SEC Registration Number

0	0	0	0	0	1	5	0	0	1	4

Company Name

MABUHAY HOLDINGS CORPORATION

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

35TH FLOOR
RUFINO PACIFIC TOWER
6784 AYALA AVENUE
MAKATI CITY

Form Type	Department requiring the report	Secondary License Type, if applicable
17-Q		

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number(s)	Mobile Number
mabuhayholdings@yahoo.com	7750-2000	

No. of Stockholders	Annual Meeting (Month/Day)	Fiscal Year (Month/Day)

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
GLORIA GEORGIA G. GARCIA	ggg.mhc@gmail.com	7750-2000	

Contact Person's Address

35th Floor, Rufino Pacific Tower, 6784 Ayala Avenue, Makati City

Note: 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.

SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q

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

1. For the Quarter Ended **June 30, 2020**

2. Commission Identification Number: **150014**

3. BIR Tax Identification Number: **047-000-473-206**

4. Exact Name of issuer as specified in its charter: **MABUHAY HOLDINGS CORPORATION**

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

6. Industry Classification Code: __________ (SEC Use Only)

7. Address of Principal Office: **35/F Rufino Pacific Tower, Ayala Avenue, Makati City**

8. Issuer's Telephone Number, Including Area Code: **(632) 750-2000**

9. Former Name, former address, former fiscal year, if changed from last report:

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

    Common shares **1,200,000,000**

11. Are any or all of these securities are listed on the Philippine Stock Exchange.

    Yes [✓] No [ ]

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

    Philippine Stock Exchange **Common stock**

12. Indicate by check mark whether the registrant:

    (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder and Sections 26 to 141 of the Corporation Code of the Philippines, during the preceding 12 months (or for such shorter period the registrant was required to file such reports)

    Yes [✓] No [ ]

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

    Yes [✓] No [ ]

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PART I – ITEM 1 - FINANCIAL STATEMENTS

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2020 AND DECEMBER 31, 2019
(All amounts in Philippine Peso)

	Notes	Unaudited June 30, 2020	Audited December 31, 2019
ASSETS			
Current Assets			
Cash	2	₱235,722,155	₱181,600,097
Financial assets at fair value through profit or loss	3	148,940,187	224,282,097
Notes receivables	4	-	60,000,000
Other current assets	5	8,266,764	7,205,152
Total current assets		392,929,106	473,087,346
Non-Current Assets			
Property and equipment, net	6	1,332,985	1,569,732
Investment properties	7	466,995,000	466,995,000
Total non-current assets		468,327,985	468,564,732
TOTAL ASSETS		₱861,257,091	₱941,652,078
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and other current liabilities	8	₱10,759,699	₱12,253,231
Borrowings	9,13	13,624,642	13,624,642
Advances from related parties	13	9,002,150	9,002,267
Provision for litigation claims	17	47,770,052	47,770,052
Deposit for future share subscriptions	10	194,695,274	194,695,274
Total current liabilities		275,851,817	277,345,466
Non-Current Liabilities			
Provision for retirement benefits		3,004,170	3,004,170
Deferred income tax liabilities, net		168,141,338	168,141,338
Total non-current liabilities		171,145,508	171,145,508
Total Liabilities		446,997,325	448,490,974
EQUITY			
Attributable to Shareholders of the Parent Company			
Share capital	11	₱975,534,053	₱975,534,053
Treasury shares	11	(58,627,864)	(58,627,864)
Retained earnings (deficit)		(662,260,379)	(587,193,449)
		254,645,810	329,712,740
Non-controlling interest		159,613,956	163,448,364
Total equity		414,259,766	493,161,104
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY		₱861,257,091	₱941,652,078

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF TOTAL COMPREHENSIVE INCOME

FOR THE PERIODS ENDED JUNE 30, 2020 AND 2019

(All amounts in Philippine Peso)

Unaudited

		Quarters Ended April 1 - June 30		Year-to-Date January 1 - June 30	
	Notes	2020	2019	2020	2019
INCOME					
Rental	7	₱1,316,449	₱1,953,785	₱3,263,162	₱3,858,378
Unrealized gain on revaluation of securities		24,951,046	28,998,503	-	-
Gain on disposal of assets		-	-	-	227,866
Others		36,818	38,096	45,947	169,143
		26,304,313	30,990,384	3,309,109	4,255,387
EXPENSES					
Salaries and employee benefits	15	1,423,014	2,267,386	3,084,648	3,921,522
Depreciation		118,375	182,177	236,747	525,066
Professional fees		186,911	238,671	395,403	446,875
Unrealized loss on revaluation of securities		-	-	75,341,910	66,967,540
Other operating expenses	16	1,114,389	2,850,389	4,454,211	6,928,117
		2,842,689	5,538,623	83,512,919	78,789,120
INCOME (LOSS) FROM OPERATIONS		23,461,624	25,451,761	(80,203,810)	(74,533,733)
FINANCE INCOME (COST)					
Interest income	2,4	295,008	5,952,547	1,464,066	12,365,620
Foreign exchange gains (losses), net		(127,834)	(59,152)	(95,688)	(146,294)
		167,174	5,893,395	1,368,378	12,219,326
INCOME (LOSS) BEFORE INCOME TAX		23,628,798	31,345,156	(78,835,432)	(62,314,407)
PROVISION FOR INCOME TAX		26,329	419,683	65,906	677,178
NET INCOME (LOSS)		23,602,469	30,925,473	(78,901,338)	(62,991,585)
OTHER COMPREHENSIVE INCOME (LOSS)		-	-	-	-
TOTAL COMPREHENSIVE INCOME (LOSS)		₱23,602,469	₱30,925,473	(₱78,901,338)	(₱62,991,585)
NET INCOME (LOSS) ATTRIBUTABLE TO:					
Shareholders of the Parent Company		₱22,884,875	₱27,285,635	(₱75,066,930)	(₱64,398,661)
Non-controlling interest		717,594	3,639,838	(3,834,408)	1,407,076
		₱23,602,469	₱30,925,473	(₱78,901,338)	(₱62,991,585)
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:					
Shareholders of the Parent Company		₱22,884,875	₱27,285,635	(₱75,066,930)	(₱64,398,661)
Non-controlling interest		717,594	3,639,838	(3,834,408)	1,407,076
		₱23,602,469	₱30,925,473	(₱78,901,338)	(₱62,991,585)
Basic and diluted earnings (loss) per share attributable to shareholders of the Parent Company		0.02346	0.02797	(0.07695)	(0.06601)

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIODS ENDED JUNE 30, 2020 AND 2019

(All amounts in Philippine Peso)

