STATEMENTS OF FINANCIAL POSITION

		AS OF JUNE 30, 2023 un-audited		AS OF DECEMBER 31, 2022 Audited		CHANGES INCREASED (DECREASED)
ASSETS						
Current Assets						
Cash and cash equivalents	Р	7,716,398.99	P	3,494,342.44	P	4,222,056.55
Trade and other receivables	•	193,899,247.95		171,810,044.46	'	22,089,203.49
Real Estate Inventories		893,303,755.73		894,771,529.17		(1,467,773.44)
Input Value-added Tax (VAT) - net		57,321,660.62		60,418,713.43		(3,097,052.81)
Prepayments		5,924,561.10		3,084,110.00		2,840,451.10
Терауненз	Р	1,158,165,624.39	Р	1,133,578,739.50	Р	24,586,884.89
Non-current Assets						
Trade and other receivables	Р	160,043,932.00	Р	160,043,932.00	Р	-
Property, plant and equipment		849,482.26		1,150,863.24		(301,380.98)
Investment Property		674,056,173.00		674,056,173.00		-
Available-for-sale (AFS) Investments		3,999,999.57		3,999,999.57		-
	Р	838,949,586.83	Р	839,250,967.81	Р	(301,380.98)
TOTAL ASSETS	Р	1,997,115,211.22	Р	1,972,829,707.31	Р	24,285,503.91
Accounts Payable and Accrued Expenses Advances from related parties Liability for purchase of land Income Tax Payable	P	55,277,170.66 40,656,353.18 115,305,607.50 520,496.33 211,759,627.67	P	44,980,661.00 24,229,329.93 115,305,607.50 - 184,515,598.43	P	10,296,509.66 16,427,023.25 - 520,496.33 27,244,029.24
Non-current Liabilities						
Accrued retirement benefit obligation	Р		Р	35,498,444.99	Р	(1,193,868.59)
Deferred Income Tax Liabilities		21,114,483.00		21,114,483.00		-
	Р	55,419,059.40	Р	56,612,927.99	Р	(1,193,868.59)
		267,178,687.07		241,128,526.42		26,050,160.65
Stockholders' Equity Capital Stock: Issued and Paid						
(Authorized - 5 Billion shares at P1.00 par value)		1,951,387,570.00		1,951,387,570.00		-
Capital Surplus		201,228,674.12		201,228,674.12		-
Unrealized valuation of gain AFS investments		922,301.00		922,301.00		-
Actuareal Gain (Losses) on Retirement Benefits		(5,370,891.92)		(5,370,891.92)		-
Deficit		(418,231,129.05)		(416,466,472.31)		(1,764,656.74)
Total		1,729,936,524.15		1,731,701,180.89		(1,764,656.74)
TOTAL LIABILITIES and STOCKHOLDERS' EQUITY	, D	1,997,115,211.22	Р	1,972,829,707.31	Р	24,285,503.91
TOTAL EIABIETTES and STOCKHOLDERS EQUIT	'	1,777,113,211.22	'	1777270277707101	•	24,203,303.71

