

MABUHAY
HOLDINGS CORPORATION

May 14, 2026

THE PHILIPPINE STOCK EXCHANGE, INC.

PSE Tower, 5th Avenue corner 28th Streets
Bonifacio Global City, Taguig City

Attention: **ATTY. JOHANNE DANIEL M. NEGRE**
Officer-in-Charge, Disclosure Department

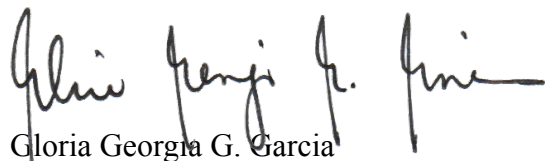
Subject: **MABUHAY HOLDINGS CORPORATION**
First Quarter Report ended March 31, 2026

Gentlemen:

We submit herewith a copy of the First Quarter Report for the period ended March 31, 2026 (SEC Form 17-Q) of MABUHAY HOLDINGS CORPORATION.

Hope you will find this in order. Thank you.

Very truly yours,



Gloria Georgia G. Garcia
Treasurer and Corporate Compliance Officer

SEC Registration Number

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Company Name

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

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Form Type

1	7	-	Q
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Department requiring the report

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Secondary License Type, if applicable

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COMPANY INFORMATION

Company's Email Address

mabuhayholdings@yahoo.com

Company's Telephone Number(s)

8850-2000

Mobile Number

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No. of Stockholders

196

Annual Meeting (Month/Day)

last Friday of April

Fiscal Year (Month/Day)

December 31

CONTACT PERSON INFORMATION

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

Name of Contact Person

GLORIA GEORGIA G. GARCIA

Email Address

ggg.mhc@gmail.com

Telephone Number(s)

8850-2000

Mobile Number

09088941610

Contact Person's Address

35 th Floor, Rufino Pacific Tower, 6784 Ayala Avenue, Makati City
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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 **March 31, 2026**
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) 8850-2000**
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
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11. Are any or all of these securities are listed on the Philippine Stock Exchange.

Yes	[<input checked="" type="checkbox"/>]	No	[<input type="checkbox"/>]
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If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Philippine Stock Exchange	Common stock
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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	[<input checked="" type="checkbox"/>]	No	[<input type="checkbox"/>]
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- (b) has been subject to such filing requirements for the past 90 days

Yes	[<input checked="" type="checkbox"/>]	No	[<input type="checkbox"/>]
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PART I – ITEM 1 - FINANCIAL STATEMENTS

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF MARCH 31, 2026 AND DECEMBER 31, 2025
(All amounts in Philippine Peso)

	Notes	Unaudited March 31, 2026	Audited December 31, 2025
ASSETS			
Current Assets			
Cash	2	₱11,567,525	₱17,591,017
Financial assets at fair value through profit or loss	3	62,139,921	57,669,050
Receivables and other current assets	4,13	62,403,640	77,841,003
Real estate inventories	5	97,670,922	60,275,114
Total current assets		233,782,008	213,376,184
Non-Current Assets			
Property and equipment, net	6	4,306,083	4,570,149
Investment properties	7	647,352,000	647,352,000
Total non-current assets		651,658,083	651,922,149
TOTAL ASSETS		₱885,440,091	₱865,298,333
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and other current liabilities	8	₱15,959,827	₱14,146,274
Advances from related parties	13	24,803,140	40,370,005
Advances from prospective shareholders	10	194,695,274	194,695,274
Total current liabilities		235,458,241	249,211,553
Non-Current Liabilities			
Borrowings	9	73,991,976	34,497,342
Provision for retirement benefits	16	3,966,223	3,966,223
Deferred income tax liabilities, net		156,210,276	156,210,276
Total non-current liabilities		234,168,475	194,673,841
Total Liabilities		469,626,716	443,885,394
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)		(750,263,627)	(745,642,331)
		166,642,562	171,263,858
Non-controlling interest		249,170,813	250,149,081
Total equity		415,813,375	421,412,939
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY		₱885,440,091	₱865,298,333

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF TOTAL COMPREHENSIVE INCOME
FOR THE PERIODS ENDED MARCH 31, 2026 AND 2025