Unaudited

	Equity Holders of the Company				
	Share Capital (Note 11)	**Treasury Shares (Note 11)**	**Retained Earnings (Deficit)**	**Non-controlling Interest**	**Total**
Balances at December 31, 2018	₱975,534,053	(₱58,627,864)	(₱372,020,560)	₱153,294,604	₱698,180,233
Comprehensive Income (Loss)					
Net income (loss) for the period	-	-	(64,398,661)	1,407,076	(62,991,585)
Other comprehensive loss	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	(64,398,661)	1,407,076	(62,991,585)
Balances at June 30, 2019	₱975,534,053	(₱58,627,864)	(₱436,419,221)	₱154,701,680	₱635,188,648
Balances at December 31, 2019	₱975,534,053	(₱58,627,864)	(₱587,193,449)	₱163,448,364	₱493,161,104
Comprehensive Income (Loss)					
Net income (loss) for the period	-	-	(75,066,930)	(3,834,408)	(78,901,338)
Other comprehensive income	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	(75,066,930)	(3,834,408)	(78,901,338)
Balances at June 30, 2020	₱975,534,053	(₱58,627,864)	(₱662,260,379)	₱159,613,956	₱414,259,766

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

FOR THE PERIODS ENDED JUNE 30, 2020 AND 2019

(All amounts in Philippine Peso)

Unaudited

	Jan 1 - June 30 2020	Jan 1 - June 30 2019
CASH FLOWS FROM OPERATING ACTIVITIES		
INCOME (LOSS) BEFORE INCOME TAX	(₱78,835,432)	(₱62,314,407)
Adjustments for:		
Unrealized loss on revaluation of securities	75,341,910	66,967,540
Depreciation	236,747	525,066
Gain on disposal of assets	-	(227,866)
Interest income	-	(12,365,620)
Dividend income	(45,947)	(69,143)
Operating profit (loss) before working capital changes	(3,302,722)	(7,484,430)
Decrease (increase) in:		
Notes receivables	60,000,000	(405,693)
Other current assets	(1,127,518)	(212,418)
Increase (decrease) in:		
Accounts payable and other current liabilities	(1,493,532)	626,401
Advances from related parties	(117)	(101)
Cash provided by (used in) operating activities	54,076,111	(7,476,241)
Interest received	-	4,112,622
Dividend received	45,947	69,143
Net cash provided by (used in) operating activities	54,122,058	(3,294,476)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of securities	-	1,863,814
Additional investment in securities	-	(4,410,540)
Net cash provided by (used in) investing activities	-	(2,546,726)
NET INCREASE (DECREASE) IN CASH	54,122,058	(5,841,202)
Cash at January 1	181,600,097	193,312,456
Cash at June 30	₱235,722,155	₱187,471,254

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES
CONSOLIDATED AGING OF RECEIVABLES
AS OF JUNE 30, 2020

	TOTAL	1-30 DAYS	31-60 DAYS	OVER 61 DAYS
Phil. Infradev Holdings, Inc. (formerly IRC Properties, Inc.)	918,580	325,932	296,324	296,324
Sta. Mesa Heights Holdings Corp.	574,872			574,872
Eduardo V. de Mesa	600,000			600,000
Castillo Laman Tan Pantaleon	110,120			110,120
Others	3,180,310	339,816		2,840,494
Totals	₱5,383,882	₱665,748	₱296,324	₱4,421,810

(In the notes, all amounts are shown in Philippine Peso unless otherwise stated)

Note 1 - General information

Mabuhay Holdings Corporation (the Company or Parent Company) was incorporated in the Philippines on April 6, 1988 primarily to engage in the acquisition of and disposal of investments in marketable securities, shares of stock and real estate properties. The Parent Company is 29.85% owned by Asia Development Capital Co. Ltd., a company incorporated and registered in Tokyo, Japan on February 7, 1922 to engage in the sale, development, brokerage and leasing of real estate properties. The remaining 70.15% is owned by various individuals and corporations. The Parent Company's common shares were listed in the Philippine Stock Exchange (PSE) in 1990. Other than its share listing in 1990, there were no other share offerings subsequent thereto. The Parent Company is considered a public company under Rule 3.1 of the Implementing Rules and regulations of the Securities Regulation Code when it listed its shares in the PSE in 1990.

The Company and its subsidiaries (the "Group") have no significant commercial operations as at June 30, 2020 and December 31, 2019. The subsidiaries' operations consist mainly of preservation and maintenance of existing investment properties.

For the past years, the Group's main focus was to support the projects of its then main associate, Philippine Infradev Holdings, Inc. (formerly IRC Properties, Inc.) (PIHI), by assisting it to secure funding for its residential development projects in its Binangonan Property. These projects of PIHI are expected to generate significant amount of sustainable income stream and operating cash flows to the Group. In 2018, the Group sold a significant part of its shareholding in PIHI.

The Company's registered office and principal place of business is at 35th Floor, Rufino Pacific Tower, 6784 Ayala Avenue, Makati City.

The Parent Company has 7 employees as at June 30, 2020 and December 31, 2019.

Note 2 - Cash

The account at June 30 and December 31 consists of:

	June 30, 2020	Dec 31, 2019
Cash in banks	235,706,155	181,585,097
Cash on hand	16,000	15,000
	235,722,155	181,600,097

Cash in banks earn interest at the prevailing bank deposit rates.

Note 3 - Financial assets at fair value through profit or loss

Movements in financial assets at fair value through profit or loss (FVPL) for the period ended June 30, 2020 and the year ended December 31, 2019 are as follows:

	June 30, 2020	Dec 31, 2019
Balance as at January 1	224,282,097	392936944
Additions	-	4410540
Disposals	-	(1,635,947)
Loss on revaluation of securities	(75,341,910)	(171429440)
Balance as at December 31	148,940,187	224,282,097

The account as at June 30, 2020 and December 31, 2019 consists of listed equity shares with fair value based on current bid prices in an active market (level 1 valuation). Changes in fair values of financial assets at fair value through profit or loss are recorded in unrealized gain (loss) on revaluation of securities in profit or loss.

In 2018, the Group reclassified its investments in PIHI shares previously held as an investment in an associate to Financial Assets at FVPL as a result of the divestment of the Group's significant influence in PIHI.

In 2019, the Parent Company subscribed to additional stock rights with a total cost of P4,410,540. In 2019, the Parent Company sold listed equity shares with fair value of P1,635,948 resulting in a gain of P227,866. The proceeds for both were collected during the sale period.

Note 4 - Notes receivables

Notes receivable (including interest) amounts to P60.00 million as at December 31, 2019 and P0 as of June 30, 2020.

Notes receivable represents loans granted to PIHI without definite payment terms and bears annual interest rates ranging from 12% to 18%. The account also includes accrued interest receivable. These loans are due and demandable at reporting dates.

During 2019, the Group and PIHI have continuously engaged in several discussions for the final settlement of the outstanding principal, interest and rent receivables. There were no collections made in 2019. The Group issued its demand letters to PIHI for the full collection of the outstanding receivables. As at December 31, 2019, the Group's outstanding receivables with PIHI amounted to P120.80 million in notes and interest receivables and P3.78 million in rent receivables totalling P124.58 million.

On June 12, 2020, the Group and PIHI entered into a final settlement agreement wherein PIHI will pay P60.00 million on or before June 15, 2020 to settle the outstanding receivables of the Group. The settlement is considered as an adjusting subsequent event. Accordingly, the remaining uncollectible receivables portion amounting to P64.58 million were written-off for the year ended December 31, 2019. The settlement amount was fully collected on June 15, 2020.

