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SEC Registration Number

P	R	I	M	E		O	R	I	O	N		P	H	I	L	I	P	P	I	N	E	S	,		I	N	C	.				

(Company's Full Name)

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P	L	A	Z	A		A	Y	A	L	A		T	R	I	A	N	G	L	E		A	Y	A	L	A		A	V	E	N	U	E	
M	A	K	A	T	I		C	I	T	Y																							

(Business Address: No. Street City/Town/Province)

RHODORA ESTRELLA B. REVILLA

(Contact Person)

884-1106

(Company Telephone Number)

1	2
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Month
(Fiscal Year)

3	1
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Day

SEC Form

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(Form Type)

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Month

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Day
(Annual Meeting)

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

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SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **30 September 2017**
2. Commission Identification Number **163671**
3. BIR Tax Identification No. **000-804-342-000**
4. Exact name of issuer as specified in its charter **PRIME ORION PHILIPPINES, INC.**
5. Province, country or other jurisdiction of incorporation or organization **Makati City, Philippines**
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office and postal code
Unit 1014 Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City 1226
8. Issuer's telephone number, including area code **(632) 884-1106**
9. Former name, former address and former fiscal year, if changed since last report:
Not Applicable
10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

As of 31 October 2017

<u>Title of each Class</u>	<u>Number of shares of common stock outstanding</u>
Common shares	4,896,455,183
<u>Amount of Debt Outstanding</u>	
Outstanding Loans (consolidated)	-0-

11. Are any or all of the securities listed on a Stock Exchange?
Yes [] No []

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

Philippine Stock Exchange **Common**

12. Indicate by check mark whether the registrant:

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

Yes [] No []

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

Yes [] No []

PART I – FINANCIAL INFORMATION

Item 1. Financial Statements

Please see attached.

Item 2. Management Discussion and Analysis of Financial Condition and Results of Operations

Consolidated Results of Operations

For the third quarter ended 30 September 2017, Prime Orion Philippines, Inc. (“POPI” or “the Group”) reported a consolidated net income of P68.8 million compared to a net income of P11.8 million for the same period last year. For the nine-month period ended 30 September 2017, the Group reported a consolidated net income of P85.2 million attributable to the gain from sale of asset and increase in Other Income compared to the net loss of P407.3 million last year.

Consolidated Revenues during the quarter amounted to about P180.5 million which was higher than the P173.9 million revenue for the same period last year. The increase in revenues was due to higher rental income as a result of better occupancy, gain on sale of Available-for-Sale (AFS) financial assets, and gain from sale of certain plant property and equipment. For the nine-month period, Consolidated Revenues decreased by 32% to P452.4 million compared to P662.4 million last year.

During the quarter, Total Cost and Expenses decreased by 33% due to lower claims and losses and operating expenses. Underwriting Costs decreased due to non-renewal of policies. On a year-to-date, Total Cost and Expenses decreased by 51% due to lower operating expenses, cost of sales and services and underwriting costs. Depreciation and amortization expenses decreased due to the write-off of certain plant property and equipment.

Tutuban Properties, Inc. (TPI)

TPI registered a net income of P27.5 million during the quarter compared to a net income of P8.3 million for the same period last year. Revenues from mall operations increased from P100.6 million to P125.2 million, on account of better occupancy and higher parking income.

On year-to-date, TPI posted a net income of P52.6 million compared to last year's net loss of P291.9 million. Revenues from parking and night market were higher than last year.

Lepanto Ceramics, Inc. (LCI)

LCI posted a net income of P16.9 million compared to the net loss of P2.5 million for the same period last year due to better rental revenue, gain from sale of AFS financial assets and increase in Other Income.

For the nine-month period, LCI posted a net income of P27.5 million compared to the net loss of P3.8 million last year due to the increase in rental revenue and gain from sale of AFS financial assets, increase in Other Income and Interest Income.

FLT Prime Insurance Corporation (FPIC)

During the quarter, FPIC reported a net income of P14.2 million compared to the net loss of P1.6 million for the same period last year. FPIC recognized gain from sale of AFS financial assets and registered lower claims and losses and lower operating expenses.

For the nine-month period, FPIC posted a net loss of P28.9 million compared to last year's net loss of P47.3 million. This was due to the decrease in claims and losses and commission expenses as a result of non-renewal of policies after the servicing license was issued by the Insurance Commission in April 2017.