ARANETA PROPERTIES, INC. STATEMENT OF COMPREHENSIVE INCOME

	FOR T	HE SIX (6) MONTHS ENDE	D	FOR THE QUART		R THE QUARTER ENDED	RTER ENDED	
	JUNE 30 2023	JUNE 30 2022	JUNE 30 2021		JUNE 30 2023	JUNE 30 2022	JUNE 30 2021	
REVENUES								
Income from JV company-Net	P 27,450,881.40 P	42,543,693.42 P	18,518,869.90	Р	24,437,488.54 P	31,002,392.85 P	4,481,133.07	
Cost of sales	(4,065,045.83)	(7,052,837.76)	(2,953,766.63)		(3,537,154.69)	(5,335,623.93)	(1,146,475.85)	
	23,385,835.57	35,490,855.66	15,565,103.27		20,900,333.85	25,666,768.92	3,334,657.22	
EXPENSES								
Salaries & wages	12,300,939.59	13,600,280.14	12,169,354.46		6,006,110.53	6,601,357.59	6,139,376.57	
Overtime pay	83,892.83	90,336.41	86,568.87		24,691.45	47,751.65	50,180.95	
SSS, philhealth, EC & pag-ibig	360,810.94	325,456.05	337,275.48		193,437.66	168,543.12	166,968.76	
13th month pay	1,145,776.62	1,350,908.16	1,016,803.68		572,888.31	675,454.08	508,401.84	
Security costs	5,131,890.94	4,296,535.02	3,364,883.80		2,515,722.31	2,530,151.14	1,633,757.20	
Light, water and utilities	36,866.57	22,512.72	40,893.56		22,953.07	9,956.74	30,831.82	
Repairs & maintenance	148,210.72	157,293.17	80,781.66		36,964.97	95,506.25	51,332.13	
Medical, dental & hospitalization	181,418.59	165,378.81	156,000.67		92,714.66	103,262.41	89.244.27	
Professional fees	432,207.15	280,000.00	170.000.00		169,600.00	64.000.00	84.000.00	
Representation	51,000.00	73,847.86	56,000.00		25,500.00	25,500.00	39,000.00	
Rental expenses	69,444.44	50,000.00	63,732.16		34,444.44	20,000.00	22.050.00	
Taxes & licenses	2,933,927.01	2,148,921.18	1,711,011.32		1,484,538.67	1,535,359.73	900.118.86	
Depreciation expense	305,130.98	1,247,822.02	1,185,830.12		114,517.95	623,943.37	590,859.50	
Building dues & other charges	765,185.20	767,104.23	765,823.86		353,040.24	378.790.23	380,290.20	
Gasoline, oil and lubes	228,414.97	298,824.33	144,352.01		103,165.88	160.148.85	85.075.43	
Meals	46.594.46	59,386.82	20.568.51		30.643.27	38.207.59	11.754.69	
Postage & telecommunication	261,404.48	354,117.44	284,139.06		143,649.71	197,147.04	139,248.76	
Printing and office supplies	178.745.60	166,611.01	127,264.95		95,899.78	90.687.64	62.496.82	
Transporation & travelling	197,605.00	149,722.00	147,081.79		92,890.00	79,730.00	64,160.00	
Contractual costs	1,399,089.41	729,907.58	241,009.72		886,000.00	298,213.19	116,129.86	
Insurance expense	9,874.10	4,647.01	7.196.41		9,224.10	2.323.50	2.323.50	
Retirement benefits	961,264.83	1,085,457.18	1,146,748.34		595,887.90	542,728.59	573,474.17	
Miscellaneous	40,732.36	181,251.41	74,032.68		7,736.50	144,269.44	27,898.39	
iviisceilai ieous	27,270,426.79	27,606,320.55	23,397,353.11		13,612,221.40	14,433,032.15	11,768,973.72	
NET LOSS BEFORE OTHER INCOME	(3,884,591.22)	7,884,535.11	(7,832,249.84)	-	7,288,112.45	11,233,736.77	(8,434,316.50	
OTHER INCOME & EXPENSES	(3,004,391.22)	7,004,000.11	(7,032,249.04)		7,200,112.43		(6,434,310.30	
Accretion Interest & misc. income	2,437,761.74	2,691,870.60	2,549,707.14		1,032,312.37	975,973.76	1,100,219.11	
Miscellaneous Income	201,219.43	145,560.59	131,004.53		75,378.76	32,303.99	29,073.59	
Interest Income (Expenses)	1,449.64	1,073.63	41,952.87		868.14	643.42	2,670.18	
	2,640,430.81	2,838,504.82	2,722,664.54		1,108,559.27	1,008,921.17	1,131,962.88	
NET LOSS BEFORE INCOME TAX	(1,244,160.41)	10,723,039.93	(5,109,585.30)		8,396,671.72	12,242,657.94	(7,302,353.62	
PROVISION FOR INCOME TAX-Current	520,496.33	196,481.73	614,885.22		570,206.36	392,963.46	1,163,077.30	
NET INCOME	P (1,764,656.74) P	10,526,558.20 P	(5,724,470.52)	Р	7,826,465.36 P	11,849,694.48 P	(8,465,430.92	
WEIGHTED AVERAGE NO. OF SHARE	1,951,387,570.00	1,951,387,570	1,951,387,570		1,951,387,570.00	1,951,387,570	1,951,387,570	
NET GAIN (LOSS) PER SHARE	(0.00090)	0.00539	(0.00293)		0.00401	0.00607	(0.00434	

