SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q, *AS AMENDED*

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

1. For the fiscal year ended **31 March 2026**

2. SEC Identification Number **24986** 3. BIR Tax Identification No. **000-275-073**

4. Exact name of issuer as specified in its charter **JACKSTONES, INC. (Formerly: NextStage, Inc.)**

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

6. (SEC Use Only)
Industry Classification Code:

7. **593 Antonio Drive, Bagumbayan, Taguig City** **1630**
Address of principal office Postal Code

8. **632 8813 0473**
Issuer's telephone number, including area code

9. **N/A**
Former name, former address, and former fiscal year, if changed since last report.

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

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	250,059,097

11. Are any or all of these securities listed on a Stock Exchange.

Yes [/] No [ ]

If yes, state the name of such stock exchange and the classes of securities listed therein:
Philippine Stock Exchange **167,559,179**

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [/] No [ ]

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

Yes [ ] No [/]

PART I. FINANCIAL INFORMATION

Item 1: Financial Statements

Please see that attached Interim Financial Statements of the Company as of 31 March 2026.

Item 2: Management's Discussion and Analysis of Financial Condition and Results of Operations

Plan of Operation

Due to uncertainty brought about by the COVID-19, the Company has no plan to acquire new lands for development in the next 12 months. It will instead offer auxiliary real estate services in order to augment its sources of revenue.

Management's Discussion and Analysis

JAS's key performance indicators are as follows:

a. Current Ratio
b. Acid-Test Ratio
c. Net Debt to Equity Ratio
d. Debt to Asset Ratio
e. Asset to Equity Ratio

Except for Net Income, these key performance indicators are not measurements in accordance with Philippine Financial Reporting Standards and should not be considered as an alternative to net income or any other measure of performance which are in accordance with PFRS.

The following are the key performance indicators of JAS consolidated financial statement and JPI in relation to its financial condition as of March 31, 2026 and December 31, 2025, 2024 and 2023:

	JAS and its Subsidiary				**JACKSTONE PROPERTY INC.**			
	March 31	**December 31**			**March 31**	**December 31**		
	2026	**2025**	**2024**	**2023**	**2026**	**2025**	**2024**	**2023**
i. Current Ratio	**0.95**	1.17	0.67	0.95	**1.06**	0.55	0.45	0.91
ii. Acid-Test Ratio	**0.82**	1.05	0.62	0.91	**0.90**	0.37	0.26	0.66
iii. Debt to Equity Ratio	**0.98**	0.94	3.24	4.74	**0.78**	1.54	5.27	4.66
iv. Debt to Asset Ratio	**0.49**	0.49	0.76	0.83	**0.44**	0.61	0.81	0.82
v. Asset to Equity Ratio	**1.98**	1.94	4.24	5.74	**1.78**	2.54	6.27	5.66

The analyses of the foregoing performance indicators are described in the financial and operational results of the Company presented in the subsequent paragraphs.

Current Ratio

The current ratio is a liquidity ratio that measures a company's ability to pay short-term obligations or those due within one year. This tells investors how a company can maximize the current assets on its balance sheets to satisfy its current debt and other payables; calculated by dividing current assets by current liabilities.

Acid-Test Ratio

The acid-test ratio provides a simple and more accurate assessment of the Company's ability to pay its current liabilities. This is calculated as cash plus accounts receivable and short-term investment divided by current liabilities.

Debt to Equity Ratio

The debt-to-equity ratio is calculated by dividing a company's total liabilities by its shareholder equity. The ratio is used to evaluate a company's financial leverage and measure the degree to which a company is financing its operations through debt versus wholly-owned funds.

Debt to Asset Ratio

This ratio quantifies the percentage of the Company's assets that have been financed with short-term and long-term debts. This is calculated by dividing total debts by total assets.

Asset to Equity Ratio

The asset to equity ratio shows the relationship of the total assets of the company to the portion owned by shareholders. This ratio is an indicator of the company's leverage used to finance JAS.

Financial and Operational Results

Results of Operations

Comparison of key financial performance for the three (3) months period ended March 31, 2026, 2025, 2024 and 2023 are summarized in the following tables (in Php):

	2026	**2025**	**2024**	**2023**
Revenue	**23,869,931**	9,848,470	4,483,815	10,987,990
Direct cost	**(5,142,566)**	(139,133)	(564,579)	(4,744,148)
Gross Profit	**18,727,365**	9,709,337	3,919,236	6,243,842
Administrative Expenses	**(19,821,109)**	(13,115,906)	(6,539,771)	(5,208,760)
Operating Loss	**(1,093,744)**	(3,406,569)	(2,620,535)	1,035,082
Foreign Exchange Gain (Loss)	**21,397**	(6,960)	33	(18,469)
Finance Cost	**-**	-	(1,988)	-
Interest Income	**89,111**	436,683	513,034	25,245
Other income	**91,206**	8,263	73,501	7
Income Tax Benefit	**(376,371)**	-	-	(542,785)
Net Loss	**(1,268,401)**	(2,968,583)	2,035,955	499,080

The Company is currently incurring losses, primarily driven by lower sales from the Michelia Residences project and the recent completion of Kanlaon Town Center Phase 1 in 2024, with Phase 2 completed in 2025. As of March 31, 2026, operations for the new development are still in their early stages. Although the Company has generated rental income from properties located in Bagumbayan, Quezon City, and the Tpinpin parking space, these earnings remain insufficient to offset the losses.

Beginning in 2025, the Company entered into property management agreements with related parties, namely Great Circle Holdings, Inc. and Bluebell Properties & Holdings Corporation, the registered owners of parcels of land located at #8 Kanlaon Street, Barangay Maharlika, Quezon City, and San Antonio Drive, Bagumbayan, Taguig City. Under these arrangements, the Company acts as the lessor and oversees the leasing of the properties to various tenants, thereby generating rental income. However, under these agreements, Jackstones Group assumes responsibility for all related expenses, including taxes, maintenance, security, and property improvements.

In addition, administrative expenses have increased due to the hiring of new employees, along with higher salaries, bonuses, and other benefits. These actions were undertaken to strengthen workforce management and enhance operational efficiency. Furthermore, increased depreciation related to investment properties and building improvements has contributed to the reported losses. Despite these challenges, management remains optimistic that occupancy rates and revenues will improve as leasing activities continue.

Financial Condition

JAS's objective when managing capital are to support JAS's ability to effectively deploy capital and to protect the interest of its shareholders.

Management shall utilize the capital structure that generates the most value for shareholders and this may entail adjustments to dividends paid to shareholders, loans obtained from banks, and the issuance of new shares. Total capital being managed by JAS as its total equity as shown in the attached statement of financial position.

JAS is also currently negotiating with various investment groups to raise new capital and is also seriously considering another public offering to raise more funds for its investments and holdings. JAS continues to review projects, ventures, businesses and assets that can be included in the holdings of it of which JAS may issue shares in exchange for owning them.

As March 31, 2026, the consolidated financial statements of JAS show its assets consisting of:

- cash and cash equivalent in the amount of P123,654,932;
- receivable of P7,493,911;
- real estate held for development and sale of P8,341,853;
- contract assets of P1,778,857;
- prepayment and other current asset of P10,775,295;
- property and equipment – net P19,373,350;
- investment property – net 115,462,619
- Advances to a related party P26,210,544;
- input VAT, non-current of P2,195,315;
- other non-current asset of P39,167,377 ; and
- deferred income tax assets P2,207,978 .

Total assets as of March 31, 2026 amounted to P356,662,031 compared to P214,942,173 total assets as of March 31, 2025.

Comparison of key financial position for the three (3) months period ended March 31, 2026 and calendar year ended December 31, 2025, 2024 and 2023 are summarized in the following tables:

	March 31	**December 31**		
	2026	2025	2024	2023
Current Assets	**152,044,848**	182,311,778	110,466,692	150,481,644
Non-current Assets	**204,617,183**	170,811,119	103,978,784	41,437,287
Total Assets	**356,662,031**	353,122,897	214,445,476	191,918,931
Current Liabilities	**160,533,783**	156,068,035	163,840,438	158,467,706
Non-current Liabilities	**15,550,650**	15,208,863	-	-
Total Liabilities	**176,104,433**	171,276,898	163,840,438	158,467,706
Deficit	**(305,628,769)**	(304,360,368)	(303,923,560)	(298,067,642)
Equity	**180,577,598**	181,845,999	50,605,038	33,451,225
Total Liabilities and equity	**356,662,031**	353,122,897	214,445,476	191,918,931

JAS has no additional advances from shareholders during the period while the current liabilities pertain to additional customers deposit from the sale of Michelia Residence units.

Likewise, the constant increase in current assets from 2020 to 2026 is primarily due to the construction and development cost of Michelia Residences, collection proceeds from sale of house units and investments in time deposits. In the same matter, the movement in liabilities of the Company is pertains to collection of deposits from customers and reversal of deposits to revenue.

Likewise, the comparative increase (decrease) of financial analysis of balance as follows:

	March 31, 2026 vs December 31, 2025	**March 31, 2025 vs December 31, 2024**	**March 31, 2024 vs December 31, 2023**
Current Assets	(16.60%)	(9.39%)	(16.75%)
Non-current Assets	19.79%	10.46%	67,35%
Total Assets	1.00%	12%	1.41%
Total Liabilities	2.81%	2.12%	2.99%
Deficit	0.42%	0.98%	0.68%
Equity	(0.70%)	(5.87%)	(6.09%

Legal, Regulatory, and Corporate Developments

A Memorandum of Agreement between Ketton Holdings, Inc. and the previous shareholders states that any claims filed against JAS by ING following the closing date of sale, with regards to loan extended by ING to PACEMCO, shall be for the account of the previous shareholders. Accordingly, management believes that JAS's financial position and results of operations will not be significantly affected from the ultimate disposition of outstanding legal cases and claims. Further, there are no other material events and uncertainties known to management that would cause reported financial information not to be necessarily indicative of the future financial condition of JAS.

Other Relevant Information

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of JAS with unconsolidated entities or other persons created during the reporting period. Likewise, there are no material commitments for capital expenditures.

Impact of COVID-19

In early 2020, there was an outbreak of the COVID-19 which was declared by the World Health Organization ('WHO') as a pandemic in March 2020. Due to this outbreak, the government implemented strong measures to control the spread of the COVID-19 such as the Enhanced Community Quarantine (ECQ). These measures highly affected the economy of the Philippine market due to slow-down of the business activities.

As expected, JAS's operation was disrupted by the said measures. Nevertheless, JAS's residential development project, Michelia Residences, was repurposed to include mixed-used units. Moving forward, JAS would remain vigilant as to the uncertainty posed by the COVID-19 pandemic. Notwithstanding such challenges, JAS maintains its vision of delivering the highest standard of service to its shareholders.