(All amounts in Philippine Peso)

Unaudited

	Notes	Jan 1 - Mar 31 2026	Jan 1 - Mar 31 2025
INCOME			
Unrealized gain on revaluation of financial assets at FVPL		₱4,470,871	-
Rental income	7,14	1,203,382	1,436,681
Interest income		25,013	6,918
Foreign exchange gain, net		57,464	-
Management and service fee		-	267,857
Others		21,838	20,531
		<u>5,778,568</u>	<u>1,731,987</u>
EXPENSES			
Salaries and employee benefits	15	2,874,646	2,763,025
Professional fees		198,967	204,271
Depreciation		268,405	111,106
Unrealized loss on revaluation of financial assets at FVPL		-	15,389,280
Foreign exchange loss, net		-	58,209
Other operating expenses	17	8,012,046	5,498,885
		<u>11,354,064</u>	<u>24,024,776</u>
INCOME (LOSS) BEFORE INCOME TAX		(5,575,496)	(22,292,789)
PROVISION FOR INCOME TAX		24,068	34,091
NET INCOME (LOSS)		(5,599,564)	(22,326,880)
OTHER COMPREHENSIVE INCOME (LOSS)		-	-
TOTAL COMPREHENSIVE INCOME (LOSS)		<u>(₱5,599,564)</u>	<u>(₱22,326,880)</u>
NET INCOME (LOSS) ATTRIBUTABLE TO:			
Shareholders of the Parent Company		(₱4,621,296)	(₱20,979,443)
Non-controlling interest		(978,268)	(1,347,437)
		<u>(₱5,599,564)</u>	<u>(₱22,326,880)</u>
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:			
Shareholders of the Parent Company		(₱4,621,296)	(₱20,979,443)
Non-controlling interest		(978,268)	(1,347,437)
		<u>(₱5,599,564)</u>	<u>(₱22,326,880)</u>
Basic and diluted earnings (loss) per share attributable to shareholders of the Parent Company			
		(0.00474)	(0.02151)

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIODS ENDED MARCH 31, 2026 AND 2025

(All amounts in Philippine Peso)

Unaudited

	Equity Holders of the Company					Total
	Share Capital (Note 11)	Treasury Shares (Note 11)	Retained Earnings (Deficit)	Attributable to Shareholders of the Parent Company	Non- controlling Interest	
Balances at December 31, 2024	₱975,534,053	(₱58,627,864)	(₱737,586,424)	₱179,319,765	₱245,111,086	₱424,430,851
Comprehensive Income (Loss)						
Net income (loss) for the period	-	-	(20,979,443)	(20,979,443)	(1,347,437)	(22,326,880)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	(20,979,443)	(20,979,443)	(1,347,437)	(22,326,880)
Balances at March 31, 2025	₱975,534,053	(₱58,627,864)	(₱758,565,867)	₱158,340,322	₱243,763,649	₱402,103,971
Balances at December 31, 2025	₱975,534,053	(₱58,627,864)	(₱745,642,331)	₱171,263,858	₱250,149,081	₱421,412,939
Comprehensive Income (Loss)						
Net income (loss) for the period	-	-	(4,621,296)	(4,621,296)	(978,268)	(5,599,564)
Other comprehensive income (loss)	-	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	(4,621,296)	(4,621,296)	(978,268)	(5,599,564)
Balances at March 31, 2026	₱975,534,053	(₱58,627,864)	(₱750,263,627)	₱166,642,562	₱249,170,813	₱415,813,375

See accompanying notes to consolidated financial statements.