ARANETA PROPERTIES, INC. COMPARATIVE CASH FLOWS

	FOR TH	E SIX (6) MONTHS E	NDED	FOR THE QUARTER ENDEDD		
(In Ph Pesos)	JUNE 30, 2023	JUNE 30, 2022	JUNE 30, 2021	JUNE 30, 2023	JUNE 30, 2022	JUNE 30, 2021
CASH FLOWS FROM OPERATING ACTIVITIES						
Net Income (Loss)	(1,764,656.74)	8,042,279.95	(5,724,470.52)	7,925,785.40	9,758,379.69	(7,369,046.76)
Add: Back Non-cash items						
Interest Income (net)	(1,449.64)	(1,073.63)	41,952.87	(868.14)	(1,503.84)	38,432.07
Depreciation	305,130.98	1,247,822.02	1,185,830.12	114,517.95	623,943.37	590,859.50
Retirement benefits	961,264.83	1,085,457.18	1,146,748.34	595,887.90	542,728.59	573,474.17
Interest expenses	-	-	-	-	-	-
Accretion Interest Income & other Income	(2,437,761.74)	(2,691,870.60)	2,680,711.67	(1,032,312.38)	(4,521,024.04)	1,129,292.70
Changes in operating assets and liabilities:						
Decrease (Increase) In Receivables	(22,089,203.49)	(15,931,665.07)	(9,927,567.27)	(23,617,482.40)	(15,774,665.07)	(6,878,073.31)
Decrease (Increase) In Input VAT	5,924,561.10	5,021,879.90	1,522,611.87	(1,153,878.97)	4,823,405.90	796,162.25
Decrease (Increase) In Prepayments	(2,840,451.10)	(1,287,185.00)	(1,814,255.77)	1,153,878.97	674,305.00	883,419.79
Decrease (Increase) In Real Estate Inventories	(1,467,773.44)	(4,428,947.94)	966,118.08	(1,301,489.44)	(5,556,031.94)	491,654.40
Decrease (Increase) In Payables & Accrruals	8,714,502.36	(4,248,941.33)	(15,766,999.42)	13,251,150.91	2,268,589.82	(7,460,698.87)
Net cash provided by (used in) operating activities	(14,695,836.88)	(13,192,244.52)	(25,689,320.03)	(4,064,810.20)	(7,161,872.52)	(17,204,524.06)
Miscellaneous revenue received	201,219.43	-	(38,161.84)	75,378.76	-	1,120.85
Income Taxes paid	520,496.33	2,680,759.98	614,885.22	470,786.30	2,680,759.98	614,885.22
Net cash provided by (used in) investing activities	(13,974,121.12)	(10,511,484.54)	(25,112,596.65)	(3,518,645.14)	(4,481,112.54)	(16,588,517.99)
CASH FLOW FROM INVESTING & OPERATING ACTIVITIES						
Decrease (Increase) in Property, Plant & Equipment	301,380.98	1,243,401.93	35,160.47	110,767.95	623,942.93	(559,810.15)
Decrease (Increase) in Real Estate for Sale & Devt	1,467,773.44	4,428,947.94	966,118.08	1,301,489.44	3,301,863.94	491,654.40
Net cash provided by (used in) investing activities	1,769,154.42	5,672,349.87	1,001,278.55	1,412,257.39	3,925,806.87	(68,155.75)
CASH FLOW FROM FINANCING ACTIVITIES						
Advances related parties	16,427,023.25	5,824,057.93	18,811,886.30	6,325,450.41	3,004,715.27	13,313,956.44
Net cash provided by (used in) financing activities	16,427,023.25	5,824,057.93	18,811,886.30	6,325,450.41	3,004,715.27	13,313,956.44
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	4,222,056.55	984,923.26	(5,299,431.80)	4,219,062.66	2,449,409.60	(3,342,717.30)
CASH & CASH EQUIVALENTS AT BEGINNING OF THE QUARTER	3,494,342.44	3,905,190.00	6,117,808.44	3,497,336.33	2,440,703.66	4,161,093.94
CASH & CASH EQUIVALENTS AT END OF THE QUARTER	7,716,398.99	4,890,113.26	818,376.64	7,716,398.99	4,890,113.26	818,376.64

CASH AND CASH EQUIVALENT

Δς	ΑT	FN	\Box	OF
AO	Αı		11	U

	JUNE 30, 2023	DECEMBER 31, 2022
	10,437.95	10,437.95
	21,842.52	21,842.52
Total	32,280.47	32,280.47
	1,073,760.08	488,599.73
	183,306.33	183,287.30
	6,427,052.11	2,790,174.94
Total	7,684,118.52	3,462,061.97
	7,716,398.99	3,494,342.44
	_	10,437.95 21,842.52 Total 32,280.47 1,073,760.08 183,306.33 6,427,052.11 Total 7,684,118.52

Receivables

	AS AT END OF			
	JUNE 30, 2023	DECEMBER 31, 2022		
Accounts Receivable Trade	343,795,919.38	328,782,766.56		
Advances to suppliers, officers, employees & others				
Impaired	-	-		
Unimpaired	10,147,260.57	3,071,209.90		
	10,147,260.57	3,071,209.90		
	353,943,179.95	331,853,976.46		
Less: provision for doubtful account	-	-		
	353,943,179.95	331,853,976.46		
Less: noncurrent portion of trade receivable	160,043,932.00	160,043,932.00		
Net	193,899,247.95	171,810,044.46		