Note 5 - Other current assets

The account at June 30 and December 31 consists of:

	June 30, 2020	Dec 31, 2019
Prepayments	2,882,882	2,718,180
Other receivables -		
Advances to third parties	3,114,675	3,114,272
Due from related parties	421,373	209,676
Rent receivable	961,558	-
Advances to employees	267,230	283,000
Others	619,046	880,024
	5,383,882	4,486,972
	8,266,764	7,205,152

Prepayments mainly comprise of prepaid taxes and insurance. Other receivables pertain to communication, utilities, repairs and maintenance billed to its tenants.

Note 6 - Property and equipment

Details of property and equipment as at and for the periods ended June 30, 2020 and December 31, 2019 follow:

	Furniture and fixtures	Office equipment	Communication and other equipment	Office condominium	Transportation equipment	Building improvements	Total
COST							
Balances as at December 31, 2019	1,662,116	760,592	185,182	13,746,305	7,530,090	3,859,242	27,743,527
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Balances as at June 30, 2020	1,662,116	760,592	185,182	13,746,305	7,530,090	3,859,242	27,743,527
ACCUMULATED DEPRECIATION							
Balances as at December 31, 2019	1,662,116	722,308	177,323	13,746,305	6,006,501	3,859,242	26,173,795
Additions	-	10,031	1,474	-	225,242	-	236,747
Disposals	-	-	-	-	-	-	-
Balances as at June 30, 2020	1,662,116	732,339	178,797	13,746,305	6,231,743	3,859,242	26,410,542
NET BOOK VALUES							
December 31, 2019	-	38,284	7,859	-	1,523,589	-	1,569,732
June 30, 2020	-	28,253	6,385	-	1,298,347	-	1,332,985

Depreciation expense of P236,747 is charged to expenses. There were no disposals during the period.

Note 7 - Investment properties

The Group's investment properties include several parcels of land and condominium units held for lease. Land includes properties of The Taal Company, Inc. (TTCI) and Tagaytay Properties and Holdings Corporation (TPHC), subsidiairies, held for appreciation purposes, including those in Batangas and Tagaytay City with a total land area of 29 hectares. The condominium unit, which is located in Makati with a total floor area of 676 square meters, is being leased out to third parties by the Parent Company.

Note 8 – Accounts payable and other current liabilities

The account at June 30 and December 31 consists of:

	June 30, 2020	Dec 31, 2019
Accounts payable and other accrued expenses	7,877,693	9,229,930
Accrued interest on borrowings	2,879,506	2,879,506
Income taxes payable	-	85,304
Others	2,500	58,491
	10,759,699	12,253,231

Accounts payable and accrued expenses represent third party payables and accruals on employee benefits, legal and other professional fees all payable on demand.

Note 9 - Borrowings

Borrowings at June 30 and December 31 consist of unsecured short-term interest-bearing loans obtained from the following:

	June 30, 2020	Dec 31, 2019
Third party	-	-
Related party	13,624,642	13,624,642
	13,624,642	13,624,642

The net debt reconciliation as at June 30 and December 31 is presented below:

	June 30, 2020	Dec 31, 2019
Borrowings as at beginning of period	13,624,642	13,624,642
Changes arising from:		
Cash flows	-	-
Non-cash flows	-	-
Borrowings as at end of period	13,624,642	13,624,642
Cash as at end of period	(235,722,155)	(181,600,097)
Net debt as at end of period	(222,097,513)	(167,975,455)

Note 10 - Deposits for future share subscriptions

In 1997, the Parent Company received from certain shareholders deposits on future stock subscriptions amounting to P241.62 million. Movements of P46.93 million in 2008 pertain to cancellation of subscription with the amount previously received as deposits applied against the Group's advances to concerned shareholders. There were no movements in the account for 2020 and 2019.

It is the intention of the shareholders that these balances represent deposits for future capital subscription. However, the plan of the Company's management has been put on hold and such has been presented as liability only for the purpose of complying with Financial Reporting Bulletin No. 6 issued by SEC. The management considers issuing equivalent equity ownership upon development of concrete plans on the improvement of the operations of the Company.

Note 11 - Equity

(a) Share capital

Share capital at June 30, 2020 and December 31, 2019 consist of:

Common shares – P1 par value	
Authorized	4,000,000,000
Subscribed and issued	1,200,000,000
Subscriptions receivable	(224,465,947)
Paid, issued and outstanding	975,534,053
Treasury shares	(58,627,864)
	916,906,189

(b) Treasury shares

Treasury shares represent investment of Mindanao Appreciation Corporation (MAC), a subsidiary, in the Parent Company's shares.

Note 12 - Basic and diluted earnings per share

The computation of basic earnings per share for the period ended June 30 and December 31 follows:

	2020	2019
Net income (loss) attributable to shareholders of the Parent Company	(₱75,066,930)	(₱215,172,889)
Divided by the average no. of outstanding common shares	975,534,053	975,534,053
Basic earnings (loss) per share	(0.07695)	(0.2206)

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

Note 13- Related party transactions

The Group's transactions with related parties include those with associates and other related parties described below:

a) Due from related parties

Details of the accounts at June 30 and December 31 follow:

	June 30, 2020	Dec 31, 2019
Entities under common control		
Intrinsic Value Management (IVM)		
Phil. Strategic International Holdings Inc. (PSIHI)		
South China Sea Holdings Corporation (SCHC)	421,373	209,676

b) Due to related parties

This account is composed of advances from the following related parties which were obtained for working capital purposes:

	June 30, 2020	Dec 31, 2019
Borrowings from		
Entity under common control		
Intrinsic Value Management (IVM)	13,624,642	13,624,642
Advances from		
Entity under common control		
Intrinsic Value Management (IVM)		
Phil. Strategic International Holdings Inc. (PSIHI)	9,002,150	9,002,267

The above advances are non-interest bearing and are payable on demand thus, considered current.

Note 14 - Leases

In 2009, the Company occupied a portion of its investment property and converted it into an office space. The portion which is owner-occupied is properly reclassified as property and equipment (Notes 6 and 7). The remaining portion is leased to other parties.

Note 15- Salaries and employee benefits

Salaries and employee benefits for the period January 1 to June 30, 2020 and 2019 consist of:

	June 30, 2020	June 30, 2019
Salaries and wages	1,659,461	1,975,626
SSS, Philhealth and HDMF	108,909	62,620
Others	1,316,278	1,883,276
	3,084,648	3,921,522

Note 16 – Other Operating expenses

Other operating expenses for the period January 1 to June 30, 2020 and 2019 consist of:

	June 30, 2020	June 30, 2019
Taxes and licenses	210,584	1,387,180
Transportation and travel	878,673	1,538,118
Communication, light and water	214,627	348,666
Other fees	250,000	250,000
Miscellaneous	2,900,327	3,404,153
	4,454,211	6,928,117

Note 17- Contingencies

In the normal course of business, the Group is a defendant of a case which is pending with the Court of Appeals. The case arose from a demand for payment of minimum guaranteed return on investment by corporation which was formerly a co-shareholder of the Parent Company. Details of this pending case follow:

The plaintiff (one of the co-shareholders) violated a number of the terms as stipulated under the agreement, including a direct purchase of the shares of the other shareholder without the consent of the Group. The agreement also contains a provision about guaranteed return.