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES

MABUHAY HOLDINGS CORPORATION AND SUBSIDIARIES

**CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE PERIODS ENDED MARCH 31, 2026 AND 2025**

(All amounts in Philippine Peso)

Unaudited

	Jan 1 - Mar 31 2026	Jan 1 - Mar 31 2025
CASH FLOWS FROM OPERATING ACTIVITIES		
INCOME (LOSS) BEFORE INCOME TAX	(P5,575,496)	(P22,292,789)
Adjustments for:		
Unrealized loss (gain) on revaluation of financial assets at FVPL	(4,470,871)	15,389,280
Unrealized foreign exchange loss (gain)	(57,464)	58,209
Depreciation	268,405	111,106
Interest income	(25,013)	(6,918)
Dividend income	(21,838)	(20,531)
Operating profit (loss) before working capital changes	(9,882,277)	(6,761,643)
Decrease (increase) in:		
Receivables and other current assets	15,437,363	(693,820)
Real estate inventories	(37,395,808)	-
Increase (decrease) in:		
Accounts payable and other current liabilities	1,813,553	(222,976)
Advances from related parties	(15,566,865)	162,857
Cash provided by (used in) operating activities	(45,594,034)	(7,515,582)
Interest received	25,013	6,918
Dividend received	21,838	20,531
Income taxes paid	(24,068)	(34,091)
Net cash generated from (used in) operating activities	(45,571,251)	(7,522,224)
CASH FLOWS FROM INVESTING ACTIVITIES		
Adjustment (additions) to property and equipment	(4,339)	32,601
Additions to investment properties	-	(421,052)
Net cash used in investing activities	(4,339)	(388,451)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	39,494,634	-
Net cash provided by financing activities	39,494,634	-
NET INCREASE (DECREASE) IN CASH	(6,080,956)	(7,910,675)
Cash at January 1	17,591,017	36,179,950
Effect of exchange rates on cash	57,464	(58,209)
Cash at March 31	P11,567,525	P28,211,066

See accompanying notes to consolidated financial statements.

**CONSOLIDATED AGING OF RECEIVABLES (Note 4)
AS OF MARCH 31, 2026**

	TOTAL	1-30 DAYS	31-60 DAYS	OVER 61 DAYS
Greenroof Corporation	36,623,293			36,623,293
727 Construction	9,633,083			9,633,083
Crawford & Company Philippines, Inc.	520,009	520,009		
Sta. Mesa Heights Holdings Corp.	350,000			350,000
Others	7,330,594	5,436,847		1,893,747
Totals	₱54,456,979	₱5,956,856	-	₱48,500,123

Mabuhay Holdings Corporation and Subsidiaries

Notes to Consolidated Financial Statements

As at March 31, 2026 and December 31, 2025

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

Note 1 - General information; status of operations

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 29.83% owned by Zenith Element Limited, a company incorporated and registered under the laws of the British Virgin Islands on April 17, 2018 as an investment holding company. The remaining 70.17% is owned by various individuals and corporations. The Parent Company's common shares were listed in the Philippine Stock Exchange (PSE) in 1990, there were no other share offerings subsequent thereto. Accordingly, the 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 Parent 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 9 employees as at March 31, 2026 and December 31, 2025.

The Group's activities are limited to preservation and maintenance of existing investment properties. The Group has entered into a new lease contract with a new tenant for a period of three (3) years covering the period September 15, 2021 to September 14, 2024. The lease contract was renewed for another three (3) years from September 15, 2024 to September 14, 2027.

On August 11, 2025, the Securities and Exchange Commission (SEC) has approved the amendment to the Articles of Incorporation and By-Laws and the increase in capital stock of the Parent Company's wholly-owned subsidiary, T&M Holdings, Inc.(TMHI). The following are the approved amendments:

1. Change in corporate name from T&M Holdings, Inc. (TMHI) to T&M Land, Inc. (TMLI);
2. Change in the primary purpose of the Corporation from a holding company to a real estate development company;
3. Increase in capitalization to P40,000,000 divided into 40,000,000 shares.

As at March 31, 2026, the Group has started land development and house construction of the housing project undertaken by TMLI (formerly TMHI) located in Barangay Bolboc, Lipa City, Batangas with a gross project area of thirty six thousand six hundred seventy nine (36,679) square meters.

The following comprise the Group's short-term and long-term plans:

1. To acquire developed properties with the intention of converting such properties for lease operations;
2. To acquire properties for development and to lease these properties;
3. To acquire properties for development of affordable housing units as part of our corporate social responsibility to contribute to the housing requirements of the country;
4. To continue to retain its investment in stocks for capital appreciation and eventual cash flows from future dividend declarations, and to invest in stocks listed in the Philippine Stock Exchange on a broader scope; and
5. To continue to retain its investment properties for appreciation, and to plan for the possible development of the prime properties.