SCHEDULE OF RECEIVABLE AS OF JUNE 30, 2023

NET CURRENT RECEIVABLE	193,899,247.95	6,571,756.19	5,735,329.61	-	181,592,162.14	
LESS: Non-Current receivalbe	(160,043,932.00)				(160,043,932.00)	
TOTAL	353,943,179.95	6,571,756.19	5,735,329.61	-	341,636,094.14	
Others	2,178,073.85				2,178,073.85	Advances against retirements benefits
Salary loan of various employees	162,712.13	31,971.37	12,985.69		117,755.07	Payroll deduction
Advances for liquidation	7,806,474.59	473,889.58			7,332,585.01	For liquidation
Receivable from sale of reserved lot	158,210,503.98	1,136,802.36	1,034,490.14		156,039,211.48	Installment sales/Monthly amortization
Receivable from Joint Venture-Sland	29,351,243.71	2,551,472.23	2,500,442.79		24,299,328.69	Installment sales/Monthly amortization
Receivable from Joint Venture-SLRDI	156,234,171.69	2,377,620.65	2,187,411.00		151,669,140.04	Installment sales/Monthly amortization
TANTICULANS	AMOUNT	1 Months	15 Days	Overdue	Others	REMARKS
PARTICULARS			COLLECTION	/ LIQUIDATION		

Schedule of Prepayments FOR THE YEAR 2023

	Particulars	Date Issued	AS AT END OF JUNE 30, 2023	AS AT END OF DECEMBER 31, 2022
Taxes	s and Licenses	133000	JOINE 30, 2023	DECEIVIDEN 31, 2022
	Business Permit-Makati City	01.21.23	204,254.69	_
2	,	02.15.23	366,250.30	-
3	Corporate Communicty Tax	02.21.23	5,250.00	-
4	•	02.21.23	1,100.01	-
5	Real Property Tax-Manticao	01.04.23	208,670.68	_
6	Real Property Tax-SJDB	04.30.23	1,345,237.63	_
7	Real Property Tax-Laoag	03.18.23	222,042.60	-
8	Others	04.12.23	90,992.00	
9	Philippine Stock Exchange	01.14.23	178,240.74	-
10	• • • • • • • • • • • • • • • • • • • •	12.31.16	3,084,109.96	3,084,109.96
	- P		5,706,148.60	3,084,109.96
Prepo	aid Insurance			
10	Prepaid Insurance	02.12.19	-	0.04
Othe	r prepayment			
11	Creba	09.30.22	595.23	-
12	Alphaland Bales	11.16.22	19,600.01	-
13	Parkings deposits	09.30.22	15,555.56	-
14	Miscellaneous deposits	08.26.22	182,661.70	-
			218,412.50	-
Total			5,924,561.10	3,734,694.96

PROPERTY PLANT & EQUIPMENT

	AS OF	AS OF
	JUNE 30, 2023	DECEMBER 31, 2022
PPE COSTS DATA		
Building	46,047,003.73	46,047,003.73
Building Improvements	12,143,397.88	12,143,397.88
Building and Plant Structures	-	-
Transporation Equipment	5,964,869.89	5,964,869.89
Heavy Machinery Equipment	-	-
Other Tools & Equipment	123,340.85	123,340.85
Communication Equipment	1,134,556.48	1,134,556.48
Office Furniture & Equipment	5,510,182.60	5,506,432.60
Total	70,923,351.43	70,919,601.43
DEPRECIATION DATA		
Building	46,047,003.73	46,017,772.58
Building Improvements	12,143,397.88	12,143,397.88
Building and Plant Structures	0.00	0.00
Transporation Equipment	5,243,785.16	5,024,339.45
Heavy Machinery Equipment	-	-
Other Tools & Equipment	123,340.85	123,340.85
Communication Equipment	1,130,111.92	1,121,222.62
Office Furniture & Equipment	5,386,229.63	5,338,664.81
Total	70,073,869.17	69,768,738.19
NET BOOK VALUE		
Building	-	29,231.15
Building Improvements	-	-
Building and Plant Structures	(0.00)	(0.00)
Transporation Equipment	721,084.73	940,530.44
Heavy Machinery Equipment		-
Other Tools & Equipment	0.00	0.00
Communication Equipment	4,444.56	13,333.86
Office Furniture & Equipment	123,952.97	167,767.79
Total	849,482.26	1,150,863.24