In 1999, the plaintiff demanded full payment of the guaranteed return on its investment after audits of the fast craft business revealed a significant amount of loss, which demand was denied by the Group.

After divergent decisions by the arbitrator and regional trial court, the case was transferred to Court of Appeals for further proceedings. In 2013, a final decision has been rendered by the Court of Appeals, instructing the Company to pay the agreed guaranteed returns and arbitration costs including 12% interest calculated from the date of initial ruling amounting to P47,770,052 as shown in the statement of financial position under current liabilities.

Note 18 - Financial risk and capital management

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk.
The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

The Management, under the direction of the Board of Directors of the Group is responsible for the management of financial risks. Its objective is to minimize the adverse impacts on the Group's financial performance due to the unpredictability of financial markets.

18.1 Market risk

(a) Foreign exchange risk
The foreign exchange risk is the risk that the value of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Group manages its foreign exchange risk by constantly reviewing its exposure to commitments payable in foreign currency and ensuring appropriate cash balances are maintained to meet current commitments.

The reasonably possible movement in foreign currency exchange rates is based on projection by the Company using five year moving average historical experience.

(b) Price risk
The Group's exposure on price risk is minimal and limited only to investments classified as at fair value through profit or loss (Note 3), investment properties (Note 6) and available-for-sale financial assets presented under other non-current assets in the consolidated statement of financial position. Changes in market prices of these investments are not expected to impact significantly the financial position or results of operations of the Group.

(c) Interest rate risk
Interest rate risk refers to risk that the value of a financial instrument will fluctuate due to changes in market interest rates. The Group's interest-bearing financial instruments include notes receivable and borrowings. These financial instruments are not exposed to fair value interest rate risk as these are carried at amortized cost. Likewise, these instruments are not exposed to variability in cash flows as these carry fixed interest rates.

18.2 Credit risk

The Group takes on exposure to credit risk, which is the risk that a counterparty will cause a financial loss to the Group by failing to discharge an obligation.

Maximum exposure to credit risk
The Group's exposure to credit risk primarily relates to cash in banks and financial receivables.

18.3 Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities. Due to the dynamic nature of the underlying businesses, the Group aims to maintain flexibility in funding through advances from related parties within the Group, extending payment terms for due to related parties, and an efficient collection of its notes receivables from third parties. The Group likewise regularly evaluates other financing instruments to broaden the Group's range of financing resources.

18.4 Fair value of financial assets and liabilities

The carrying amounts of financial assets and liabilities approximate fair values at reporting dates due to the short-term nature of financial assets and liabilities.

18.5 Fair value hierarchy

The Group follows the fair value measurement hierarchy to disclose the fair values of its financial assets and liabilities. As at June 30, 2020 and December 31, 2019, the Group's financial assets at fair value through profit or loss and available-for-sale financial assets are classified under Level 1 while investment properties are classified under Level 3 category. The Group uses the market approach for its investment properties. The value of the investment properties was based on sales and listings of comparable property registered within the vicinity premised on the factors of time, unit area/size, unit location, unit improvements, building location, building feature/amenities, bargaining allowance and others.

18.6 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern. For this purpose, capital is represented by total equity as shown in the consolidated statement of financial position, as well as deposit for future share subscriptions presented under liabilities.

In order to maintain or adjust the capital structure, the Group may return capital to shareholders, issue new shares or sell assets to reduce debt.

Given the absence of development activities undertaken by the Group, it does not require intensive capitalization as at June 30, 2020 and December 31, 2019. The Group's main objective is to ensure it has adequate funds moving forward to support its short-term and long-term plans..

As part of the reforms of the PSE to expand capital market and improve transparency among listed firms, PSE requires listed entities to maintain a minimum of ten percent (10%) of their issued and outstanding shares, exclusive of any treasury shares, held by the public. The Group has fully complied with this requirement.

There are no external minimum capitalization requirements imposed to the Group.

Note 19 - Critical accounting estimate and judgment

The Group makes estimates and assumptions that affect the reported amounts of assets and liabilities.
Estimates, assumptions and judgments 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.

19.1 Critical accounting estimate

Estimate of fair value of investment properties
The following are the significant assumptions used by the independent appraiser to calculate the investment properties of the Group.

- current prices in an active market for properties of similar nature, condition or location, adjusted to reflect possible differences; and
- recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices.

Investment properties in 2020 and 2019 amounted to P466.995 million. Where the estimated market value differs by 10% from management's estimates, the carrying amount of investment properties would have been P46.7 million higher or lower.

Retirement benefits
The present value of the defined benefit obligation depends on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used include the discount rate and rates of salary increases. In determining the appropriate discount rate, the Group considers the interest rates of government bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating the terms of the related pension liability.

19.2 Critical accounting judgments

(a) Impairment of financial assets
The loss allowances for cash, and notes and other receivables are based on assumptions about risk of default and expected loss rates. The Company uses judgment in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(b) Recognition of deferred income tax assets
Management reviews at each reporting date the carrying amounts of deferred income tax assets. The carrying amount of deferred income tax assets is reduced to the extent that it is no longer probable that sufficient taxable profit will be available against which the related tax assets can be utilized.

(c) Entities in which the Group holds less than 50% interest
Management consider that the Parent Company has de facto control over TAC, MAC, TTCI and TPHC even though it has less than 50% of the voting rights. There is no history of other shareholders forming a group to exercise their votes collectively. Based on the absolute size of the Parent Company's shareholding and the relative size of the other shareholdings, management has concluded that the Parent Company has sufficiently dominant voting interest to have the power to direct the relevant activities of these entities. Consistent with PFRS 10, the entities have been fully consolidated into the Group's consolidated financial statements. Management has assessed the level of influence that the Group has on IRC and determined that it has no significant influence with an ownership of 11.40% in 2019 and 2018 and control has not been established. Consequently, this investment previously classified as an associate has been reclassified to financial assets at FVPL in 2018.

(d) Impairment of investment properties
The Group's investment properties were tested for impairment where the recoverable amount was determined using the market approach. The value of the investment properties was based on sales and listings of comparable property registered within the vicinity premised on the factors of time, unit area/size, unit location, unit improvements, building location, building feature/amenities, bargaining allowance and others which management believes are reasonable.

The carrying amount of investment properties amounted to P466.995 million as at June 30, 2020 and December 31, 2019. No impairment loss was recognized on investment properties for the period ended June 30, 2020 and the year ended December 31, 2019.

(e) Provision for litigation claims
The Parent Company is a party to certain lawsuits or claims arising from the ordinary course of business. The provision for litigation claims is based on the final decision rendered by the Court of Appeals. The Parent Company's management and legal counsel believe that the liabilities under these lawsuits or claims will not have a material impact on the Group's consolidated financial statements. The Group's provision for litigation claims amounted to P47.77 million as at June 30, 2020 and December 31, 2019 and is shown as a separate line item in the consolidated statement of financial position.