The planned acquisitions of rental yielding properties are expected to generate sustained cash inflows to support the Group's operations.

Management is of the opinion that the Group's cash flows will continue to satisfy the Group's current working capital requirements for the next twelve months. Its subsidiaries have no significant working capital requirements and most are currently dormant. The Group will continue to look for opportunities to invest in projects that will bring benefit to our shareholders and the community as a whole.

The above plans will contribute to improve the results of operation of the Group in the future. Accordingly, the Group's consolidated financial statements have been prepared on a going concern basis.

Note 2 - Cash

The account at March 31 and December 31 consists of:

	March 31, 2026	Dec 31, 2025
Cash on hand	32,000	32,000
Cash in banks	11,535,525	17,559,017
	11,567,525	17,591,017

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 March 31, 2026 and the year ended December 31, 2025 are as follows:

	March 31, 2026	Dec 31, 2025
Balance as at beginning of period	57,669,050	59,326,409
Disposal	-	(83,764)
Gain (loss) on revaluation	4,470,871	(1,573,595)
Balance as at end of period	62,139,921	57,669,050

The account as at March 31, 2026 and December 31, 2025 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.

Dividends earned amounted to P20,531 for the quarter ended March 31, 2026 and P42,569 for the year ended December 31, 2025 credited to profit and loss.

Note 4 - Receivables and other current assets

The account at March 31 and December 31 consists of:

	March 31, 2026	Dec 31, 2025
Receivables:		
Advances to contractors	46,256,376	49,612,554
Due from related parties	1,881,247	18,429,531
Advances to employees	5,341,515	3,774,130
Advances to third parties	12,500	13,049
Rent receivable	520,009	-
Other receivables	445,332	12,500
	54,456,979	71,841,764
Other current assets:		
Prepayments	7,946,661	5,999,239
	62,403,640	77,841,003

Advances to contractors include payments made by the Group for the construction and development of the affordable housing projects. These are applied to progress billings received from the contractor.

On November 18, 2020, the Group and GRC entered into a joint development agreement (JDA) for the purchase of land and low-cost housing development project owned and operated by GRC and for the continuous construction, development and completion of the project by GRC as the contractor.

On November 15, 2021, the Company and GRC agreed to certain amendments in the JDA as follows:

- a. The Company to provide financing for the completion of the project; and
- b. The Company will provide assistance in project management such as administrative work, sales and marketing services, procuring construction materials, and all other assistance in relation to the implementation of the project, assistance in documentation process for the approval and release of housing loans with PAG-IBIG Fund or other financing institution, and issuance of individual tax declaration and other documents related to the project. In return, the Company shall be paid a project management fee and a success or bonus fee for the realization of the desired profits from the project mutually agreed between the parties.

For the periods ended March 31, 2026 and December 31, 2025, the Company has earned management and service fee arising from the revised arrangement amounting to Nil and P1.071 million, respectively. There are no fees recorded for the first quarter of 2026 since the management of the subdivision has been turned over to its homeowners' association effective as of the end of year 2025.

Advances to third parties are cash advances made to third parties and are collectible in cash.

Other receivables pertain to communication, utilities, repairs and maintenance billed to its tenants.

Prepayments mainly comprise of prepaid taxes and insurance.

Note 5 - Real estate inventories

Real estate inventories comprise development properties held for sale, including land and directly attributable development and construction costs, and are carried at the lower of cost and net realizable value.

The carrying amounts and movements of the account for the periods ended March 31, 2026 and December 31, 2025 follow:

	March 31, 2026	Dec 31, 2025
Balance as at beginning of period	60,275,114	-
Costs of land (transferred from investment property)	-	44,766,873
Additions	36,110,849	15,022,351
Capitalized borrowing costs	1,284,959	485,890
Balance as at end of period	97,670,922	60,275,114

In 2025, the Group reclassified land located in Batangas previously classified as investment property to real estate inventories following a change in the intended use of the property from being held for capital appreciation to development of the property for sale.