PART II. OTHER INFORMATION

JAS did not have any material information that was not previously reported in a report on SEC Form 17-C.

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.

JACKSTONES, INC.

Mariano C. Tanenglian President	**Maria Gracia L. Morfe** JS Accountant
14 May 2026 **Date signed**	**14 May 2026** **Date signed**

Jackstones Inc. and Subsidiary

Consolidated Unaudited Financial Statements
As of March 31, 2026 and December 31, 2026 and for each of the three months in the period ended March 31, 2026 and 2025

Jackstones, Inc. and Subsidiary

Consolidated Statements of Financial Position
As at March 31, 2026, and December 31, 2025
(All amounts in Philippine Peso)

	Notes	2026	2025
Assets			
Current assets			
Cash and cash equivalents	2	123,654,932	151,971,513
Receivables	3, 9	7,493,911	7,704,983
Real estate held for development and sale	4	8,341,853	12,323,917
Contract assets	10	1,778,857	1,836,893
Prepayments and other current assets	5	10,775,295	8,474,472
Total current assets		152,044,848	182,311,778
Non-current assets			
Property and equipment, net	6	19,373,350	20,277,572
Investment property, net	7	115,462,619	84,702,382
Advances to a related party	9	26,210,544	26,210,544
Input value-added tax (VAT)	5	2,195,315	2,133,911
Deferred tax asset	16	2,207,978	2,207,978
Other non-current assets	5	39,167,377	35,278,732
Total non-current assets		204,617,183	170,811,119
Total assets		356,662,031	353,122,897
Liabilities and Equity			
Current liabilities			
Trade payables and other liabilities	8	21,307,928	15,429,342
Advances from shareholders	9	130,677,769	130,677,769
Contract liabilities	10	7,904,837	8,944,234
Lease liabilities	9,17	-	364,441
Security deposit and advance rental	17	643,249	652,249
Total current liabilities		160,533,783	156,068,035
Non-current liability			
Security deposit and advance rental, net of current portion	17	15,550,650	15,208,863
Total liabilities		176,084,433	171,276,898
Equity			
Share capital, net	1,11	250,059,179	250,059,179
Share premium	11	236,147,270	236,147,270
Treasury shares	11	(82)	(82)
Deficit		(305,628,769)	(304,360,368)
Total equity		180,577,598	181,845,999
Total liabilities and equity		356,662,031	353,122,897

The notes on pages 1 to 36 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Total Comprehensive Income
For each of the three months ended March 31, 2026, and 2025
(All amounts in Philippine Peso)

	Notes	2026	2025
Revenue	12	23,869,931	9,848,470
Cost of sales and services	13	(5,142,566)	(139,133)
Gross profit		18,727,365	9,709,337
Operating expenses	14	(19,821,109)	(13,115,906)
Other income	15	180,317	444,946
Foreign exchange (loss) gain, net	19	21,397	(6,960)
Loss from operations		(892,030)	(2,968,583)
Finance costs	9,17	-	-
Loss before income tax		(892,030)	(2,968,583)
Income tax benefit (expense)	16	(376,371)	-
Loss for the year		(1,268,401)	(2,968,583)
Other comprehensive income		-	-
Total comprehensive loss for the year		(1,268,401)	(2,968,583)
Loss per share (basic and diluted)	18	(0.0051)	(0.0081)

The notes on pages 1 to 36 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Changes in Equity
For the period ending March 31, 2026, December 31, 2025, and 2024
(All amounts in Philippine Peso)

	Share Capital (Note 11)							
	Subscribed		Subscription receivable	Paid-in	Share premium	Treasury shares		
	No. of shares	Amount	Amount	Amount	(Note 11)	(Note 11)	Deficit	Total equity
Balances at January 1, 2024	250,059,179	250,059,179	(61,875,000)	188,184,179	143,334,770	(82)	(298,067,642)	33,451,225
Comprehensive loss								
Loss for the year	-	-	-	-	-	-	(5,855,918)	(5,855,918)
Other comprehensive income for the year	-	-	-	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	-	-	-	(5,855,918)	(5,855,918)
Transaction with shareholders								
Subscription payment from shareholders	-	-	23,009,731	23,009,731	-	-	-	23,009,731
Balances at December 31, 2024	250,059,179	250,059,179	(38,865,269)	211,193,910	143,334,770	(82)	(303,923,560)	50,605,038
Comprehensive income								
Loss for the year	-	-	-	-	-	-	(436,808)	(436,808)
Other comprehensive income for the year	-	-	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	-	-	(436,808)	(436,808)
Transaction with shareholders								
Subscription payment from shareholders	-	-	38,865,269	38,865,269	38,865,269	-	-	131,677,769
Balances at December 31, 2025	250,059,179	250,059,179	-	250,059,179	236,147,270	(82)	(304,360,368)	181,845,999
Comprehensive income								
Loss for the year	-	-	-	-	-	-	(1,268,401)	(1,268,401)
Other comprehensive income for the year	-	-	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	-	-	(1,268,401)	(1,268,401)
Balances at March 31, 2026	250,059,179	250,059,179	-	250,059,179	236,147,270	(82)	(305,628,769)	180,577,598

The notes on pages 1 to 36 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Cash Flows
For each of the three months ended March 31, 2026, and 2025
(All amounts in Philippine Peso)

	Notes	2026	2025
Cash flows from operating activities			
Loss before income tax		(892,030)	(267,299)
Adjustment for:			
Depreciation expense	6,7	1,579,770	4,800,330
Interest income	2	(89,111)	(1,512,976)
Interest expense on lease liability	9,17	-	156,633
Unrealized foreign exchange loss (gain)	19	(21,397)	(10,306)
Operating income before changes in assets and liabilities		577,232	3,166,382
(Increase) decrease in:			
Receivables	3, 9	211,072	(7,492,562)
Real estate held for development and sale	4	3,982,064	3,725,891
Contract asset	10	58,036	(53,036)
Prepayments and other current assets	5	(2,300,823)	(2,274,527)
Input value-added tax, non-current	5	(61,404)	(171,254)
Other non-current asset	5	(52,351)	768,310
(Decrease) increase in:			
Trade payables and other liabilities	8	5,878,587	(2,136,480)
Contract liabilities	10	(1,039,398)	1,839,897
Security deposit and advance rental	17	332,787	11,601,488
Net cash generated from operations		7,585,802	8,974,109
Interest received	2	89,111	1,512,976
Income tax paid		(376,371)	-
Net cash generated from operating activities		7,298,542	10,487,085
Cash flow from investing activities			
Advances to contractor	5	(3,836,294)	(27,977,643)
Acquisition of property and equipment	6	(4,902)	(16,670,157)
Acquisition of investment property	7	(31,430,883)	(25,840,832)
Advances made to a related party	9	-	(738,580)
Net cash used in investing activities		(35,272,079)	(71,227,212)
Cash flow from financing activities			
Payment of advances from shareholders	9	-	(1,000,000)
Payment of lease	17	(364,441)	(3,025,078)
Proceeds from subscription payment	11		131,677,769
Net cash (used in) provided by financing activities		(364,441)	127,652,691
Net increase (decrease) in cash and cash equivalents		(28,337,978)	66,912,564
Cash and cash equivalents at January 1		151,971,513	85,048,643
Effect of foreign exchange changes on cash and cash equivalents	19	21,397	10,306
Cash and cash equivalents at March 31	2	123,654,932	151,971,513

The notes on pages 1 to 36 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Notes to the Consolidated Financial Statements
As at March 31, 2026, and December 31, 2025
(All amounts are shown in Philippine Peso, unless otherwise stated)

1 Business information

1.1 General information

Jackstones, Inc. (the "Parent Company") was originally incorporated on April 22, 1964 as Pacific Cement Company, Inc. to engage in the manufacture and trading of cement and related products. In June 2000, the Securities and Exchange Commission (SEC) approved the change in primary purpose of the Company to that of a holding company and changed its corporate name to PACEMCO Holdings, Inc. (PACEMCO). Simultaneous therewith, PACEMCO spun-off its cement manufacturing and mining facility and assets to Pacific Cement Philippines, Inc. (PACEMPHIL), in exchange for 100% of the shares of stock of PACEMPHIL. This investment was subsequently sold in November 2000.

In December 2000, PACEMCO acquired 100% of the share capital of NextStage, Inc., and in June 2001, the SEC approved the merger of PACEMCO and its subsidiary, NextStage, Inc., with PACEMCO as the surviving corporation. Subsequently, the SEC also approved the change in name from PACEMCO to NextStage, Inc.

The Parent Company's shares are listed in the Philippine Stock Exchange (PSE). As a public company, it is covered by Part I Section 2 A (i) (b) of the Revised Securities and Regulation Code (SRC) Rule 68 and also covered by additional requirement under the Revised SRC Rule 68, Part II.

On April 16, 2014, the SEC approved the Parent Company's application to change its corporate name to its present name and the extension of its corporate life for another 50 years immediately after the first 50 years from and after the date of incorporation.

On October 12, 2014, a group of individual and corporate shareholders sold their shares of stock representing 70% of the outstanding share capital of the Parent Company to Ketton Holdings, Inc. and a group of individual investors. The sale effectively transferred control of the Parent Company to Ketton Holdings, Inc., a domestic corporation registered in the Philippine SEC, who became the ultimate controlling party, owning 54% equity interest in the Parent Company.

On March 10, 2017, the Parent Company's BOD, through an amendment of the Parent Company's Articles of Incorporation, approved the increase of the Parent Company's authorized share capital from P170 million divided into 170 million shares with P1 par value per share to P500 million divided into 500 million shares with P1 par value per share. This amendment was approved and ratified by the Parent Company's shareholders during the annual shareholders' meeting on June 13, 2017. The amendment was filed and approved by the SEC on February 7, 2018.

The Parent Company's registered office, which is also its principal place of business is located at 593 Antonio Drive, Bagumbayan, Taguig City.

As at March 31, 2026, the Company has 307 shareholders (2024 - 307) owning at least 100 shares each. Of the total shares outstanding, 20.77% were publicly held as at March 31, 2026 (2025 - 20.77%).

1.2 Subsidiary information

The Parent Company holds 100% ownership in the shares of stock of Jackstones Properties, Inc. (the "Subsidiary" or "JPI"). The Parent Company and its subsidiary are collectively referred to as the "Group".

JPI was incorporated and registered with the Philippine SEC on October 20, 2017 primarily to purchase, acquire, own, hold, use and dispose real property. The registered office address of JPI is located at 593 Antonio Drive, Bagumbayan, Taguig.