(f) Contingency
The Parent Company is currently involved in a disputed claim. Management currently believes, in consultation with its legal counsels, that the ultimate outcome of the proceeding will not have a material effect on the Group's consolidated financial statements. It is possible, however, that future results of operations could materially be affected by changes in the estimate in the final outcome of the proceedings.

Note 20 - Summary of significant accounting policies
The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

20.1 Basis of preparation
The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). The term PFRS in general includes all applicable PFRS, Philippine Accounting Standards (PAS), and interpretations of the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the Financial Reporting Standards Council (FRSC) and adopted by the SEC.

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

The preparation of consolidated financial statements in conformity with PFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements as disclosed in Note 19.

20.2 Changes in accounting policy and disclosures

(a) New and amended standards adopted by the Group

The following amendments and improvements to existing standards and interpretations are effective for the financial year beginning on January 1, 2018 which are relevant to the Group's financial statements:

The Group has applied the following new standards for the first time for its annual reporting period commencing January 1, 2018:

- PFRS 9, Financial Instruments
- PFRS 15, 'Revenue from Contracts with Customers'

The Group had to change its accounting policies following the adoption of PFRS 9 and PFRS 15. There were no restrospective adjustments in relation to the adoption. The details of the Company's adoption are disclosed in Note 20.26.

(b) New standards, amendments and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for December 31, 2018 reporting periods and have not been early adopted by the Group. The Group's assessment of the impact of these new standards and interpretations is set out below.

- *PFRS 16, 'Leases'*, is the new standard for lease accounting that will replace PAS 17, 'Leases'. The new standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract, i.e. the customer ('lessee') and the supplier ('lessor'). The standard provides a single lessee accounting model, requiring lessees to recognize assets and liabilities for all leases unless the lease term is 12 months or less or the underlying asset has a low value. Lessors continue to classify leases as operating or finance, with the standard's approach to lessor accounting substantially unchanged from PAS 17. The standard is effective for annual reporting periods beginning on or after January 1, 2019. Earlier application is permitted, but only in conjunction with PFRS 15, 'Revenue from Contracts with Customers'. In order to facilitate transition, entities can choose a simplified approach that includes certain reliefs related to the measurement of the right-of-use asset and the lease liability, rather than full retrospective application; furthermore, the 'simplified approach' does not require a restatement of comparatives. In addition, as a practical expedient, entities are not required to reassess whether a contract is, or contains, a lease at the date of initial application (that is, such contracts are "grandfathered"). The Parent Company is a lessor on all of its lease agreements, hence, the adoption of the standard will not impact the Group's separate financial statements.

20.3 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Group as at June 30, 2020 and December 31, 2019. The subsidiaries' financial statements are prepared for the same reporting year as the Parent Company. The Group uses uniform accounting policies, any difference between subsidiaries and the Parent Company are adjusted properly.

All subsidiaries are domestic companies registered and doing business in the Philippines and are principally engaged in the business of acquiring and disposing of interests in real and personal properties of any kind or description, marketable securities and shares of stock. The subsidiaries' registered office and principal place of business is at 35th Floor, Rufino Pacific Tower, 6784 Ayala Avenue, Makati City.

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

(a) Subsidiaries

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

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. The Group also assesses the existence of control where it does not have more than 50% of the voting power but is able to govern the financial reporting and operating policies by virtue of de facto control. De facto control may arise in circumstances where the size Group's voting rights relative to the size and dispersion of holdings of other shareholders give the Group the power to govern the financial and operating policies.

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

Acquisition-related costs are expensed as incurred.

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

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with PAS 39 either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is not accounted for within equity.

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

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

TPHC holds interests in the companies listed above namely: (1) The Angeles Corporation, 57.69%; (2) The Taal Company, Inc., 55.64%; and (3) Mindanao Appreciation Corporation, 53.68%.

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

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

(c) Disposal of subsidiaries

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

20.4 Cash

Cash consist of cash on hand and deposits at call with banks. They are stated at face value or nominal amount.

20.5 Financial instruments

20.5.1 Classification
The Group classifies its financial assets and liabilities according to the categories described below. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. Management determines the classification of its financial assets and liabilities at initial recognition.

(a) Financial assets
From January 1, 2018, the Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value either through OCI (FVOCI) or through profit or loss (FVPL), and
- those to be measured at amortized cost.

As at June 30, 2020 and December 31, 2019, the Group has financial assets classified as financial assets at amortized cost and financial assets at FVPL.

(i) Financial assets at amortized cost
Financial assets at amortized cost are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These are included in current assets, except for maturities greater than 12 months after the reporting date which are classified as non-current assets. The Group's financial assets at amortized cost comprise cash in bank and notes and other receivables.

(ii) Financial assets at FVPL
Financial assets at FVPL are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term. Assets in this category are classified as current assets if expected to be settled within 12 months; otherwise, these are classified as non-current.

The Company's financial assets at FVPL are classified under this category.

(b) Financial liabilities
The Group classifies its financial liabilities in the following categories: financial liabilities at fair value through profit or loss (including financial liabilities held for trading and those that designated at fair value); and financial liabilities at amortized cost.

The Group only has financial liabilities measured at amortized cost which include accounts payable and other current liabilities (excluding taxes payable and deferred rental income) and advances from related parties.

20.5.2 Recognition and measurement

(a) Initial recognition and measurement
At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in the statement of comprehensive income under profit or loss.

(b) Subsequent measurement
(i) Financial assets at amortized cost
Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in profit or loss and presented in other gains (losses) together with foreign exchange gains and losses. Significant impairment losses are presented as a separate line item in the statement of total comprehensive income under profit or loss.

(ii) Financial assets at FVPL
Gains or losses arising from changes in the fair value of financial assets and liabilities at fair value through profit or loss, including interest and dividend income and interest expense, are presented in profit or loss within fair value gain (loss) on financial assets at FVPL in the period in which these arise. Dividend income from financial assets at FVPL is recognized under profit or loss in the statement of total comprehensive income as a separate line item when the Group's right to receive payment is established.

(iii) Financial liabilities
Financial liabilities at fair value through profit or loss are subsequently carried at fair value. Financial liabilities at amortized cost are measured at amortized cost using the effective interest method.

Gains or losses arising from changes in the fair value of financial liabilities at fair value through profit or loss, including interest expense, are presented in profit or loss within 'Unrealized gain (loss) on securities' in the period in which these arise.

20.5.3 Impairment
From January 1, 2018, the Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by PFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables. The Group's management noted that the assessment of expected credit loss based on PFRS 9 is not materially different with current policy of the Group. As a result, there was no adjustment on the Group's retained earnings (deficit) as at January 1, 2018 as a result of the adoption of PFRS 9.

20.5.4 Derecognition

Financial assets are derecognized when the rights to receive cash flows from the assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or has expired.

20.5.5 Offsetting

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty. As at June 30, 2019 and December 31, 2018, there are no financial assets and liabilities subject to offsetting, enforceable master netting arrangements and similar agreements.

20.5.6 Accounting policies applied until December 31, 2017
The Group has applied PFRS 9 retrospectively, but has elected not to restate comparative information. As a result, the comparative information provided continues to be accounted for in accordance with the Company's previous accounting policy.