Real Estate Inventories

	AS OF	AS OF
	JUNE 30, 2023	DECEMBER 31, 2022
Real Estate Inventories		
Saleable house and lot Inventory	1,398,954.72	1,398,954.72
Inventory with Joint Venture	402,549,204.08	402,549,204.08
Land for Sale & Land Development	489,355,596.93	490,823,370.37
Saleable house and lot Inventory	893,303,755.73	894,771,529.17

Land Held for future development

Undevelope land	82,522,392.00	82,522,392.00
Investments in Land (Acquired from GASDF Property)	6,618,779.27	6,618,779.27
Investments in Land (Acquired from Universal Rightfield)	78,201,917.21	78,201,917.21
Investments in Land (acquired from BDOSHI)	261,672,633.06	261,672,633.06
Investments in Land (acquired from Marga)	104,671,995.50	104,671,995.50
Investments in Land (acquired from Bonoan 57,211 sq.m.)	31,180,002.50	31,180,002.50
Investments in Land (Almazan's Contract #1)	29,600,000.00	29,600,000.00
Investments in Land (Almazan's Contract #2)	50,959,106.81	50,959,106.81
Paramount Finance Corp (10,000 sq.m.)	3,520,000.00	3,520,000.00
Rodolfo Cuenca (50,094 sq.m.)	12,523,500.00	12,523,500.00
Hugo Nat D. Juan (13,186 sq.m.)	4,615,100.00	4,615,100.00
Investments in Land (Almazan's Contract #3)	2,254,350.00	2,254,350.00
Investments in Land (Filome Tamoyo)	272,320.00	272,320.00
Manticao Property	5,444,076.65	5,444,076.65
Total	674,056,173.00	674,056,173.00

SCHEDULE OF OTHER ASSETS

	AS OF	AS OF
	JUNE 30, 2023	DECEMBER 31, 2022
Investments Property	674,056,173	674,056,173
Equity instrument at fair value through		
other comprehensive income (FVOCI)	4,000,000	4,000,000

SCHEDULE OF LIABILITIES

AS OF	AS OF
JUNE 30, 2023	DECEMBER 31, 2022
41,390,234.48	35,049,468.77
297,215.18	245,131.40
73,500.00	58,880.00
25,055.05	23,834.68
39,280.00	19,080.00
15,689.30	19,380.90
15,784.46	9,618.35
1,345.99	5,841.61
192,657.30	192,657.30
9,765,157.26	7,028,623.79
3,461,251.64	2,328,144.20
520,496.33	-
40,656,353.18	24,229,329.93
96,454,020.17	69,209,990.93
115,305,607.50	115,305,607.50
34,304,576.40	35,498,444.99
21,114,483.00	21,114,483.00
267 178 687 07	241,128,526.42
	JUNE 30, 2023 41,390,234.48 297,215.18 73,500.00 25,055.05 39,280.00 15,689.30 15,784.46 1,345.99 192,657.30 9,765,157.26 3,461,251.64 520,496.33 40,656,353.18 96,454,020.17 115,305,607.50

STATEMENT OF CHANGES IN EQUITY

AS AT END OF

	JUNE 30, 2023	JUNE 30, 2022
Balance at December 31,	1,951,387,570.00	1,951,387,570.00
Add: Capital surplus	201,228,674.12	201,228,674.12
Other components of equity	922,301.00	2,274,784.90
Adjustments Actuareal gain (losses) on retirement benefits	(5,370,891.92)	(5,573,373.92)
Total	2,148,167,653.20	2,149,317,655.10
Deficit as at December 31,	(416,466,472.31)	(413,631,501.91)
Net Income for the six (6) months period ended June 30	(1,764,656.74)	3,543,931.00
Balances	1,729,936,524.15	1,739,230,084.19

AS AT END OF

	JUNE 30, 2023	JUNE 30, 2022
Balance at December 31,	1,951,387,570.00	1,951,387,570.00
Add: Capital surplus	201,228,674.12	201,228,674.12
Other components of equity	922,301.00	2,274,784.90
Adjustments Actuareal gain (losses) on retirement benefits	(5,370,891.92)	(5,573,373.92)
Total	2,148,167,653.20	2,149,317,655.10
Deficit as at December 31,	(416,036,710.06)	(413,631,501.91)
Net Income for the quarter ended March 31,	(10,020,884.35)	(1,716,100.00)
Net Income for the quarter ended June 30,	7,826,465.36	5,260,031.00
Balances	1,729,936,524.15	1,739,230,084.19