1.3 Status of operations

In 2018, JPI purchased land for future development and sale to start its commercial operations. In 2020, JPI obtained approval from Housing and Land Use Regulatory Board (HLURB) for the license to sell saleable units in the purchased land.

In 2021, JPI entered into a Land Management Agreement with its related party, Great Circle Holdings Inc, which generated additional income for the subsidiary during the year (Note 8). In 2023 and 2022, the agreement was renewed, effective 2024 and 2023, respectively.

On February 19, 2025, JPI and GCHI entered into a Property Management Agreement (PMA), which GCHI appointed the subsidiary to operate, manage and maintain the property, and to provide related property management services.

In 2022, JPI entered into an LMA with its related party, Bluebell Properties & Holdings Corporation (BPHC), wherein JPI leases land of BPHC located in Barangay Maharlika, Quezon City, and is allowed to construct and operate in the property. In 2023, the agreement was renewed and will remain in effect through 2024. Effective February 19, 2025, the LMA was superseded by a PMA with a term of one (1) year. Pursuant to this agreement, JPI is appointed to operate the property, oversee its occupancy, and handle its management and maintenance, as well as to provide related management services to BPHC.

The Company is presently engaged in negotiations with financial institutions to secure additional funds and is evaluating the possibility of conducting another public offering to further support its investments and holdings. Furthermore, the Company remains committed to reviewing various projects, ventures, businesses, and assets with the intention of potentially issuing shares in exchange for ownership interests in these opportunities.

Moreover, the shareholders continue to provide financial support to the Company to enable it to meet its financial obligations when they fall due and carry out its business operations, going forward

2 Cash and cash equivalents; short-term investments

Cash and cash equivalents

Cash and cash equivalents as at March 31, 2026, and December 31, 2025, consist of:

	2026	2025
Cash on hand	40,000	40,000
Cash in banks	110,320,485	136,667,175
Cash equivalents	13,294,447	15,264,338
	123,654,932	151,971,513

Cash in banks earn interest at the respective bank deposit rate. Cash equivalents represent short-term time deposits with local bank having maturity of less than three (3) months from the date of placement and earning interest ranging from 3.7% to 5.5% per annum.

Interest income earned from bank deposits, cash equivalents and short-term investments for the period ended March 31, 2026, amounted to P89,111 (2025 – P1,512,976) (Note 15).

Short-term investment

For the year ended December 31, 2024, the Group has redeemed the short-term investment amounting to P19,398,721 with a local bank.

3 Receivables

Receivables as at March 31, 2026, and December 31, 2025, consist of:

	Note	**2026**	2025
Accrued rental income		6,909,737	6,909,737
Non-trade receivable from a related party		409,666	409,666
Trade rental receivables	9	174,508	326,080
Others		-	59,500
		7,493,911	7,704,983

Trade rental receivables, which generally have credit terms ranging from 30 to 60 days, are non-interest bearing, unsecured and collectible in cash.

Receivable from a related party represents non-trade, unsecured, non-interest bearing advances that are collectible on demand.

Accrued rental income represents the lease receivable arising from the straight-line recognition of rental income over the lease terms. This receivable is realized through future billings under lease arrangements

As at March 31, 2026, and 2025, the expected credit losses on receivables are assessed to be not significant. Accordingly, no allowance for impairment has been recognized. None of the receivables have been pledged as security for any of the Company's borrowings.

Critical accounting estimate: Provision for impairment of receivables

The Company assesses at each reporting date whether there is objective evidence that receivables are impaired. Expected credit losses (ECL) on trade and non-trade receivables are measured using unbiased probability-weighted estimates of credit losses which are determined by evaluating a range of possible outcomes and taking into account past events, current conditions and assessment of future economic conditions.

The Company uses relevant historical information and loss experience to estimate the probability of default of the receivables and incorporates forward-looking information, including significant changes in external market indicators which involved significant estimates and judgements.

Any change in the Company's assessment of the collectability of receivables could impact the recorded carrying amount of receivables and related provision for impairment.

4 Real estate held for development and sale

Real estate held for development and sale represent the construction of Michelia Residences (Note 1), a townhouse project, in which JPI has been granted license to sell by the Housing and Land Use Regulatory Board (HLURB) of the Philippines.

The movements in real estate held for development and sale for the period ended March 31, 2026, and December 31, 2025, are follows:

	Note	2026	2025
Balance at January 1		12,323,917	16,049,808
Additions during the year		-	193,613
Charged to cost of sales	13	(3,982,064)	(3,919,504)
Balance at March 31		8,341,853	12,323,917

Real estate held for development and sale recognized as cost of sales for the period ended March 31, 2026 amounted to P3,982,064 (2025 – P3,919,504) (Note 13).

Critical accounting judgment: Provision for losses on real estate held for development and sale

The Company exercises judgment in determining whether real estate held for development and sale is impaired. An allowance is recognized to write down real estate held for development and sale when the net realizable value (NRV) falls below its carrying cost. The need for, and amount of, any allowance is reviewed periodically.

As at March 31, 2026, and December 31, 2025, based on the assessment described above, the Company has not recognized any allowance for losses on real estate held for development and sale.

Critical accounting estimate: Evaluation of net realizable value (NRV) of real estate held for development and sale

The determination of NRV requires the use of estimates. NRV is assessed based on the recoverability of real estate held for development and sale, with reference to current market conditions and selling prices existing at the reporting date. For completed units, NRV is determined in light of recent market transactions and comparable properties.

The amount and timing of any write-downs would differ if different judgments were made or different assumptions and estimates were used. In evaluating NRV, the Company considers recent market trends, current selling prices and other relevant external indicators.

5 Prepayments and other current assets; Input VAT, non-current

Prepayments and other current assets as at March 31, 2026, and December 31, 2025, consist of:

	Note	2026	2025
Input value-added tax (VAT)		5,470,464	3,723,385
Creditable withholding taxes		5,145,401	4,647,478
Advances to employees and officer		149,430	98,609
Restricted cash		5,000	5,000
Advances to supplier		5,000	-
		10,775,295	8,474,472

Creditable withholding taxes and input VAT represent tax credits that are recoverable through application against income tax and output VAT liabilities, respectively, and are expected to be utilized within 12 months from the reporting date.

Restricted cash pertains to cash held in escrow in compliance with the requirements of HLURB for the issuance of a license to sell and certificate of registration. The restricted cash is refundable and will be derecognized upon completion of the townhouse project. The Company received the Certificate of Full Compliance from HLURB on February 4, 2021.

Advances to officer represent cash advances for operating expenses which are expected to be liquidated within 12 months from the date of receipt

Critical accounting judgment: Recoverability of creditable withholding taxes

In determining the recoverable amount of creditable withholding taxes, management considers the probability of future transactions that will be available against which the creditable withholding taxes can be utilized, including adequacy of and compliance with the required documentation for anticipated tax audits in case the entities within the Company opted to file for refund with the tax authorities in the future.

Management uses judgment based on the best available facts and circumstances, including but not limited to, the adequacy of documentation, timely filing of application with the tax authority and evaluation of the individual tax credit claim's future recoverability and utilization. As at reporting date, management believes that it will be able to recover these creditable withholding taxes.

Input VAT, non-current

The Group presented the input VAT related to the Parent Company amounting to P2,195,315 as at March 31, 2026 (2025 – P2,133,911) as non-current asset since the management assessed that there will be no activities that will generate revenue that are subject to VAT within the next 12 months.

The Group has identified target projects, ventures, businesses and assets that can be included in the holdings and that will generate revenue that is subject to VAT. Management assessed that it is premature to recognize an impairment of the input VAT as management's intention is to apply it against future VAT obligations.

Other non-current assets

Other non-current assets as of March 31, 2025, and December 31, 2024, consist of:

	Note	2025	2025
Advances to contractor		38,360,195	34,523,901
Refundable deposits		807,182	754,831
		39,167,377	35,278,732

Advances to contractors represent advance payments which are settled through provision of construction services and delivery of materials. These advances are expected to be applied against billings and/or settled through delivery of services and materials.

Utility deposits represent refundable deposits for electricity and water services which are expected to be realized beyond 12 months from the reporting date.

6 Property and equipment, net

Property and equipment as of December 31 consist of:

	Furniture and fixtures	Office equipment	Leasehold improvements	Building and Improvement	Computer Software	Total
At January 1, 2025						
Cost	485,237	1,165,816	14,692,134	5,472,534	-	21,815,721
Accumulated depreciation	(119,411)	(773,747)	(14,692,134)	(145,934)	-	(15,731,226)
Net carrying value	365,826	392,069	-	5,326,600	-	6,084,495
Year ended December 31, 2025						
Opening net carrying value	365,826	392,069	-	5,326,600	-	6,084,495
Additions	989,113	317,257	14,071,912	836,384	455,491	16,670,157
Depreciation expense (Notes 13,14)	(184,486)	(162,789)	(1,849,582)	(235,629)	(44,594)	(2,477,080)
Closing net carrying value	1,170,453	546,537	12,225,330	5,927,355	410,897	20,277,572
At December 31, 2025						
Cost	1,474,350	1,483,073	28,764,046	6,308,918	455,491	38,485,878
Accumulated depreciation	(303,897)	(936,536)	(16,541,716)	(381,563)	(44,594)	(18,208,306)
Net carrying value	1,170,453	546,537	12,222,330	5,927,355	410,897	20,277,572
Year ended March 31, 2026						
Opening carrying value	1,170,453	546,537	12,222,330	5,927,355	410,897	20,277,572
Additions	-	4,902	-	-	-	4,902
Depreciation expense (Notes 13,14)	(80,110)	(39,554)	(703,596)	(63,089)	(22,775)	(909,124)
Closing net carrying value	1,090,343	511,885	11,518,734	5,864,266	388,122	19,373,350
At March 31, 2026						
Cost	1,474,350	1,487,975	28,764,046	6,308,918	455,491	38,490,780
Accumulated depreciation	(384,007)	(976,090)	(17,245,312)	(444,652)	(67,369)	(19,117,430)
Net carrying value	1,090,343	511,885	11,518,734	5,864,266	388,122	19,373,350

Depreciation expense charged to profit or loss are as follows:

	Notes	2026	2025
Cost of sales and services	13	703,596	1,849,582
Operating expenses	14	205,528	627,498
		909,124	2,477,080

Critical accounting estimate: Useful lives of property and equipment

The Group determines the estimated useful lives for its property and equipment based on the period over which the assets are expected to be available for use. The Group annually reviews the estimated useful lives of property and equipment based on factors that include asset utilization, internal technical evaluation, technological changes, environmental and anticipated use of assets tempered by related industry benchmark information. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in factors mentioned.