(i) Classification
Until December 31, 2017, the Group classified its financial assets in the following categories:

- financial assets at FVPL,
- loans and receivables,
- held-to-maturity investments, and
- available-for-sale financial assets.

The classification depended on the purpose for which the investments were acquired. Management determined the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluated this designation at the end of each reporting period.

Subsequent measurement
Subsequent to the initial recognition, loans and receivables and held-to-maturity investments were carried at amortized cost using the effective interest method.

Available-for-sale financial asset and financial assets at FVPL were subsequently carried at fair value. Gains or losses arising from changes in the fair value were recognized as follows:

- for financial assets at FVPL - in profit or loss within other gains (losses);
- for available-for-sale financial asset that is a monetary security denominated in a foreign currency - translation differences related to changes in the amortized cost of the security were recognized in profit or loss and other changes in the carrying amount were recognized in other comprehensive income; and
- for other monetary and non-monetary securities classified as available-for-sale - in other comprehensive income.

(ii) Impairment
The Group assessed at the end of each reporting period whether there was objective evidence that a financial asset or group of financial assets was impaired. A financial asset or a group of financial assets was impaired and impairment losses were incurred only if there was objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) had an impact on the estimated future cash flows of the financial asset or group of financial assets that could be reliably estimated. In the case of equity investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost was considered an indicator that the assets are impaired.

20.6 Notes and other receivables
Notes and other receivables represent claims for which formal instruments of credit are issued as evidence of debt, such as a promissory note. The credit instrument normally requires the debtor to pay interest and extends for time periods.

Other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

Relevant accounting policies for classification, recognition, measurement and derecognition of notes and other receivables are presented in Note 20.5.

20.7 Prepayments

Prepayments are recognized in the event that payment has been made in advance of obtaining right of access to receipt of services and measured at the amount of cash paid, which is equal to its nominal amount. Prepayments are derecognized in the consolidated statement of financial position as these expire with the passage of time or consumed in operations.

Prepayments are included in current assets, except when the related services are expected to be received or rendered for more than twelve months after the end of the reporting period, in which case, these are classified as non-current assets.

20.8 Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation, amortization and impairment, if any. Historical cost includes expenditures that are directly attributable to the acquisition of the items.

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

Depreciation or amortization is calculated using the straight-line method over the estimated useful lives of the related assets as follows:

Furniture and fixtures	3 to 5 years
Office equipment	5 years
Office condominium	25 years
Communication and other equipment	5 years
Building improvements	10 years
Transportation equipment	5 years

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

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal at which time the cost, appraisal increase and their related accumulated depreciation are removed from the accounts. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset and are included in profit or loss.

20.9 Investment properties

Investment property is defined as property held by the owner or by the lessee under a finance lease to earn rentals or for capital appreciation or both, rather than for: (a) use in the production of supply of goods or services or for administrative purposes; or (b) sale in the common course of business.

Investment properties principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Group. Investment property is carried at fair value, representing open market value determined annually by external valuators. Changes in fair values are recorded in profit or loss as part of other income.

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

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

Properties that are being constructed or developed for future capital appreciation are classified as investment properties.

20.10 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 of a non-financial asset is measured based on its highest and best use. The asset's current use is presumed to be its highest and best use.

The fair value of financial and non-financial liabilities takes into account non-performance risk, which is the risk that the entity will not fulfill an obligation.

The Group classifies its fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2); and
- inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The appropriate level is determined on the basis of the lowest level input that is significant to the fair value measurement.

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

The fair value of assets and liabilities that are not traded in an active market (for example, over-the counter derivatives) is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the asset or liability is included in Level 2. If one or more of the significant inputs is not based on observable market data, the asset or liability is included in Level 3.

The Group uses valuation techniques that are appropriate in the circumstances and applies the technique consistently. Commonly used valuation techniques for non-financial assets are as follows:

- Market approach - A valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (i.e., similar) assets, liabilities or a group of assets and liabilities, such as a business.
- Income approach - Valuation techniques that convert future amounts (e.g., cash flows or income and expenses) to a single current (i.e., discounted) amount. The fair value measurement is determined on the basis of the value indicated by current market expectations about those future amounts.
- Cost approach - A valuation technique that reflects the amount that would be required currently to replace the service capacity of an asset (often referred to as current replacement cost).

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments.
- The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.
- The fair value of forward foreign exchange contracts is determined using forward exchange rates at the reporting date, with the resulting value discounted back to present value.
- Other techniques, such as discounted cash flow analysis, are used to determine fair value for the remaining financial instruments.

The Group's financial assets at fair value through profit or loss and investment properties are classified under Level 1 and Level 2, respectively.

20.11 Impairment of non-financial assets

Assets that have an indefinite useful life - for example, land - are not subject to amortization and are tested annually for impairment. Assets that have definite useful life are subject to amortization and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill for which an impairment loss has been recognized are reviewed for possible reversal of the impairment at each reporting date. An allowance is set-up for any substantial and presumably permanent decline in value of investments.

20.12 Accounts payable and other liabilities

Accounts payable and other liabilities are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable and other liabilities are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Accounts payable and other liabilities are measured at the original invoice amount (as the effect of discounting is immaterial).

Relevant accounting policies for classification, recognition, measurement and derecognition of accounts payable and other liabilities and other financial liabilities are presented in Note 20.5.

20.13 Borrowings and borrowing costs

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

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

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of the asset. All other borrowing costs are expensed as incurred.

20.14 Employee benefits

(a) *Retirement benefit obligation*
The Parent Company has less than 10 employees and has not yet formalized its employee retirement plan but it plans to provide retirement benefits. The retirement benefits under RA 7641 are considered as defined benefit plan. Defined benefit plan is a pension plan that defines an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and compensation.

The retirement obligation is equivalent to half-month compensation and calculated proportionately to the length of service of an employee.

(b) Other short-term benefits
The Parent Company recognizes a liability and an expense for short-term employee benefits which include salaries, social security contributions, paid sick and vacation leaves. The Parent Company recognizes a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

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

20.15 Current and deferred income tax

The income tax expense for the period comprises current and deferred income tax. Tax is recognized in profit or loss, except to the extent that that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

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

Deferred income tax is recognized on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted at the reporting date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

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

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

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

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis. Deferred income tax assets and liabilities are derecognized when related bases are realized or when it is no longer realizable.

20.16 Provisions

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

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

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

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

20.17 Subscription payable

Subscription payable represents unpaid portion of share capital subscriptions initially measured at fair value and subsequently measured at amortized cost using effective interest method.
Subscription payable is derecognized when the obligation has been paid.

20.18 Deposit for future share subscriptions

Deposit for future share subscriptions represents amounts received from shareholder which will be settled by way of issuance of the Parent Company's own shares on future date.

Deposit for future share subscriptions is derecognized once share has been issued or the shareholder cancels the subscription.

20.19 Share capital

(a) Common shares
Share capital consists of common shares, which are stated at par value, that are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction from the proceeds, net of tax.

(b) Share premium
Share premium is recognized for the excess proceeds of subscriptions over the par value of the shares issued.

