSIVE INCOME			
Items not to be reclassified to profit or loss in subsequent periods:			
Remeasurement gain on retirement benefit obligation	**4,311,588**	1,442,381	–
Income tax effect	**(1,077,485)**	(432,714)	–
	3,234,103	1,009,667	–
TOTAL DIVISION COMPREHENSIVE INCOME (LOSS)	**₱34,319,936**	(₱41,490,756)	(₱15,646,808)

HOUSE OF INVESTMENTS, INC.
ISUZU GROUP DIVISION

SUPPLEMENTARY STATEMENTS OF CHANGES IN HOME OFFICE ACCOUNT

	Years Ended December 31		
	2021	2020	2019
HOME OFFICE ACCOUNT			
Balance at beginning of year	**₱201,644,468**	₱271,643,447	₱307,265,069
Remittances to head office - net	**(42,485,598)**	(27,498,556)	(19,974,814)
Division income (loss)	**34,319,936**	(42,500,423)	(15,646,808)
BALANCE AT END OF YEAR	**₱193,478,806**	₱201,644,468	₱271,643,447

HOUSE OF INVESTMENTS, INC.
GEELYS GROUP DIVISION

SUPPLEMENTARY STATEMENT OF ASSETS, LIABILITY AND HOME OFFICE ACCOUNT

	December 31	
	2021	2020
ASSETS		
Current Assets		
Cash and cash equivalents	**₱14,388,527**	₱55,159,990
Receivables	**61,196,438**	48,153,531
Inventories	**24,101,951**	34,167,639
Prepaid expenses and other current assets	**48,151,497**	27,478,699
Total Current Assets	**147,838,413**	164,959,859
Noncurrent Assets		
Property and equipment	**28,872,141**	3,348,034
Computer software	**92,266**	11,126
Other noncurrent assets	**145,320**	–
Total Noncurrent Assets	**29,109,727**	3,359,160
	₱176,948,140	₱168,319,019
LIABILITY AND HOME OFFICE ACCOUNT		
Current Liabilities		
Accounts payable and other current liabilities	**₱39,702,975**	₱88,396,326
Total Liabilities	**39,702,975**	88,396,326
Home office account	**137,245,165**	79,922,693
	₱176,948,140	₱168,319,019

HOUSE OF INVESTMENTS, INC.
GEELYS GROUP DIVISION

SUPPLEMENTARY STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED DECEMBER 31, 2021

	Years Ended December 31	
	2021	2020
REVENUE		
Merchandise sales	**₱227,567,384**	₱198,474,108
Dealer's income	**2,200,998**	1,758,560
Services	**1,455,280**	–
Others	**132,778**	136,108
	231,356,440	200,368,776
OTHER INCOME		
Interest income	**19,513**	1,357
Miscellaneous	**109,271**	98,013
	128,784	99,370
COSTS AND EXPENSES		
Costs		
Merchandise sales	**209,313,648**	186,137,887
Services	**1,467,161**	148,223
	210,780,809	186,286,110
Operating expenses		
Depreciation	**3,393,102**	281,374
Direct selling expenses	**2,917,838**	107,648
Personnel	**2,828,517**	4,085,354
Taxes and licenses	**1,203,546**	217,777
Commissions	**1,056,967**	1,523,998
Advertising	**753,157**	1,915,201
Utilities	**699,483**	–
Transportation and travel	**618,231**	34,624
Communication, light and water	**348,919**	28,663
Professional fees	**121,043**	44,035
Supplies	**43,651**	39,913
Insurance	**40,618**	35,445
Repairs and maintenance	**32,077**	25,829
Entertainment, amusement and recreation	**–**	10,044
Miscellaneous	**855,898**	154,572
	14,913,047	8,504,477
Interest and finance charges	**4,636,802**	2,156,062
	230,330,657	196,946,649
DIVISION INCOME	**₱1,154,567**	₱3,521,497

HOUSE OF INVESTMENTS, INC.
GEELYS GROUP DIVISION

SUPPLEMENTARY STATEMENTS OF CHANGES IN HOME OFFICE ACCOUNT

	Years Ended December 31	
	2021	2020
HOME OFFICE ACCOUNT		
Balance at beginning of year	**₱79,924,713**	₱79,922,693
Additions from head office - net	**56,165,885**	–
Division income (loss)	**1,154,567**	3,237,872
BALANCE AT END OF YEAR	**₱137,245,165**	₱79,924,713