Management has assessed that the useful lives of property and equipment are appropriate.

Critical accounting judgment: Impairment of property and equipment

The Group likewise reviews the carrying values of property and equipment and assesses them for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Management uses judgment based on available facts and circumstances, but not limited to evaluation of the future recoverability of property and equipment, in assessing whether a provision for impairment is required.

Management believes that there are no significant events or changes in circumstances which indicate that the carrying amount may not be recoverable at the reporting date.

7 Investment property, net

Investment property as March 31, 2026 and December 31, 2025, consists of:

	Construction in progress	Building	Total
At January 1, 2025			
Cost	13,396,144	49,097,934	62,494,078
Accumulated depreciation	-	(1,309,278)	(1,309,278)
Net carrying value	13,396,144	47,788,656	61,184,800
For the year ended December 31, 2025			
Opening net carrying value	13,396,144	47,788,656	61,184,800
Additions	25,840,832	-	25,840,832
Reclassification	(17,966,682)	17,966,682	-
Depreciation	-	(2,323,250)	(2,323,250)
Closing net carrying value	21,270,294	63,432,087	84,702,382
At December 31, 2025			
Cost	21,270,294	67,064,616	88,334,910
Accumulated depreciation	-	(3,632,528)	(3,632,528)
Net carrying value	21,270,294	63,432,088	84,702,382
Period ended March 31, 2026			
Opening net carrying value	21,270,294	63,432,088	84,702,382
Additions	31,430,883	-	31,430,883
Reclassification	-	-	-
Depreciation Expense	-	(670,646)	(670,646)
Closing net carrying value	52,701,177	62,761,442	115,462,619
At March 31, 2026			
Cost	52,701,177	67,064,616	119,765,793
Accumulated depreciation	-	(4,303,174)	(4,303,174)
Net carrying value	52,701,177	62,761,442	115,462,619

The investment properties, principally commercial buildings, are held for long-term rental yields. These include a three-story building intended for lease, located at Kanlaon St., Brgy. Sta. Teresita, Quezon City. The construction of Kanlaon Town Center Phase 1 was completed in May 2024, while Phase 2 was completed in July 2025. Certain spaces were already rented out beginning February 2025. Accordingly, the Company started allocating depreciation and other costs to profit or loss.

The fair value of investment properties as at March 31, 2026, and 2025 amounted to P84,702,382 and P61,184,800, respectively. Management estimated fair value using a cost-based (Level 3) approach. Under this approach, fair value is determined by reference to the current cost to complete or replace the asset.

This approach is considered appropriate given that the properties are either newly constructed or still under development. The valuation approximates the expected cost to complete the property, including direct construction costs, attributable overhead, and other necessary costs to bring to its current condition and location. An increase in the estimated cost to complete the property would result in a corresponding increase in its fair value.

Construction in progress amounting to P52,701,177 as at March 31, 2026 includes the ongoing development of T.Pinpin Phase 1-A (Commercial Strip), which is scheduled for completion by the end of May 2026, as well as the Tpinpin Land Development Project, currently approximately 79% complete as at April 2026. This balance also includes costs related to other properties under development that are intended for leasing upon project completion.

The investment properties are leased to tenants under operating leases with rentals collectible monthly. Rental income from operating leases where the Company is a lessor is recognized as income on a straight-line basis over the lease term (Note 12).

Depreciation expense charged to profit, or loss are as follows:

	Notes	2026	2025
Cost of sales and services	13	456,906	1,377,565
Operating expenses	14	213,740	945,685
		670,646	2,323,250

Other direct operating expenses arising from the investment properties for the years ended December 31 consist of:

	2026	2025
Security and janitorial services	352,550	29,106
Utilities	349,344	286,347
Repairs and maintenance	60,697	11,064
	762,591	326,517

8. Trade payables and other liabilities

Accrued expenses and other liabilities at March 31, 2026, and December 31, 2025 consist of:

	Note	2026	2025
Retention Payable		11,570,386	8,113,293
Accrued expenses		6,625,069	3,565,757
Payable to regulatory agency		1,121,604	1,534,794
Advances from customers		1,049,300	888,369
Due to related party	9	507,484	893,044
Trade payables		434,085	434,085
		21,307,928	15,429,342

Accrued expenses mainly consist of accruals for agency fees, commission, salaries and other employee benefits, security and janitorial services and professional fees.

Retention payable refers to a portion of the contract price related to the Kanlaon Town Center project withheld by the Company from the contractor to ensure completion of the project and satisfactory performance service. The full amount will be released to the contractor one (1) year after the completion of the project. Outstanding retention payable as at March 31, 2026 and 2025 are expected to be settled within 12 months from reporting date.

Advances from customers consist of deposits for utilities to be remitted to Homeowners Association (HOA) once
the related property has been turned over to the buyer.

There are neither guarantees nor assets pledged to secure the Company's liabilities at March 31, 2026 and 2025.

The carrying amounts of accrued expenses and other liabilities approximate their fair values due to their short-term maturities.

9 Related party transactions and balances

The table below summarizes the Group's transactions and balances with its related parties.

	Transactions			Due from (due to)		
	2026	2025	2024	2026	2025	Terms and conditions
Receivables *Entity under common control*	-	197,245	146,405	409,666	409,666	Receivable from an entity under common control are related to payments made on behalf of Great Circle Holdings Inc. (GCH). These are non-interest bearing, unsecured, collectible in cash and on demand.
Advances to *Entity under common control*	-	738,580	13,000,000	26,210,544	26,210,544	Advances to an entity under common control are related to advances made to Ketton Property Management and Consultancy (KPMC) as the Group's property manager on its investment property under construction. There are no fixed repayment terms and these are non-interest bearing.
	-	935,825	13,146,405	26,620,210	25,684,385	
Land management agreement (Lease liability) (Note 17) *Entity under common control*		-	-	-	(207,808)	Due to an entity under common control are related to Land Management Agreement with GCH (Note 17). These are non-interest bearing, unsecured and payable in cash.

	Transactions			Due from (due to)		
	2026	2025	2024	2026	2025	Terms and conditions
Interest on lease (Note 17) *Entity under common control*	-	156,633	2,808	-	(156,633)	This pertains to the interest on lease liabilities as discussed in Note 17.
		156,633	2,808	-	(364,441)	
Contingent rent fees (Note 17) *Entity under common control*	(385,560)	-	-	(507,484)	(893,044)	This pertains to contingent fee in relation to the land management agreement with GCH as discussed in Note 17. These are non-interest bearing, unsecured, payable in cash and on demand.
Advances from *Shareholders*	-	-	-	(130,677,769)	(130,677,769)	Advances are extended for working capital requirements which are payable in cash with no fixed repayment date. These are non-interest bearing, unguaranteed and unsecured.
Key management compensation - Salaries and other short-term benefits (Note 14)	2,397,500	9,590,001	5,475,001	-	-	Key management compensation covering salaries and wages and other short-term benefits are determined based on contract of employment and payable in cash every month. The Parent Company has not provided share-based payments, termination benefits or other long-term benefits to its key management personnel for the period ended March 31, 2026, December 31, 2025, and 2024.

In the normal course of the business, the Group receives advances from the shareholders for working capital purposes. The carrying amount of advances from shareholders approximates its fair value due to its short-term maturity. The following related party balances, as at March 31, 2026, and December 31, 2025, were eliminated for the purpose of preparing the consolidated statements of financial position:

The following related party balances as at March 31, 2026, and December 31, 2025, were eliminated for the purpose of preparing the consolidated statements of financial position:

	2026	2025
Due from subsidiary	106,435,732	106,435,732
Advances from Parent Company	106,435,732	106,435,732
Investment in subsidiary	68,951,994	68,951,994
Share capital of the subsidiary	68,750,000	68,750,000

There were no related party transactions identified to be eliminated for the purpose of preparing the consolidated statements of total comprehensive income of the Group as March 31, 2026, and December 31, 2025.

10 Contract assets; contract liabilities

Contract assets

The Company incurs brokers' commission for each contract to sell successfully referred by the broker. A portion of the commission is paid upon signing of the contract to sell, and the remaining portion is paid upon issuance of the deed of absolute sale to the buyer.

The amount of brokers' commission paid by the Company is recognized as contract assets. Contract assets will be charged to "commission expense" when revenue recognition is met for each customer contract.

The movements in contract assets for the period ending March 31, 2026, and December 31, 2025 are as follows:

	Note	2026	2025
Beginning of the year		1,836,893	1,783,857
Additions during the year		-	58,036
Charged to expenses during the year	14	(58,036)	(5,000)
End of the year		1,778,857	1,836,893

Contract liabilities

Contract liabilities consist of customer deposits and advance payments for additional improvement on bare units which have not been completed as at March 31, 2026, and December 31, 2025. A portion of the contract liabilities are refundable if the customers will exercise their right to a refund based on the contract terms and applicable laws in the Philippines. The Group will recognize the revenue as the construction is completed and the collectability of the consideration is certain, which is expected to occur over the next 12 months from the reporting date.

The movements in contract liabilities for the period ending March 31, 2026, and December 31, 2025, are as follows:

	Note	2026	2025
Beginning of the year		8,944,234	7,104,337
Additions during the year		4,764,174	7,643,468
Recognized as revenue during the year	12	(5,803,571)	(5,803,571)
End of the year		7,904,837	8,944,234

Critical accounting judgment: Revenue recognition

At contract inception, the Company evaluates the following criteria before it can apply the revenue recognition model under PFRS 15: a) The parties to the contract have approved the contract and are committed to perform their obligations; b) The entity can identify each party's rights regarding the goods or services to be transferred; c) The entity can identify the payment terms for the goods or services to be transferred; d) The contract has commercial substance (i.e., the risk, timing or amount of the entity's future cash flows is expected to change as a result of the contract); and e) It is probable that the entity will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, an entity shall consider only the customer's ability and intention to pay that amount of consideration when it is due. This is relevant because customer's credit risk is an important part to determine whether a contract is valid.

If a contract with a customer does not meet the criteria, the Company shall continue to assess the contract to determine whether the criteria are subsequently met. When a contract with a customer does not meet the criteria and the Company receives consideration from the customer, the Company recognizes the consideration received as revenue only when either of the following events has occurred:

a) The Company has no remaining obligations to transfer goods or services to the customer and all, or substantially all, of the consideration promised by the customer has been received by the Company and is non-refundable; or
b) The contract has been terminated and the consideration received from the customer is non-refundable.

As at March 31, 2026 and December 31, 2025, the Company recognized the consideration received from the customers as contract liabilities and will continue to reassess if the revenue recognition criteria are subsequently met.