(c) Treasury shares
Where any member of the Group purchases its own equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the Parent Company's shareholders 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 income tax effects, is included in equity attributable to the Parent Company's shareholders.

20.20 Earnings per share

Basic earnings per share is calculated by dividing net income attributable to the Parent Company by the weighted average number of common shares in issue during the year. Diluted earnings per share is computed in the same manner as basic earnings per share, however, profit attributable to common shareholders and the weighted average number of shares outstanding are adjusted for the effects of all dilutive potential common shares.

20.21 Revenue and expense recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of services in the ordinary course of the Group's activities.

The Group recognizes revenue when the amount of revenue can be reliably measured, it is possible that future economic benefits will flow to the Group and specific criteria have been met for each of its activities as described below.

(a) Rental income

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

(b) Interest income and expense

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

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

When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognized using the rate of interest used to discount future cash flows for the purpose of measuring impairment loss.

(c) Dividend income
Dividend income is recognized when the right to receive payment is established.

(d) Other income
Other income is recognized when earned.

(e) Expenses
Expenses are recognized when they are incurred.

20.22 Leases

(a) The Group is the lessor

Properties leased out under operating leases are included in "Investment properties" in the consolidated statement of financial position. Rental income under operating leases is recognized in profit or loss on a straight-line basis over the period of the lease.

(b) The Group is the lessee
Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease.

When the Group enters into an arrangement, comprising a transaction or a series of related transactions, that does not take the legal form of a lease but conveys a right to use an asset or is dependent on the use of a specific asset or assets, the Group assesses whether the arrangement is, or contains, a lease. The Group does not have such arrangements.

20.23 Foreign currency transactions and translation

(a) Functional and presentation currency
Items included in the Group's consolidated financial statements are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The Group's consolidated financial statements are presented in Philippine Peso, which is the Parent Company's functional and presentation currency.

(b) Transactions and balances
Foreign currency transactions are translated into Philippine Peso using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in profit or loss.

20.24 Related party relationships and transactions

*(a) **Related party relationship***
A related party relationship exists when one party has the ability to control, directly or indirectly through one or more intermediaries, the other party or exercise significant influence over the other party in making financial and operating decisions. Such relationship also exists between and/or among entities which are under common control with the reporting enterprise, or between and/or among the reporting enterprises and their key management personnel, directors, or its shareholders.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

(b) Related party transaction
Related party transaction is a transfer of resources, services or obligations between a reporting entity and a related party regardless of whether a price is charged or not.

20.25 Contingency

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 also not recognized in the consolidated financial statements but are disclosed when an inflow of economic benefits is virtually certain.

20.26 Change in accounting policy

This note explains the impact of the adoption of PFRS 9, Financial Instruments and PFRS 15, Revenue from Contracts with Customers on the Group's financial statements.

(a) PFRS 9, Financial Instruments

The Group has adopted PFRS 9 with a date of transition of January 1, 2018, which resulted in changes in accounting policies and adjustments to the amounts previously recognized in the financial statements. The Group did not early adopt PFRS 9 in previous periods.

As permitted by the transitional provisions of PFRS 9, the Group elected not to restate comparative figures. Any adjustments to the carrying amounts of financial assets and liabilities at the date of transition were recognized in the opening retained earnings of the current period.

The adoption of PFRS 9 has resulted in changes in our accounting policies for recognition, classification and measurement of financial assets and financial liabilities and impairment of financial assets.

Specified below are the disclosures relating to the impact of the adoption of PFRS 9 on the Group. Further details of the specific PFRS 9 accounting policies applied in the current period (as well as the previous PAS 39 accounting policies applied in the comparative period) are described in more detail in Note 20.5.

(i) Classification and measurement

The closing balances of cash in bank and notes and other receivables as at December 31, 2017 amounting to P5,620,579 and P196,021,880, respectively, show loans and receivables under amortized cost. As at January 1, 2018, these were reclassified into financial assets at amortized cost. These reclassifications have no impact on the measurement categories. The financial assets at amortized cost include cash in bank and notes and other receivables in the statement of financial position.

There were no changes to the classification and measurement of financial liabilities.

(ii) Impairment of financial assets

From January 1, 2018, the Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by PFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables. The Group's management noted that the assessment of expected credit loss based on PFRS 9 is not materially different with current policy of the Group. As a result, there was no adjustment on the Group's retained earnings (deficit) as at January 1, 2018 as a result of the adoption of PFRS 9.

(b) PFRS 15, Revenue from Contracts with Customers

PFRS 15 deals with revenue recognition and establishes principles for reporting useful information to users of financial statements about the nature, amount, timing, and uncertainty of revenue and cash flows arising from an entity's contracts with customers. Revenue is recognized when a customer obtains control of a good or service and, thus has the ability to direct the use and obtain the benefits from the good or service. Under the new standard, the notion of control replaces the existing notion of risks and rewards.

The standard replaces PAS 18, Revenue, and PAS 11, Construction Contracts, and related interpretations. A five-step process must be applied before revenue can be recognized which include: (i) identification of contracts with customers; (ii) identification of the separate performance obligation; (iii) determination of the transaction price of the contract; (iv) allocation of the transaction price to each of the separate performance obligations; and (v) recognition of revenue as each performance obligation is satisfied. Revenue may also be recognized earlier than under current standards if the consideration varies for any reasons (such as for incentives, rebates, performance fees, royalties, success of an outcome, etc.) - minimum amounts must be recognized if these are not at significant risk of reversal. Further, the point at which revenue is able to be recognized may shift: some revenue which is currently recognized at a point in time at the end of a contract may have to be recognized over the contract term and vice versa. The Group has adopted the new standard effective January 1. 2018. The Group's revenue contracts do not have performance obligations other than to lease its investment properties. The adoption did not require any change in the Group's current revenue recognition policy.

20.27 Subsequent events (or events after the reporting date)

Post year-end events that provide additional information about the Group's position at the 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 the consolidated financial statements when material.

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

The following discussion should be read in conjunction with the Consolidated Financial Statements of the Registrant that are incorporated to this Report by reference. Such Consolidated Financial Statements have been prepared in accordance with Philippine Financial Reporting Standards.

For the past years, the Group's main focus was to support the projects of its then main associate, Philippine Infradev Holdings, Inc. (formerly IRC Properties, Inc.) (PIHI), by assisting it to secure funding for its residential development projects in its Binangonan property. These projects of PIHI are expected to generate significant amount of sustainable income stream and operating cash flows to the Group.

After the Group sold a significant part of its shareholdings in PIHI in 2018, it plans to concentrate on the acquisition of properties for rental purposes as its main short-term operating activity. Management believes that this move is strategic and will be beneficial for the Group in the long run. The Group intends to become more liquid and flexible while pursuing bigger urban real property development projects with its foreign business partners. Among the Group's short-term and long-term plans are: (a) to acquire developed properties with the intention of converting the properties for lease operations; (b) to acquire properties for development and to convert these properties for leases; (c) to acquire properties for development of affordable housing units as part of its corporate social responsibility to contribute to the housing requirements of the country; (d) to continue to retain its substantial remaining shares of stocks in PIHI for appreciation and eventual cash flows from future dividend declarations; and (e) to continue to retain its investment properties for appreciation, and to plan for possible development of the prime properties.