Note 6 - Property and equipment

Details of property and equipment as at and for the periods ended March 31, 2026 and December 31, 2025 follow:

	Furniture and fixtures	Office equipment	Communication and other equipment	Office condominium	Transportation equipment	Building improvements	Total
COST							
Balances as at December 31, 2025	1,801,401	1,555,572	257,932	13,746,305	12,200,615	3,859,242	33,421,067
Additions	-	4,339	-	-	-	-	4,339
Disposals	-	-	-	-	-	-	-
Balances as at March 31, 2026	1,801,401	1,559,911	257,932	13,746,305	12,200,615	3,859,242	33,425,406
ACCUMULATED DEPRECIATION							
Balances as at December 31, 2025	1,678,590	1,290,030	198,074	13,746,305	8,078,677	3,859,242	28,850,918
Additions	3,214	32,365	3,325	-	229,501	-	268,405
Disposals	-	-	-	-	-	-	-
Balances as at March 31, 2026	1,681,804	1,322,395	201,399	13,746,305	8,308,178	3,859,242	29,119,323
NET BOOK VALUES							
December 31, 2025	122,811	265,542	59,858	-	4,121,938	-	4,570,149
March 31, 2026	119,597	237,516	56,533	-	3,892,437	-	4,306,083

Depreciation expense of P268,405 for the quarter ended March 31, 2026 is charged to expenses. There were no disposals during the period.

Note 7 - Investment properties

The Group's investment properties include a commercial unit held for lease and several parcels of land held and carried at fair value.

The Company occupied a portion of its investment property and converted it into an office space. The portion which is owner-occupied is properly classified as property and equipment. The remaining portion is leased to third parties and included as investment properties.

Land properties held for capital appreciation purposes includes properties located in Cavite, Batangas and Tagaytay City with a total land area of 12.3 hectares.

Movement of the account as at March 31 and December 31 follows:

	March 31, 2026	Dec 31, 2025
Balance as at beginning of period	647,352,000	661,826,873
Fair value gains	-	30,292,000
Transferred to real estate inventories	-	(44,766,873)
Balance as at end of period	647,352,000	647,352,000

Note 8 – Accounts payable and other current liabilities

The account at March 31 and December 31 consists of:

	March 31, 2026	Dec 31, 2025
Accounts payable and other accrued expenses	11,791,664	10,105,817
Accrued interest on borrowings	3,128,621	3,068,248
Deferred rental income	912,076	904,499
Payable to government agencies	127,466	67,710
	15,959,827	14,146,274

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

Accrued interest includes interest from interest-bearing borrowings, a portion of which represents interest charged in prior years on its loan from a related party. Interest on loan from a related party was discontinued starting 2014 upon mutual agreement of both parties.

Note 9 - Borrowings

In September 2025, the Company secured a credit loan facility with a local bank amounting to P120 million. The loan is to be released in tranches and is payable two (2) years from the first drawdown. The loans bear interest at rates ranging from 7.07% to 7.69% per annum and are collateralized by the Parent Company's condominium properties.

The movements in the account for the period ended March 31, 2026 and December 31, 2025 follow:

	March 31, 2026	Dec 31, 2025
Beginning of the period	34,497,342	-
Amount drawn from the loan facility	40,000,000	35,000,000
Transaction costs	(612,493)	(535,931)
Amortization of discount	107,127	33,273
Net debt as at end of period	73,991,976	34,497,342

As at March 31, 2026, four tranches totaling P75 million had been released.

Capitalized interest expense from the bank loan in 2025 amounted to P1.771 million as at March 31, 2026 and P0.486 million as at December 31, 2025 (Note 5).

Note 10 - Advances from prospective shareholders

The account represents funds received from third parties which is expected to be settled by way of issuance of shares.