11 Equity

Share capital, net of treasury shares

Details of share capital as at March 31, 2026, and December 31, 2025, are as follows:

	2026		2025	
	Shares	Amount	Shares	Amount
Common shares at P1 par value per share				
Authorized share capital (Note 1)	500,000,000	500,000,000	500,000,000	500,000,000
Subscribed and issued				
Share capital issued	167,559,179	167,559,179	167,559,179	167,559,179
Treasury shares	(82)	(82)	(82)	(82)
Share capital issued and outstanding, net	167,559,097	167,559,097	167,559,097	167,559,097
Partially paid				
Subscribed share capital	82,500,000	82,500,000	82,500,000	82,500,000
Subscription receivable	-	-	-	-
Subscribed and paid	82,500,000	82,500,000	82,500,000	82,500,000
Share capital, net	250,059,097	250,059,097	250,059,097	250,059,097

Each common share confers upon a common shareholder: a) the right to vote at any shareholder's meeting or on any resolution of the shareholders; and b) the right to distribution of income under such terms and conditions as the BOD may approve. All holders of common shares shall have no pre-emptive rights to acquire new shares (including any common shares, securities convertible or exchangeable into shares, options, warrants or other rights to purchase or subscribe for shares or securities convertible or exchangeable into shares) to be issued by the Parent Company.

The Parent Company’s record of registration of its securities under the Securities Regulation Code follows:

Date of approval	February 7, 2018	October 27, 1967
Number of shares registered	330,000,000	170,000,000
Issued/offer price	2.50	2.30

Share premium

In 2013, as part of the Company’s equity restructuring and to improve and strengthen the financial condition of the Company without affecting the present ownership, the Board of Directors approved the conversion of the Company’s due to related parties, advances from shareholders and deposits for future shares subscriptions aggregating to P112,397,270 to additional paid in capital on April 30, 2013. On the same date, the Company’s shareholders approved such conversion into equity (under share premium).

On February 7, 2018, the Parent Company received a subscription payment from stockholders resulting to share premium amounting to P30,937,500.

The Parent Company received subscription payments from stockholders amounting to P10,000,000 and P16,250,000 on June 10, 2025 and July 9, 2025, respectively. On December 19, 2025, the Parent Company received an additional subscription payment from its stockholders amounting to P105,427,769, which fully settled the outstanding balance for the remaining 61,875,000 subscribed shares. The excess of the subscription price over the par value of these shares amounting to P92,812,500 was recognized as share premium.

As at March 31, 2026, and December 31, 2025, share premium amounted P236,147,270.

Subscription receivable

Details of the subscribed shares and subscription receivable as at March 31, 2026, and December 31, 2025, are as follows:

	Share capital subscribed		Share	
	No. of shares	Amount	premium	Total amount
Total subscription	82,500,000	82,500,000	123,750,000	206,250,000
Subscribed and paid, gross of share issuance costs	(82,500,000)	(82,500,000)	(123,750,000)	(206,250,000)
Subscription receivable	-	-	-	-

12 Revenue

The Group’s revenue from contracts with customers for the three months ending March 31 is as follows:

	Note	2026	2025
Rental income	17	18,066,360	9,848,470
Sale of real property held for development and sale	10	5,803,571	-
		23,869,931	9,848,470

13 Cost of sale and services

Cost of sale and services for the three months ending March 31 is as follows:

	Notes	2026	2025
Cost of real property held for development and sale	4	3,982,064	-
Cost of services			
Depreciation	6, 7	1,160,502	139,133
		5,142,566	139,133

Cost of real property held for development and sale includes allocated cost of land acquisition, site developmental cost, house construction cost, and other costs attributable to bringing the real estate inventories to its intended condition.

14 Operating expenses

The components of operating expenses for the three months ending March 31 are as follows:

	Notes	2026	2025
Salaries and other employee benefits	9	9,963,625	9,319,511
Taxes, licenses and regulatory fees		4,801,145	572,270
Security and janitorial services		1,786,505	1,006,517
Professional and consultancy fees		882,000	692,889
Utilities		567,657	340,642
Repairs and maintenance		469,655	45,914
Depreciation and amortization expenses	6, 7	419,268	467,477
Dues and subscriptions		317,898	-
Office supplies		153,319	33,035
Meeting expenses		96,136	14,956
Commission expense		58,036	-
Transportation expenses		23,331	40,303
Insurance expense		4,818	-
Miscellaneous		277,716	582,392
		19,821,109	67,304,895

Miscellaneous expense mainly pertains to advertising and promotion activities, other bank charges and web/internet expenses.

15 Other income

The components of other income for the three months ending March 31 are as follows:

	Note	2026	2025
Interest income	2	89,111	436,683
Other income		91,206	8,263
		180,317	444,946

In 2026 and 2025, other income pertains to scrap sales, forfeited customer reservation fees and developer’s incentives.

16 Income tax

The financial statements for the period ending March 31, 2026, was prepared using an income tax rate of 25% for the Regular Corporate Income Tax (RCIT) and 2% for the MCIT.

The components of income tax expense as shown in statements of total comprehensive income for the period ending March 31, are as follows:

	2026	2025
Current tax expense	376,371	-
Deferred tax (benefit) expense	-	-
	376,371	-

Deferred income tax (DIT) assets, net which are expected to be realized (settled) within the next 12 months as at December 31 consists of the tax effect of the following temporary differences:

	2026	2025
Recognized by subsidiary		
Net operating loss carry-over (NOLCO)	2,287,887	2,287,887
Excess of MCIT over RCIT	1,554,932	1,554,932
Lease liabilities	91,110	91,110
Accrued rental income-effect of straight-lining	(1,727,434)	(1,727,434)
	2,206,495	2,206,495
Recognized by JAS		
Excess of MCIT over RCIT	1,483	1,483
	2,207,978	2,207,978

The DIT asset arising from NOLCO was not recognized in 2024 as management then assessed that it was not probable that sufficient taxable profit would be available against which the related tax benefit could be utilized. In 2025, based on management's financial projections, firm lease contracts and other available evidence indicating the availability of future taxable income within the carry-over period, management concluded that it has become probable that the NOLCO will be realized. Accordingly, management has considered these factors in reaching a conclusion to recognize all DIT assets in the statements of financial position at March 31, 2026 and 2025.

The Parent Company's unrecognized deferred income tax (DIT) assets as at March 31 and December 31 are as follows:

	2026	2025
Net operating loss carryover (NOLCO)	4,717,435	4,373,534
Unrealized foreign exchange loss	(3,265)	(2,576)
	4,714,170	4,370,958

Movements in the DIT assets of subsidiary for the period ended March 31, 2026, and December 31, 2025 are as follows:

	2026	2025
Beginning	2,206,495	1,202,329
Credited (charged) to profit or loss	-	1,004,166
Ending	2,206,495	2,206,495

In compliance with the Tax Reform Act of 1997 (the "Act"), the the Group shall pay the higher between MCIT and Regular Corporate Income Tax (RCIT), starting 2021. Pursuant to Republic Act No. 11534, also known as the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act, the MCIT rate is reverted to its previous rate of 2% effective July 1, 2023. Any excess of MCIT over the RCIT shall be carried forward for the next three consecutive taxable years immediately following the year such MCIT was paid.

The details of the Group's excess MCIT over RCIT as at March 31 are as follow:

Year incurred	Year of expiration	2025	Additions (expired) during the year	2026
2024	2027	382,915	-	382,915
2025	2028	1,172,016	-	1,172,016
		1,554,931	-	1,554,931

In compliance with the Tax Reform Act of 1997 (the "Act"), NOLCO may generally be applied as a deduction from taxable income during the three (3) consecutive taxable years following the year in which the loss was incurred.

The details of the Parent company's NOLCO as at March 31, 2026, are as follow:

Year loss was incurred	Year of expiration	2025	Additions during the year	Expired during the year	2026
2020	2025	3,748,706	-	(3,748,706)	-
2021	2026	5,174,848	-	-	5,174,848
2022	2025	3,955,255	-	(3,955,255)	-
2023	2026	3,749,406	-	-	3,749,406
2024	2027	4,638,191	-	-	4,638,191
2025	2028	3,931,692	-		3,931,692
2026	2029		1,375,602		1,375,602
		25,198,098	1,375,602	(7,703,961)	18,869,739
Tax rate		25%	25%	25%	25%
		6,299,525	343,900	(1,925,990)	4,717,435

The details of the Subsidiary's NOLCO as of March 31, are as follow:

Year loss was incurred	Year of expiration	2025	Additions during the year	2026
2024	2027	3,331,480	-	3,331,480
2025	2028	5,820,070	-	5,820,070
		9,151,550	-	9,151,550
Tax rate	-	25%	25%	25%
-	-	2,287,887	-	2,287,887

The reconciliation of income tax computed at the statutory income tax rate to income tax expense as shown in the statement of total comprehensive income for the three months ending March 31 is as follows:

	2026	2025
Loss before income tax	(892,030)	(2,968,583)
Applicable statutory tax rate	25%	25%
Income (loss) before income tax at statutory tax rate	(223,008)	(742,146)
Adjustments for:		
Movement of unrecognized DIT assets	-	-
Unrecognized tax benefit on NOLCO	343,900	849,577
Excess MCIT over RCIT	182,965	-
Non-deductible expenses	100,140	-
Interest income subject to final tax	(22,277)	(109,171)
Unrecognized tax benefit from unrealized foreign exchange (gain)	(5,349)	1,740
	376,371	-

Critical accounting judgment: Deferred income taxes

PFRS requires the recognition of deferred income tax (DIT) assets to the extent that it is probable that future taxable income will be available against which the temporary differences can be utilized. Determining the realizability of DIT assets requires the estimation of profits expected to be generated from operations.

17 Lease agreement

Group as the lessee

Land Management Agreement

In 2020, JPI and Great Circle Holdings, Inc. (GCH) entered into a Land Management Agreement granting JPI the right to maintain and utilize the property of GCH situated at 593 San Antonio Drive, Taguig Bagumbayan Industrial Park, Taguig City consisting of land and warehouses for leasing activities to third-parties or its related parties. JPI will receive the entire amount of rental income from third parties or its related parties' lessees and in turn, pay GCH a 5% consideration, contingent on the rental income received. This is to allow JPI to recoup the costs incurred to improve the warehouses.

The agreement is for a period of two (2) years beginning May 4, 2020 until May 3, 2022, renewable upon mutual agreement of the parties. During 2023 and 2022, the agreement was renewed for another year. The foregoing agreement qualified as lease under PFRS 16. No further renewal of the agreement in 2024.

Effective February 19, 2025, the LMA was superseded by a Property Management Agreement (PMA) with a term of one (1) year. Pursuant to this agreement, JPI is appointed to operate, manage and maintain the property and to provide related property management services.