The planned acquisitions of rental yielding properties and development of affordable housing units are expected to generate sustained cash inflows to support the Group's operations. Moreover, the remaining investments in PIHI is expected to generate substantial dividend yield in the future upon completion of PIHI's real estate projects in Binangonan and the construction and operation of the Makati Subway System under the Public-Private Partnership Program of Makati City Government.

The above plans will contribute to improve the results of operation of the Group in the following years.

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, interest rate risk and price risk), credit risk and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

The Management, under the direction of the Board of Directors of the Group is responsible for the management of financial risks. Its objective is to minimize the adverse impacts on the Group's financial performance due to the unpredictability of financial markets.

The Company's equity position is in compliance with the minimum statutory requirements applicable to public companies. Given the very limited operating activities undertaken by the Group, it does not require intensive capitalization. The Group's main objective is to ensure it has adequate capital moving forward to pursue its land disposal plans at optimum gain.

Other than its gear towards opening projects on affordable housing, the Group does not anticipate other heavy requirement for working capital in 2020.

Explanation to Accounts with Material Variance (June 2020 vs. December 2019)

Cash
Increase of P54 million or 30% mainly due to collection of notes receivables from PIHI net of cash used for working capital.

Financial assets at fair value through profit or loss
Decrease of P75.3 million or 34% mainly due to the decline in fair value of the Group's remaining investments in PIHI shares from P1.25/share as of December 2019 to P0.82/share as of June 2020.

Notes receivables
Decrease of P60 million due to collection in full of the notes receivables. Please refer to discussion in Note 4 to the Consolidated Financial Statements.

Other current assets
Increase of P1.06 million or 15% mainly due to prepayments and rent receivables.

Property and equipment, net
Decrease of P237k or 15% mainly due to depreciation charges for the first two quarters of the year.

Accounts payable and other current liabilities
Decrease of P1.5 million or 12% mainly due to remittances and payments.

Results of Financial Operations

January to June 2020 compared with January to June 2019
A comparative review of the Registrant's financial operations for the six-month period ended June 30, 2020 vis-à-vis the same period of prior year showed the following:

Total revenues decreased by P946K or 22% mainly due to gain on disposal of assets in 2019 as compared to none in 2020. Rental income is lower by P595K in 2020. From P1.25/share as of December 31, 2019, the market price of the Company's investment in PIHI shares declined to P0.82/share as of June 30, 2020. This resulted in the recognition of unrealized loss on revaluation of securities of P75.3 million as of June 30, 2020 as shown in the consolidated statements of total comprehensive income.

Total expenses increased by P4.7M or 6% mainly due to the unrealized loss on revaluation of securities. Net Finance Income (Costs) decreased by P10.85M mainly due to interest income on notes receivables from PIHI as an effect of the settlement as discussed in Note 4 to the Consolidated Financial Statements. Foreign exchange losses registered at P96K in 2020 as compared to P146K in 2019.

Net loss before income taxes registered at P78.8M for the first two quarters of 2020 as compared to P62.3 million in 2019. Net loss after income taxes registered at P78.9M and P62.99M for 2020 and 2019, respectively.

April to June 2020 compared with April to June 2019
For the quarter April to June 2020, the market price of PIHI shares slightly recovered and improved, from P0.68/share as of March 31, 2020 to P0.82/share as of June 30, 2020. Hence, the unrealized loss of P100.3M recognized for the first quarter is offset by an unrealized gain of P25M in the second quarter, or a net unrealized loss of P75.3M as of June 30, 2020. There are no finance costs in the second quarter of 2020 other than foreign exchange losses. This resulted to a net income of P23.6 million for the period April to June 2020.

There is no significant element of income that did not arise from the Registrant's continuing operations, neither is the Company's operations affected by any seasonality or cyclical trends.

Discussion of Material Events/Uncertainties Known to Management that would Address the Past and Impact on Future Operations

The Company does not have any material commitment for capital expenditures, in the short-term. It is not under any pressing obligation to pay its advances to affiliates. The Company has enough resources to cover payment of liabilities through the sale of some of its marketable securities. In the event that the Company will be required to settle its liabilities to third parties, it can do so by selling its listed securities and calling for payment of its notes and accounts receivable.

The Company does not have any material off-balance sheet transactions, arrangements, obligations (including contingent obligations) and other relationships with unconsolidated entities or other persons created during the reporting period.

ITEM 3 - KEY PERFORMANCE INDICATORS

The Company's key performance indicators are the following:

	June 30, 2020	Dec. 31, 2019
Net profit (loss) ratio	(23.8437)	(2.5561)
Return on assets	(0.0916)	(0.2177)
Return on equity	(0.1905)	(0.4157)
Current ratio	1.4244	1.7058
Acid test ratio	1.4140	1.6960
Debt to equity	1.0790	0.9094
Debt to asset	0.5190	0.4763
Asset to equity	2.0790	1.9094
Interest coverage	-	-
Earnings (loss) per share	(0.0770)	(0.2206)

Notes:

1) Net profit ratio is computed by getting the ratio of Consolidated Net Income (Loss) to Total Revenues.
2) Return on assets is derived at by dividing Net income by Total Assets.
3) Return on Equity is arrived at by dividing Net income by Total Stockholders' equity.
4) Current Ratio is expressed as Current Assets : Current Liabilities.
5) Acid Test Ratio is expressed as total of Cash on hand and in banks + Financial assets at fair value+ Receivables : Current Liabilities.
6) Debt to equity is computed by dividing Total liabilities by Total stockholders' equity.
7) Debt to assets is expressed as Total liabilities: Total assets
8) Asset to equity is computed by dividing Total assets over Total stockholders' equity.
9) Interest coverage is arrived at by dividing Operating income by Interest expense.
10) Earnings (loss) per share is arrived at by dividing the Consolidated Net Income (Loss) attributable to Equity Holders of the Parent Company over the average no. of the outstanding common shares.

PART II – OTHER INFORMATION

ITEM 4 - NON-APPLICABILITY OF OTHER SEC-REQUIRED NOTES

Notes required to be disclosed but are not applicable to the Registrant are indicated below:

a. Assets Subject to Lien and Restrictions on Sales of Assets
b. Changes in Accounting Principles and Practices
c. Defaults
d. Preferred Shares
e. Pension and Retirement Plans
f. Restrictions which Limit the Availability of Retained Earnings for Dividend Purposes
g. Significant Changes in Bonds, Mortgages and Similar Debt
h. Registration with the Board of Investments (BOI)
i. Foreign Exchange losses Capitalized as part of Property, Plant & Equipment
j. Deferred Losses Arising from Long-Term Foreign Exchange Liabilities
k. Segment Reporting
l. Disclosure not made under SEC Form 17-C: None

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

MABUHAY HOLDINGS CORPORATION
Issuer

ESTEBAN G. PEÑA SY
President
Date: August 03, 2020

GLORIA GEORGIA G. GARCIA
Treasurer & Chief Financial Officer
Date: August 03, 2020