Note 11 - Equity*(a) Share capital*

Share capital at March 31, 2026 and December 31, 2025 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)

(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 March 31 and December 31 follows:

	2026	2025
Net income (loss) attributable to shareholders of the Parent Company	(₱4,621,296)	(₱8,055,907)
Divided by the average no. of outstanding common shares	975,534,053	975,534,053
Basic earnings per share	(0.00474)	(0.0083)

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 March 31 and December 31 follow:

	March 31, 2026	Dec 31, 2025
Entities under common control		
Intrinsic Value Management (IVM)		
Phil. Strategic International Holdings Inc. (PSIHI)		
South China Holdings Corporation (SCHC)	1,881,247	18,654,403

b) Due to related parties

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

	March 31, 2026	Dec 31, 2025
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)	11,178,498	29,624,869

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

Note 14 - Leases - the Company as lessor

The Parent Company occupies a portion of its investment property and uses it as an office space. The portion which is owner-occupied is properly classified as property and equipment. The remaining portion is leased to third parties.

The lease was accounted as an operating lease. Rental income earned amounted to P1.203 million for the first quarter of 2026.

Note 15- Salaries and employee benefits

Salaries and employee benefits for the period January 1 to March 31, 2026 and 2025 consist of:

	March 31, 2026	March 31, 2025
Salaries and wages	1,406,180	1,364,402
SSS, Philhealth and HDMF	96,373	94,423
Others	1,372,093	1,304,200
	2,874,646	2,763,025

Note 16 – Provision for retirement benefits

The Group has yet to adopt a formal retirement plan and only provided for the retirement obligation based on minimum required retirement benefit under Republic Act (RA) 7641. Under RA 7641, otherwise known as the Retirement Pay Law, an employee upon reaching the age of 60 years or more, but not beyond 65 years, who has served at least five (5) years in a private company, may retire and shall be entitled to retirement pay equivalent to at least 1/2 month salary for every year of service, a fraction of at least six (6) months being considered as one (1) whole year. The Group's updated policy states that under the conditions enumerated under RA 7641, "the employees shall be entitled to one (1) month salary based on the latest gross salary rate for every year of service, a fraction of at least six (6) months being considered as one whole year."

Note 17 – Other Operating expenses

Other operating expenses for the period January 1 to March 31, 2026 and 2025 consist of:

	March 31, 2026	March 31, 2025
Taxes and licenses	2,027,993	1,746,486
Transportation and travel	604,993	557,808
Communication, light and water	141,345	178,971
Other fees	250,000	250,000
Miscellaneous	4,987,715	2,765,620
	8,012,046	5,498,885

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.

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.

There were no changes in the Group's strategies and policies during the period.

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 movement of the rates from the prior period.

(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, investment properties 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 is not exposed to interest rate risk as it has no interest-bearing financial instruments as at reporting dates.

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 March 31, 2026 and December 31, 2025, 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, so that it can continue to support the property development plans of IRC and to maintain an optimal capital structure to reduce the cost of capital. 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.

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 2026 and 2025 amounted to P647.352 million. Where the estimated market value differs by 10% from management's estimates, the carrying amount of investment properties would have been P64.74 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.

(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 P647.352 million as at March 31, 2026 and December 31, 2025. No impairment loss was recognized on investment properties for the period ended March 31, 2026 and the year ended December 31, 2025.

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 and Sustainability Reporting Standards Council (FSRSC) 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.

20.2 Changes in accounting policy and disclosures

(a) Amendments to existing standards adopted by the Group

There are no standards, amendments to standards or interpretations that are effective for annual periods beginning on January 1, 2025 that have a material effect on the consolidated financial statements of the Group.

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

Certain new accounting standards and amendments to accounting standards have been published that are not mandatory for December 31, 2025 reporting periods and have not been early adopted by the Company. The Company's assessment of the impact of these new standards and amendments is set out below:

(i) Amendments to the Classification and Measurement of Financial Instruments – Amendments to PFRS 9 and PFRS 7 (effective for annual periods beginning on or after 1 January 2026)

In May 2024, the International Accounting Standards Board (IASB) issued targeted amendments to International Financial Reporting Standard (IFRS) 9 and IFRS 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. In July 2024, the FSRSC adopted the targeted amendments to PFRS 9 and PFRS 7. These amendments:

- clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;

- clarify and add further guidance for assessing whether a financial asset meets the solely payment of principal and interest (SPPI) criterion;
- add new disclosures for certain instruments with contractual terms that can change cashflows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
- update the disclosures for equity instruments designated at FVOCI.