In 2022, JPI entered into another LMA with a related party, Bluebell Properties & Holdings Corporation (BPHC), wherein JPI granted the right to operate a parcel of land owned by BPHC located at #8 Kanlaon St., Brgy. Maharlika, Quezon City for leasing activities. JPI is permitted to construct and operate in the property. JPI will receive the entire amount of rental income and in turn, pay BPHC 5% of the total rental income received. No rental income has been recognized in 2024.

In 2023, the agreement was renewed and remained in effect through 2024. The agreement was no longer renewed thereafter.

Effective February 19, 2025, the LMA was superseded by a PMA with a term of one (1) year. Pursuant to this agreement, JPI is appointed to operate the property, oversee its occupancy, and handle its management and maintenance, as well as to provide related management services to BPHC.

Amounts recognized in the statements of financial position as of March 31, 2026, and December 31, 2025, are as follows:

	Note	2026	2025
Right-of-use asset			
Beginning of the year		-	-
Additions during the year		-	-
Amortization	13	-	-
		-	-
Lease liability			
Current		-	364,441
Non-current		-	-
		-	364,441

The movement of lease liabilities for the period ended March 31, 2026, and December 31, 2025, are as follows:

	2026	2025
Beginning of the year	364,441	3,232,886
Accretion of interest	-	156,633
Offsetting of leasehold improvements	(364,441)	(3,025,078)
	-	364,441

As of March 31, 2026 and December 31, 2025 the Company agreed with GCH to settle a portion of its outstanding lease liability amounting to P364,441 and P3,025,078 through direct payments to a third-party contractor relating to leased property. The Company considers these payments to be, in substance, lease payments made on behalf of GCH.

There are no cash outflow for leases for the years ended March 31, 2026, and December 31 2025. Amounts recognized in the statements of total comprehensive income for the three months ended March 31 are as follows:

	Note	2026	2025
Accretion of interest		-	156,633

Discount rate

The lease payments are discounted using the lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

Critical accounting estimate: Determination of incremental borrowing rate

To determine the incremental borrowing rate, the Group uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received. Where third party financing cannot be obtained, the Group uses the government bond yield, adjusted for the (1) credit spread specific to the Group and (2) security using the right-of-use assets.

Critical accounting judgment: Determination of the lease term

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The Group considers the factors below as the most relevant in assessing the options:

- If there are significant penalties to terminate (or not extend), the Group is typically reasonably certain to extend (or not terminate).
- If any leasehold improvements are expected to have a significant remaining value, the Group is typically reasonably certain to extend (or not terminate).

Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

Future minimum lease payments under lease liabilities and the net present value of the minimum lease payments as at March 31, 2026, and December 31, 2025, follows:

	2026	2025
Not later than 1 year	-	364,441
Later than 1 year but not more than five years	-	-
	-	364,441
Future finance charges	-	-
	-	364,441

Group as the lessor

Lease agreement with a third-party lessee

On May 4, 2020, the Group entered into a lease contract with a third-party lessee. The lease contract is for a period of two (2) years and one (1) month beginning May 4, 2020 unless pre-terminated or cancelled in accordance with the lease contract. The contract of lease is renewable for another one (1) year upon mutual agreement of the parties. The lease was renewed annually from June 4, 2022, to June 3, 2024, with a 2.5%

rental escalation applied in the second year. In April 2024, the lessee requested and was granted a one-month extension until July 3, 2024, after which the lease was not renewed.

The contract requires a refundable security deposit equivalent to three months' rent amounting to P4,259,623, returnable without interest 90 days after lease expiration or termination. It also requires advance rental equivalent to the last three months of the lease amounting to P4,483,815, which was applied in 2024 covering the period March 2 to June 3, 2024. On March 05, 2025, the balance for security deposit of the said contract was refunded.

Beginning 2025, after the Company entered into PMAs with related parties, the Company acts as the lessor and manages the leasing of the properties to various tenants, thereby generating rental income.

The lease agreements with various tenants generally have terms ranging from one (1) to five (5) years and are renewable upon mutual agreement of the parties. The lease contracts also include an escalation clause providing for a five percent (5%) increase in rental rates beginning on the second year of the lease term.

The lease contracts require security deposits equivalent to four (4) months' rental, which are refundable without interest 120 days after the expiration or termination of the lease, without prejudice to the lessor's right to deduct from the deposit any unpaid amounts or expenses arising from the lessee's use of the leased premises.

The lease contracts also require advance rental payments equivalent to one (1) month lease payment. The advance rental is recognized as rental income upon receipt. As at the reporting date, the advance rental have been fully recognized, consistent with the lease arrangements.

As of March 31, 2026, and December 31, 2025, total security deposit and advance rental are as follows:

	2026	2025
Current	643,249	652,249
Non-current	15,550,650	15,208,863
	16,193,899	15,861,112

Rental income from the lease contract amounted to P18,066,360 for the year ended March 31, 2026, (2025 - P66,625,847) (Note 12). The straight-line rental adjustment reduces rental income by P6.9 million in the year 2025 as lease income is recognized evenly over the lease term instead of based on cash receipts, with the difference deferred in the statement of financial position; however, it has no effect on cumulative rental income as it only changes the timing of income recognition between periods

The total estimated future minimum rental income on the lease of property as of March 31 are as follows:

	2026	2025
Not later than 1 year	7,056,365	28,257,660
Later than 1 year but not more than 5 years	82,302,752	89,359,118
	89,359,117	117,616,778

18 Loss per share

Loss per share (basic and diluted) for the three months ending March 31, was computed as follows:

	2026	2025
Loss for the period	(1,268,401)	(2,968,583)
Weighted average number of outstanding shares	250,059,097	250,059,097
Basic and diluted loss per share	(0.0051)	(0.0118)

There were no potential dilutive shares in 2026 and 2025.

19 Foreign currency denominated monetary asset

The Group’s foreign currency denominated asset as at March 31, 2026 and December 31, 2025 are as follows:

As at March 31, 2026

	US Dollar	Exchange rate at December 31	Peso equivalent
Cash in bank	10,928	60.74	663,843

As at December 31, 2025

	US Dollar	Exchange rate at December 31	Peso equivalent
Cash in bank	10,928	58.79	642,447

Foreign exchange gain for the year ended March 31, 2026, amounted to P21,397 and foreign exchange gain for (2025: P6,960 loss).

20 Critical accounting estimates, assumptions and judgments

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 circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The Group believes the following represent a summary of these significant estimates, assumptions and judgments and their related impact and associated risks in the consolidated financial statements:

20.1 Critical accounting estimates

- *Evaluation of net realizable value of real estate held for development and sale (Note 4)*
- *Useful lives of property and equipment and investment property (Note 6 and 7)*
- *Determining incremental borrowing rate (Note 17)*

20.2 Critical judgments in applying the Group’s accounting policies

- *Provision for losses on real estate held for development and sale (Note 4)*
- *Recoverability of input VAT and creditable withholding taxes (Note 5)*
- *Impairment of property and equipment (Note 6)*
- *Revenue recognition (Note 10)*
- *Recoverability of DIT assets (Note 16)*
- *Determining lease term (Note 17)*

21 Financial risk and capital management

21.1 Financial risk management

The Group’s overall risks management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group’s financial performance.

Foreign exchange risk

The Group is exposed to foreign exchange risk primarily with respect to its cash maintained in U.S. Dollar. The Group’s financial position and results of operations are affected by the movement in the U.S. Dollar to Philippine Peso exchange rate. Foreign exchange risk arises when recognized assets denominated in a currency that is not the Parent Company’s functional currency.

Transactions denominated in foreign currencies and related exchange rates are monitored by management in order to minimize risk based on Group's policies.

The Group's foreign denominated financial assets are presented in Note 19.

Assuming that all other variables remain constant, a movement of the PHP against USD at reporting date would not result to significant foreign currency exchange risk.

The sensitivity rates used in this assessment represent the rates of change between the foreign currency at March 31, 2026, and December 31, 2025, and the foreign currency exchange rates determined 30 days from the reporting period, by which management is expected to realize the Group's financial assets.

Credit risk

Credit risk refers to the risk that a counterparty will cause a financial loss to the Group by failing to discharge an obligation. Significant changes in the economy that may represent a concentration in the Group's business, could result to losses that are different from those provided for at reporting date.

Credit risk arises from cash deposits and short-term investment with banks and financial institutions, as well as credit exposure on receivables. The fair values of these financial assets approximate their net carrying amounts.

The Group has the following financial assets that are subject to credit risks:

Class of financial assets	At gross amounts	Neither past due nor impaired	Past due but not impaired	Overdue and impaired
March 31, 2026				
Cash and cash equivalents*	123,614,932	123,614,932	-	-
Receivables**	584,174	584,174		
Restricted cash	5,000	5,000		
Advances to related party	26,210,544	26,210,544	-	-
Utility deposits	807,182	807,182	-	-
Total	151,221,832	151,221,832	-	-

* Excluding cash on hand amounting to P40,000
** Excluding accrued rental income amounting to P6,909,737

Class of financial assets	At gross amounts	Neither past due nor impaired	Past due but not impaired	Overdue and impaired
December 31, 2025				
Cash and cash equivalents*	151,971,513	151,971,513	-	-
Receivables**	795,246	795,246	-	-
Restricted cash	5,000	5,000		
Advances to related party	26,210,544	26,210,544		
Utility deposits	754,831	754,831	-	-
Total	179,697,134	179,697,134	-	-

* Excluding cash on hand amounting to P40,000
** Excluding accrued rental income amounting to P6,909,737

The Group applied the expected credit loss model as follows:

Class of financial assets	At gross amounts	Expected credit losses	Net carrying amount	Internal credit rating	Basis for recognition of expected credit loss (ECL)
March 31, 2026					
Cash and cash equivalents*	123,614,932	-	123,614,932	Performing	12-month ECL
Receivables**	584,174	-	584,174	Performing	Lifetime ECL
Restricted cash	5,000		5,000	Performing	12-month ECL
Advances to related party	26,210,544		26,210,544	Performing	12-month ECL
Utility deposits	807,182	-	807,182	Performing	12-month ECL
Total	151,221,832	-	151,221,832		

* Excluding cash on hand amounting to P40,000
** Excluding accrued rental income amounting to P6,909,737

Class of financial assets	At gross amounts	Expected credit losses	Net carrying amount	Internal credit rating	Basis for recognition of expected credit loss (ECL)
December 31, 2025					
Cash and cash equivalents*	151,971,513	-	151,971,513	Performing	12-month ECL
Receivables**	795,246	-	795,246	Performing	Lifetime ECL
Restricted cash	5,000		5,000	Performing	12-month ECL
Advances to related party	26,210,544		26,210,544	Performing	12-month ECL
Utility deposits	754,831	-	754,831	Performing	12-month ECL
Total	179,697,134	-	179,697,134		

* Excluding cash on hand amounting to P40,000
** Excluding accrued rental income amounting to P6,909,737

Cash and cash equivalents, short-term investment and interest receivable

To minimize credit risk exposure from cash and cash equivalents, short-term investment and interest receivable, the Group maintains cash deposits and short-term placements in reputable banks. The Group assesses that cash and cash equivalents, short-term investment and interest receivable have low credit risk considering the bank's external credit ratings.