Financial Condition

Total Assets of the Group was recorded at P4.6 billion and P6.0 billion as of 30 September 2017 and 31 December 2016, respectively. Decrease in Total Assets was due to the redemption and disposal of AFS financial assets coupled by the collection of amounts owed by related parties. Cash and cash equivalents decreased and was used to fund building improvements and to purchase POPI shares by a subsidiary. Increase in other noncurrent assets was due to investment property and deferred input value added tax.

The decrease in Total Liabilities was mainly due to settlement of payables and deferred tax liability. Decrease in Total Equity was due to acquisition of shares by a subsidiary coupled by the decline in value of AFS financial assets.

Financing Through Loans

As of 30 September 2017, the Group has no outstanding loans from any financial institution.

The top 5 Key Performance Indicators of the Group are as follows:

Ratios	Formula	30-September-17	30-September-16	31-Dec-16
Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	4.44:1 2,892,101/ 650,985	4.77:1 5,023,836/ 1,053,968	5.47: 1 4,367,617/ 798,847
Debt to Equity Ratio	$\frac{\text{Total Liabilities}}{\text{Equity}}$	0.47:1 1,466,099/ 3,122,900	0.434: 1 1,921,595/ 4,425,014	0.36: 1 1,595,996/ 4,387,064
Capital Adequacy Ratio	$\frac{\text{Equity}}{\text{Total Assets}}$	0.67: 1 3,122,900/ 4,638,042	0.69: 1 4,425,014/ 6,402,222	0.73: 1 4,387,064/ 6,038,319
Book Value per Share	$\frac{\text{Equity}}{\text{Total \# of Shares}}$	0.638 3,122,900/4,896,455	0.904 4,425,014/ 4,896,455	0.90 4,387,064/ 4,896,455
Income per Share	$\frac{\text{Net Income}}{\text{Total\# of Shares}}$	0.017 85,193/ 4,896,455	-0.083 -407,293/ 4,896,455	0.001 4,198/ 4,896,455

Current ratio shows the Group's ability to meet its short term financial obligation. As of 30 September 2017, the Group has P4.44 worth of current assets for every peso of current liabilities as compared to P5.47 as of 31 December 2016. The Group has sufficient current assets to support its current liabilities as of the period.

Debt to Equity ratio indicates the extent of the Group's debt which is covered by shareholders' fund. It reflects the relative position of the equity holders. The higher the ratio, the greater the risk being assumed by the creditors. A lower ratio generally indicates greater long term financial safety. Compared to 31 December 2016, debt-to-equity ratio was 31% higher due to settlement of accounts payable and accrued expenses.

Capital Adequacy Ratio is computed by dividing the Total Stockholders' Equity over Total Assets. It measures the financial strength of the Group. As of 30 September 2017, the Group's Capital Adequacy Ratio is 0.67 slightly lower than 0.73 as of 31 December 2016.

Book value per share measures the recoverable amount in the event of liquidation if assets are realized at book value. As of 30 September 2017, the Group has book value per share of P0.638, 29% lower compared to 31 December 2016. The decrease in book value was due to decline in value of AFS.

Income per share is calculated by dividing net income by the weighted average number of shares issued and outstanding. As of 30 September 2017, the Group reported a P0.017 income per share as compared to negative P0.083 loss per share last year.

(i) Any known trends, demands, commitments, events or uncertainties that will have a material impact on issuer's liability.

There are no known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company and its subsidiaries' liquidity increasing or decreasing in any material way.

(ii) Events that will trigger direct or contingent financial obligation that is material to the Group, including any default or acceleration of an obligation

There are no known events that will trigger direct or contingent financial obligation that is material to the Group, including any default or acceleration of an obligation.

(iii) Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships with unconsolidated entities or other persons created during the reporting period.

There are no known off-balance sheet transactions, arrangements, obligations (including contingent obligations), during the period.

(iv) Any material commitments for capital expenditures, the general purpose of such commitments, and the expected sources of funds for such expenditures.

The Group has not entered into any new commitments for capital expenditures.

(v) Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable impact on net sales or revenues or income from continuing operations should be described.

There are no known trends, events or uncertainties that have material impact on net sale/revenues/income from continuing operation.

(vi) Any significant elements of income or loss that did not arise from the registrant's continuing operations.

The Group did not recognize income or loss during the period that did not arise from continuing operations.