(ii) Annual Improvements to PFRS Accounting Standards – Volume 11 (effective for annual periods beginning on or after 1 January 2026)

On 18 July 2024, the IASB has issued narrow amendments to IFRS Accounting Standards and accompanying guidance as part of its regular maintenance of the Standards. These amendments include clarifications, simplifications, corrections and changes aimed at improving the consistency of several IFRS Accounting Standards. In August 2024, the FSRSC adopted these amendments. The amended Standards are:

- PFRS 1 First-time Adoption of International Financial Reporting Standards;
- PFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing PFRS 7;
- PFRS 9 Financial Instruments;
- PFRS 10 Consolidated Financial Statements; and
- PAS 7 Statement of Cash Flows.

(iii) PFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

PFRS 18 will replace PAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

The amendments to PFRS 9, PFRS 7 and PFRS 18, as well as the annual improvements to PFRS Accounting Standards are not expected to have a material financial impact to the financial statements of the Company.

There are no other standards, amendments to existing standards or interpretations effective subsequent to January 1, 2026 that are considered relevant or would be expected to have a material impact on the Group's consolidated financial statements.

20.3 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Group as at March 31, 2026 and December 31, 2025. 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

The Group 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.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

(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 Group'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 March 31, 2026 and December 31, 2025, there are no financial assets and liabilities subject to offsetting, enforceable master netting arrangements and similar agreements.

20.6 Receivables

Receivables including advances and other receivables and due from related parties are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

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 valuers. 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 Equity

(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.

20.18 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.

20.19 Income 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.

20.20 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.

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.

The Group's activities are limited to preservation and maintenance of existing investment properties. The Group has entered into a new lease contract with a new tenant for a period of three (3) years covering the period September 15, 2021 to September 14, 2024. The lease contract was renewed for another three (3) years from September 15, 2024 to September 14, 2027.

On August 11, 2025, the Securities and Exchange Commission (SEC) has approved the amendment to the Articles of Incorporation and By-Laws and the increase in capital stock of the Parent Company's wholly-owned subsidiary, T&M Holdings, Inc.(TMHI). The following are the approved amendments:

1. Change in corporate name from T&M Holdings, Inc. (TMHI) to T&M Land, Inc. (TMLI);
2. Change in the primary purpose of the Corporation from a holding company to a real estate development company;
3. Increase in capitalization to P40,000,000 divided into 40,000,000 shares.

As at March 31, 2026, land development and house construction works are ongoing for the affordable housing project undertaken by TMLI (formerly TMHI) located in Barangay Bolboc, Lipa City, Batangas with a gross project area of thirty six thousand six hundred seventy nine (36,679) square meters.

The following comprise the Group's short-term and long-term plans:

1. To acquire and develop properties for lease purposes;
2. 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;
3. To continue to retain its investment properties for appreciation, and to plan for the possible development of the prime properties.

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 developing affordable housing projects, the Group does not anticipate other heavy requirement for working capital in 2026.

Financial Position

	March 31, 2026	December 31, 2025		
	(Unaudited)	(Audited)	Increase (Decrease)	%
Current Assets	233,782,008	213,376,184	20,405,824	9.56%
Non-current Assets	651,658,083	651,922,149	(264,066)	(0.04%)
Total Assets	885,440,091	865,298,333	20,141,758	2.33%
Current Liabilities	235,458,241	249,211,553	(13,753,312)	(5.52%)
Non-current Liabilities	234,168,475	194,673,841	39,494,634	20.29%
Equity	415,813,375	421,412,939	(5,599,564)	(1.33%)

Explanation to Accounts with Material Variance (March 2026 vs. December 2025)

Current Assets

Cash amounted to P11.568 million as of March 31, 2026 as compared to P17.591 million as of December 31, 2025, or a decrease of 34.24% or P6.023 million attributed mainly to funds used for land development and house construction of the housing project and for working capital.

Financial assets at fair value through profit or loss amounted to P62.140 million as of March 31, 2026 as compared to P 57.669 million as of December 31, 2025, or an increase of P4.471 million or 7.75% mainly due to recognition of unrealized gain on revaluation of securities as of end of March 2026.