The Group maintains all of its cash deposits and short-term placements in banks with strong credit ratings to minimize exposure to credit risk. Excluding cash on hand amounting to 40,000 as at March 31, 2026, and December 31, 2025, amounts deposited in these banks are as follows:

	2026	2025
Universal bank	120,236,367	148,490,543
Thrift bank	3,418,565	3,400,970
	123,614,932	151,891,513

Receivables

The Group trades mainly with recognized, creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Group's exposure to bad debts is not significant.

To measure the expected credit losses, these receivables from customers have been grouped based on shared credit risk characteristics and days past due. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts for forward-looking macroeconomic data. The Group has identified the inflation rate and the gross domestic product to be the most relevant factors, and accordingly adjust the historical loss rates based on expected changes in these factors.

Credit quality of customers classified as performing are customers and counterparty balances without history of default and assessed to be fully recoverable.

Due from related parties

Due from related parties are collectible on demand and therefore, expected credit losses are based on the assumption that repayment of balances outstanding are demanded at the reporting date. Based on assessment of qualitative and quantitative factors that are indicative of the risk of default, including but not limited to, availability of accessible highly liquid asset and internal and external funding of related parties, Parent Company has assessed that the outstanding balances are exposed to low credit risk. Expected credit losses on these balances have therefore been assessed to be insignificant.

Deposits

Deposits are made with various unrated counterparties with no history of default with insignificant credit risk.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash to meet its operating cash requirements. The Group manages liquidity risk by monitoring expected cash flows and seeks funding from its shareholders to meet its operating commitments.

The Group's financial liabilities as at March 31, 2026, and December 31, 2025, which are due and demandable, are as follows:

	Less than 3 months	Between 3 to 12 months	More than 12 months	Total
March 31, 2026				
Advances from parent company	130,677,769	-	-	130,677,769
Trade payables and other liabilities	7,059,154	12,077,870	-	19,137,024
Security deposits	-	643,249	15,550,650	16,193,899
Lease liability	-	-	-	-
	138,244,407	12,721,119	15,550,650	166,516,177
December 31, 2025				
Advances from parent company	130,677,769	-	-	130,677,769
Trade payables and other liabilities	3,999,842	9,006,337	-	13,006,179
Security deposits	-	652,249	15,208,863	15,861,112
Lease liability	-	364,441	-	364,441
Total	134,677,611	10,023,027	15,208,863	159,909,501

As at March 31, 2026, presented above exclude amounts payable to government agencies amounting to P1,121,604 (2025 – 1,534,794) and advances from customers amounting to P1,049,300 (2025 – P888,369). Liquidity risk is not significant given the limited amount of financial liabilities payable to third parties.

21.2 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 implement business plans to make the Group profitable in the future.

The Group manages its capital structure, which is the total equity as shown in the statements of financial position, and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may convert advances from shareholders into deposits for future stock subscriptions or issue new shares. No changes were made in the objectives, policies or processes for the years ended March 31, 2026 and 2025.

The Group has identified target projects, ventures, businesses and assets that can be included in the holdings of the Group for which the Company may issue shares in exchange for owning them.

As discussed in Notes 1, the Parent Company obtained approval from the SEC on February 7, 2018 for the Parent Company's increase in authorized capital stock amounting to P330,000,000. This enabled the Group to generate further capital infusion from its shareholders to support its business plans.

As part of the reforms of the Philippine Stock Exchange (PSE) to expand capital market and improve transparency among listed firms, PSE has required listed entities to maintain a minimum of ten percent (20%) of their issued and outstanding shares, exclusive of any treasury shares, to be held by the public.

The Company has complied with the minimum public float as at March 31, 2026, and 2025.

22 Summary of material 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.

22.1 Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with PFRS Accounting Standards. PFRS Accounting Standards comprise the following authoritative literature:

- PFRS Accounting Standards;
- PAS Standards; and
- Interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), Philippine Interpretations Committee (PIC), and Standing Interpretations Committee (SIC) as approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and the Board of Accountancy and adopted by the Securities and Exchange Commission (SEC).

These consolidated financial statements have been prepared under the historical cost convention.

The Group is monitored as a single operating segment considering the limited transactions for each periods ending March 31, 2026, and December 31, 2025.

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 higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 20.

Changes in accounting policies and disclosures

(a) New and amended standards adopted by the Company

There are no standards, amendments and interpretations which are effective for the financial year beginning January 1, 2025 that are relevant to and have a material impact on the Company's financial statements.

(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 period and have not been early adopted by the Company. The Company's assessment of the impact of relevant new standards and amendments is set out below:

- Amendments to the classification and measurement of financial Instruments - Amendments to PFRS 9 and PFRS 7 (effective for annual periods beginning on or after January 1, 2026)

Targeted amendments to PFRS 9 and PFRS 7 were issued to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments:

a. 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;

Management defined performance measures are disclosed in a single note in the financial statements.

b. clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
c. add new disclosures for certain instruments with contractual terms that can change cash flows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
d. update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The Company does not expect these amendments to have a material impact on its operations or financial statements.

- PFRS 18 *Presentation and disclosure in financial statements* (effective for annual periods beginning on or after January 1, 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. Management is currently assessing the detailed implications of applying the new standard on the Company's financial statements.

From the high-level preliminary assessment performed, the following potential impacts have been identified:

a. Although the adoption of PFRS 18 will have no impact on the Company's net profit, the Company expects that grouping items of income and expenses in the statement of total comprehensive income into the new categories will impact how operating profit is calculated and reported. From the high-level impact assessment that the Company has performed, the following items might potentially impact operating profit:
    - Foreign exchange differences currently aggregated within 'other income and expenses, net' in operating profit might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation.

b. The Company does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:
    - management-defined performance measures;
    - a break-down of the nature of expenses for line items presented by function in the operating category of the statement of total comprehensive income - this break-down is only required for certain nature expenses;
    - and for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of total comprehensive income between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

c. From a presentation perspective, the statement of cash flows will show interest received as presented as operating cash flows and interest paid as financing cash flows, which is a change from current presentation as financing and operating cash flows respectively.

The Company will apply the new standard from its mandatory effective date of January 1, 2027. Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 will be restated in accordance with PFRS 18.

- PFRS 19 *Subsidiaries without Public Accountability: Disclosures* (effective for annual periods beginning on or after 1 January 2027)

Issued in May 2024, PFRS 19 allows for certain eligible subsidiaries of parent entities that report under PFRS Accounting Standards to apply reduced disclosure requirements. The Company does not expect this standard to have an impact on its operations or financial statements

22.2 Consolidation

Subsidiary

Subsidiary is an entity (including structured entity) over which the Group has control. The Group controls an entity where 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 to direct the activities of the entity. A subsidiary is fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations that result in the acquisition of a subsidiary by the Group. The cost of a business combination is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the business combination. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognized is recorded as goodwill. Inter-company transactions, balances and unrealized gains on transactions between the Parent Company and its subsidiary are eliminated in full. Intra-group losses are also eliminated but may indicate an impairment that requires recognition in the consolidated financial statements. Accounting policies of the subsidiary have been changed where necessary to ensure consistency with the policies adopted by the Group.

When the Group ceases to have control, any retained interest in the subsidiary is re-measured to its fair value at the date when control is lost, with the change in carrying amount generally 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 subsidiary 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.

If the Group surrenders control to a related party within the Group it ultimately belongs, the difference between the consideration received and the fair value of the subsidiary at divestment date, is recognized as other charges to equity.

22.3 Financial assets

Classification

The Group classifies its financial assets in the following measurement categories: (a) those to be measured subsequently at fair value (either through OCI or through profit or loss), and (b) those to be measured at amortized cost.

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

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Group reclassifies financial assets when and only when its business model for managing those assets changes.

The Group did not hold financial assets under category (a) during and as at March 31, 2026, and December 31, 2025.

Recognition and subsequent measurement

The Group recognizes a financial asset in the statement of financial position when the Group becomes a party to the contractual provisions of the instrument. Regular-way purchases and sales of financial assets are recognized on trade date - the date on which the Group commits to purchase or sell the asset.

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset.

Subsequently, 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.

Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its financial assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Impairment losses are presented within operating expenses in the statement of total comprehensive income.

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or

- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument or contract asset.

General approach

The Group applies the general approach to provide for ECLs on due from related parties. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held); or
- the financial asset is more than 180 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortized cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the counterparty;
- a breach of contract such as a default; or
- it is probable that the borrower will enter bankruptcy or other financial reorganization.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

Derecognition

Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership. Any gain or loss arising on derecognition is recognized directly in the statement of total comprehensive income and presented in other gains/(losses).

22.4 Financial liabilities

Classification

The Group classifies its financial liabilities as: (i) financial liabilities at fair value through profit or loss and (ii) other financial liabilities measured at amortized cost. The Group does not have any financial liabilities at fair value through profit or loss.

These are included in current liabilities, except for maturities greater than 12 months after the reporting date or when the Group has an unconditional right to defer settlement for at least 12 months after the reporting date which are classified as non-current liabilities.

Recognition

Other financial liabilities at amortized cost are recognized in the consolidated statement of financial position when, and only when, the Group becomes a party to the contractual provisions of the instrument.

Measurement

The Group's financial liabilities are initially measured at fair value plus transaction costs. These are subsequently measured at amortized cost using the effective interest rate method.

Derecognition

Financial liabilities are derecognized when it is extinguished, that is, when the obligation specified in a contract is discharged or cancelled, or when the obligation expires.

22.5 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated 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 Group or the counterparty.

The Group did not enter into any legally enforceable master netting agreements or other similar arrangements that would require offsetting of financial assets and liabilities as at March 31, 2026, and December 31, 2025.

22.6 Fair value measurement

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).

As at March 31, 2026, and December 31, 2025, the Group has no assets and liabilities measured at fair value. The fair value of the financial assets and liabilities carried at amortized cost approximates their carrying value due to their short term maturities.