Receivables and other current assets amounted to P62.404 million of March 31, 2026 as compared to P77.841 million of December 31, 2025, or a decrease of P15.437 million or 19.83% mainly due to the net effect of advances made to contractors related to the affordable housing project, reclassification of advances to related parties, and additional prepayments.

Real estate inventories amounted to P97.671 million as of March 31, 2026 as compared to P60.275 million as of December 31, 2025, or an increase of P37.396 million or 62.04% corresponding to the cost of land, documentation, land development and housing construction costs incurred. There are no sales recorded as of March 31, 2026.

Non-Current Assets

Property and equipment, net amounted to P4.306 million as of March 31, 2026 as compared to P4.570 million as of December 31, 2025, or a decrease of 5.78% or P0.264 million mainly due to acquisition of office equipment net of depreciation charges for the period.

Investment properties amounted to P647.352 million as of March 31, 2026 and December 31, 2025. There are no appraisal conducted for the first quarter of 2026.

Current Liabilities

Accounts payable and other current liabilities amounted to P15.960 million as of March 31, 2026 as compared to P14.146 million as of December 31, 2025, or an increase of 12.82% or P1.564 million mainly due to accruals net of payments/remittances made.

Non-current Liabilities

Borrowings amounted to P73.992 million as of March 31, 2026 and P34.497 million as of December 31, 2025. This pertains to a credit loan facility with a local bank intended to finance the development of the Lipa housing project.

Retirement benefits obligation amounted to P3.966 million as of March 31, 2026 and December 31, 2025. There are no additional provision during the first quarter of 2026.

Deferred income tax liabilities, net amounted to P156.210 million as of March 31, 2026 and December 31, 2025. There are no additions during the first quarter of 2026.

Equity

Retained Earnings (Deficit) amounted to (P750.264 million) as of March 31, 2026 and (P745.642 million) as of December 31, 2025, or an increase in Deficit of P4.621 million attributed mainly to the net income recognized by the Group for the first quarter.

Results of Financial Operations

January to March 2026 compared with January to March 2025

	Three Months Ended March 31		Increase (Decrease)	%
	2026	2025		
Income	5,778,568	1,731,987	4,046,581	233.64%
Expenses	11,354,064	24,024,776	(12,670,712)	(52.74%)
Net Income (loss)	(5,599,564)	(22,326,880)	16,727,316	(74.92%)

A comparative review of the Registrant's financial operations for the quarter ended March 31, 2026 vis-à-vis the same period of prior year showed the following:

Total Income increased by P4.047 million or 233.64% mainly due to the unrealized gain on fair value of financial assets at FVPL recognized for 2026 as compared to a loss of P15.389 million in the same period of 2025. Interest income is higher during the current period by P18,095. Foreign exchange gains for the first quarter of 2026 amounted to P57,464 as compared foreign exchange loss of P58,209 in the same period of 2025.

Total expenses decreased by P12.671 million or 52.74% mainly due to unrealized loss on revaluation of securities of P15.389 million in 2025 as compared to zero in 2026.

Net loss before income taxes registered at P5.575 million for the first quarter of 2026 and net loss after income tax provision amounted to P5.6 million.

There are no significant elements 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:

(In Percentage)

	<u>March 31, 2026</u>	<u>Dec. 31, 2025</u>
Net profit (loss) ratio	(0.9690)	(0.0825)
Return on assets	(0.0063)	(0.0035)
Return on equity	(0.0135)	(0.0072)
Current ratio	0.9929	0.8526
Acid test ratio	0.5443	0.5903
Debt to equity	1.1294	1.0533
Debt to asset	0.5304	0.5130
Asset to equity	2.1294	2.0533
Interest coverage	-	-
Earnings (loss) per share	(0.0047)	(0.0083)

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

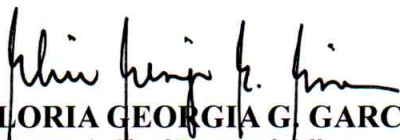
Issuer



ESTEBAN G. PEÑA SY

President

Date: May 14, 2026



GLORIA GEORGIA G. GARCIA

Treasurer & Chief Financial Officer

Date: May 14, 2026