22.7 Real estate held for development and sale

Real estate held for development and sale is carried at the lower of cost or net realizable value. The cost of real estate under development is determined using the inputs method. Cost includes construction and development costs of the real estate property plus other costs and expenses incurred incidental to the development of the property. Cost is further reduced by any provision for write-down. Net realizable value is the estimated selling price in the ordinary course of business less the estimated cost of completion and the estimated cost necessary to make sale.

The excess of cost of real estate under development and sale over the net realizable value is recognized as write-down in profit or loss. Reversals of previously recorded write-downs are credited to profit or loss based on the result of management's update assessment, considering the available facts and circumstances, including but not limited to net realizable value at the time of disposal.

Real estate under development is derecognized when sold or written-off. When real estate under development is sold, the carrying amount of the asset is recognized as an expense in the period in which the related revenue is recognized.

22.8 Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items, which comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Capital expenditures related to a project which are partially received or incurred are classified as construction in-progress and are stated at historical cost. These are not reclassified to the other property, and equipment accounts and depreciated until such time that the relevant assets are substantially completed and ready for intended use.

Depreciation is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives (in years), as follows:

	No. of years
Office equipment	5 years
Furniture and fixture	5 years
Computer software	5 years
Leasehold improvements	5 years or term of lease, whichever is shorter
Building and Improvement	25 years

Leasehold improvements are amortized over the estimated useful lives of the improvements or the anticipated term of the lease, whichever is shorter. Management renews its lease when the term expires.
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.

22.9 Investment property

Investment property pertaining to building held for long-term rental yields and are not occupied by the Group. Investment properties are carried at cost less accumulated depreciation and any impairment, except for land, which is shown at cost less any impairment. Cost is the fair value of the consideration given to acquire the property, including transaction costs such as legal fees and taxes on the purchase of the property. The cost of a self-constructed asset includes all directly attributable costs required to bring the property to its required working condition. Subsequent expenditure should demonstrably enhance the original asset to qualify for recognition. Transfers to investment property do not result in gains or losses.

Depreciation on investment properties other than land is calculated using the straight-line method over the estimated useful life of 25 years.

Derecognition of an investment property will be triggered by a change in use or by sale or disposal. Gain or loss arising on disposal is calculated as the difference between any disposal proceeds and the carrying amount of the related asset and is recognized in profit or loss.

22.10 Impairment of non-financial assets

Non-financial assets 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. Value in use requires entities to make estimates of future cash flows to be derived from the particular asset, and discount them using a pre-tax market rate that reflects current assessments of the time value of money and the risk specific to the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income immediately as other operating income in the statement of total comprehensive income.

22.11 Current and deferred income tax

The income tax expense for the period normally comprises current and deferred tax. Income tax expense is recognized in profit or loss within income tax (expense) credit, except to the extent 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.

DIT assets are recognized for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. DIT liabilities are recognized in full for all taxable temporary differences, except to the extent that the DIT liability arises from the initial recognition of goodwill.

DIT assets are derecognized when it is utilized or when it is no longer probable that future taxable profit can be utilized from the temporary deductible differences. DIT liabilities are derecognized when the temporary taxable differences have been settled.

The Group reassesses at each reporting date the need to recognize a previously unrecognized DIT asset.

22.12 Trade payables and other liabilities

Trade payables and other liabilities are obligations to pay for goods or services that have been acquired in the ordinary course of business. These are recognized in the period in which the related money, goods or services are received or when a legally enforceable claim against the Group is established or when the corresponding assets and expenses are recognized. Trade payables and other liabilities are recognized initially at fair value and subsequently measured at amortized cost using effective interest method. These are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Trade payables and other liabilities are derecognized when it is extinguished, that is, when the obligation specified in a contract is discharged or cancelled, or when the obligation expires.

22.13 Borrowings and borrowing costs

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated 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 12 months after the reporting date.

Borrowing costs which are directly attributable to the acquisition, construction or production of a qualifying asset (one that takes a substantial period of time to get ready for use or sale) are capitalized as part of the cost of that asset. Borrowing costs, not directly attributed to a qualifying asset, are recognized and charged to profit or loss in the year in which they are incurred.

Borrowings are derecognized when the obligation is settled, paid or discharged.

22.14 Provisions

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount can be 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 upon 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 reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision is reversed and derecognized from the statement of financial position.

22.15 Contingencies

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

22.16 Equity

Share capital

Ordinary shares are stated at par value and are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction from the proceeds.

Share premium

Any amount received by the Group in excess of par value of its shares is credited to share premium which forms part of the non-distributable reserve of the Group and can be used only for purposes specified under corporate legislation.

Subscriptions receivable

Subscriptions receivable pertains to the unpaid subscription price by the shareholder.

Share issuance cost

Share issuance costs incurred for the listing and offering process of the Group are recognized as deduction to share premium in accordance with PIC - Question and Answer (PIC - Q&A) 2011-04.

Retained earnings (deficit)

Retained earnings (deficit) include current and prior years' results, net of transactions with shareholders and dividends declared, if any.

Appropriated retained earnings pertain to the portion of the accumulated profit from operations which are restricted or reserved for a specific purpose, such as capital expenditures for expansion projects, and approved by the Group's Board of Directors.

Unappropriated retained earnings pertain to the unrestricted portion of the accumulated profit from operations of the Group which are available for dividend declaration.

Treasury shares

Where the Group purchases its own equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs is deducted from equity 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 are included in equity.

22.17 Earnings per share

Basic earnings (loss) per share is computed by dividing profit (loss) for the year attributable to the shareholders by the weighted average number of shares outstanding during the year.

The diluted earnings (loss) per share is calculated by adjusting the weighted average number of shares outstanding to assume conversion of all dilutive potential ordinary shares, if any. The Group has no dilutive potential ordinary shares during and at the end of each reporting period.

22.18 Dividend distribution

Dividend distribution to the Group's shareholders is recognized as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the Parent Company's BOD.

22.19 Revenue recognition

a) Contract revenues from sale of real estate properties

The Group develops and sells residential units. Under a contract to sell a residential unit, the object is the property itself, which is the normal output of a real estate business. In addition, this contract contains information such as the contracting parties' rights and payment terms, which are essential elements for a valid revenue contract. The contract must be signed by the contracting parties to make it enforceable prior to revenue recognition. The Group assesses the commercial substance of the contract and the probability that it will collect the consideration.

When a contract with a customer does not meet the criteria for revenue recognition and the Group receives consideration from the customer, the Group shall recognize the consideration received as revenue only when either of the following events has occurred:

a) The entity has no remaining obligations to transfer goods or services to the customer and all, or substantially all, of the consideration promised by the customer has been received by the entity and is non-refundable; or

b) The contract has been terminated and the consideration received from the customer is non-refundable.

The Group satisfies its performance obligation as it develops the property. Therefore, revenue is recognized over time, i.e. as the related obligations are fulfilled, measured principally on the basis of the estimated completion of a physical proportion of the contract work. Sale of real property held for sale are revenue from contracts with customers recognized at a point in time upon transfer of control to customers. Land and materials delivered on site, which are yet to be installed/attached to the main structure, are excluded from the percentage-of-completion.

For income taxation purposes, income from sale of real estate properties is recognized in full in the year when substantial down payment from the buyer is received following the provisions of the Tax Code. Otherwise, taxable income is based on cash collections under installment method.

b) Contract asset and contract liabilities

Costs incurred as a result of obtaining a contract which are payable upon signing of the contract to sell and deed of absolute sale are capitalized as contract assets considering that this would not have been incurred if the contract had not been obtained. The contract asset is amortized as the related revenue from the contract is recognized.

Contract liabilities presented represent the reservation fees and advance payments for customized improvements that have not yet qualified for revenue recognition. These are classified as current liabilities and will be released to revenue when all criteria for revenue recognition are met.

As a practical expedient, the Group did not disclose the aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as of the end of the reporting period and an explanation of when the Group expects to recognize a revenue from the performance obligation in accordance with paragraph 120 of PFRS 15 since the performance obligation is part of a contract that expected to be completed within 12 months from the reporting date.

c) Rental income

Rental income from operating lease is recognized in profit or loss on a straight-line basis over the lease term. Rental income is shown net of value-added tax. Any difference between the rental income determined on a straight-line basis and the actual lease payment is recognized as a rent receivable or unearned rental income as the case may be. These are included in non-current assets or liabilities, except if the remaining lease period is within one year after the reporting period, which are then classified as current assets or liabilities.

22.20 Leases

Group as the lessee

Assets and liabilities arising from a lease are initially measured on a present value basis. The interest expense is recognized in the profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

(a) Measurement of lease liabilities

Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate
- amounts expected to be payable by the lessee under residual value guarantees
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for the Group’s leases, the lessee’s incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received,
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for
- leases held for entities which do not have recent third-party financing, and
- makes adjustments specific to the lease (i.e. term, currency and security).

Lease payments are allocated between principal and interest expense. The interest expense is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

(b) Measurement of right-of-use assets

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability,
- any lease payments made at or before the commencement date less any lease incentives received,

- any initial direct costs, and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Right-of-use assets that are held for rental are accounted for as investment property. The Group's right-of-use asset consisting of land and building held for rental qualify as investment property.

(c) Extension and termination options

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The lease term is reassessed if an option is actually exercised (or not exercised) or the Group becomes obliged to exercise (or not exercise) it. The assessment of reasonable certainty is revised only if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the lessee.

(d) Short-term leases and leases of low-value assets

Payments associated with short-term leases and leases of low-value assets are recognized on a straight-line basis as an expense in the profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise small items of service tools and equipment.

Group as the lessor

Leases in which the Group does not transfer substantially all the risks and rights for the leased assets to the lessee are classified as operating lease. Assets leased out under operating leases are included in investment properties in the statements of financial position. Rental income is recognized on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognized as expense over the lease term on the same basis as rental income. The Group did not need to make any adjustments to the accounting for assets held as lessor as a result of adopting the new leasing standard.

When assets are leased out under a finance lease, the present value of the lease payments is recognized as a receivable. The difference between the gross receivable and the present value of the receivable is recognized as unearned finance income. Lease income is recognized over the term of the lease using the net investment method, which reflects a constant periodic rate of return. The Group has no finance leases during and at the end of each reporting period.

22.21 Related party relationships and transactions

Related party relationships exist when one party has the ability to control, directly or indirectly through one or more intermediaries, the other party or exercises significant influence over the other party in making financial and operating decisions. Such relationships also exist between and/or among entities which are under common control with the reporting enterprise, or between and/or among the reporting enterprise and its 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.

22.22 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, represented by the Parent Company's Board of Directors who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the primary person that makes strategic decisions.

The Group’s operations is managed as a single business segment; consequently, the Group does not prepare a segmental analysis for its consolidated financial statements.