(vii) Causes of Any Material Changes from Period to Period of FS which shall include vertical and horizontal analyses of any material item (5%).

Causes of any material changes from period to period of FS is included in the Financial Condition.

(viii) *Any seasonal aspects that had a material effect on the financial condition or results of operations.*

There are no known seasonal aspects that had a material effect on the financial condition or results of operations.

Breakdown on the contribution of POPI's subsidiaries (on a per type of business basis) to POPI's net income as provided below:

Parent Company (Holding Co.)	39.31%
Real estate and property development	95.30%
Financial services	-33.92%
Others	-0.69%
	<hr/>
	100.00%

SIGNATURES

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

Issuer:

PRIME ORION PHILIPPINES, INC.

By:


ROANN H. BATOON
Chief Operating Officer
Date: 10 November 2017


RHODORA ESTRELLA B. REVILLA
Chief Finance Officer/Compliance Officer
Date: 10 November 2017

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES

**Unaudited Interim Consolidated Financial Statements
September 30, 2017 and December 31, 2016**

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(Amounts in Thousands, Except Par Value and Number of Shares)

	UNAUDITED September 30, 2017	AUDITED December 31, 2016
ASSETS		
Current Assets		
Cash and cash equivalents (Note 4)	P178,384	P368,360
Receivables (Note 5)	320,484	285,030
Inventories (Note 6)	8,075	8,075
Real estate held for sale and development (Note 7)	264,464	264,464
Amounts owed by related parties (Note 18)	1,078,574	1,447,928
Available-for-sale (AFS) financial assets (Note 8)	797,512	1,755,767
Financial assets at fair value through profit or loss (FVPL) (Note 9)	2,500	13,103
Other current assets (Note 10)	242,108	224,890
Total Current Assets	2,892,101	4,367,617
Noncurrent Assets		
Investment in associate (Note 11)	1,913	1,931
Investment properties (Note 12)	1,567,358	1,492,299
Property, plant and equipment (Note 13)	37,701	36,166
Software costs (Note 14)	4,892	7,633
Pension assets (Note 21)	14,530	14,530
Other noncurrent assets (Note 15)	119,547	118,143
Total Noncurrent Assets	1,745,941	1,670,702
TOTAL ASSETS	P4,638,042	P6,038,319
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses (Note 16)	P503,283	P666,982
Current portion of rental and other deposits (Note 17)	133,242	121,167
Amounts owed to related parties (Note 18)	14,460	10,698
Total Current Liabilities	650,985	798,847
Noncurrent Liabilities		
Rental and other deposits – net of current portion (Note 17)	82,005	59,982
Retirement benefits liability (Note 21)	-	1,981
Deferred rent income	53,030	52,611
Deferred income tax liabilities – net	198,404	200,900
Subscriptions payable (Note 19)	481,675	481,675
Total Noncurrent Liabilities	815,114	797,149
Total Liabilities	1,466,099	1,595,996
Equity Attributable to Equity Holders of the Parent		
Capital stock - P1 par value		
Authorized - 7,500,000,000 shares		
Issued and subscribed - 4,890,320,298 shares (net of subscriptions receivable of P2,117,821 and P2,122,814 as at September 30, 2017 and December 31, 2016)	2,772,499	2,765,590
Additional paid-in capital	1,598,654	1,598,654
Equity reserves	27,469	27,469
Shares held by subsidiary (Note 23)	(1,279,234)	(21,916)
Revaluation increment on property, plant and equipment (Note 12)	227,498	233,205
Unrealized valuation gain (losses) on AFS financial assets	58,999	168,445
Loss on re-measurement of retirement benefit liability	(47,739)	(51,858)
Retained earnings (Deficit)	(235,246)	(332,525)
	3,122,900	4,387,064
Non-Controlling Interests	49,043	55,259
Total Equity	3,171,943	4,442,323
TOTAL LIABILITIES AND EQUITY	P4,638,042	P6,038,319

See accompanying Notes to Consolidated Financial Statements.

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands, Except Earnings Per Share)

	QUARTER ENDED		NINE MONTHS PERIOD	
	SEPTEMBER 30		ENDED SEPTEMBER 30	
	2017	2016	2017	2016
REVENUES				
Rental	141,814	109,668	344,962	329,274
Insurance premiums and commissions	28,110	57,019	81,850	184,731
Gain on sale of AFS investments (Note 8)	8,497	250	16,402	13,470
Interest income on investments	1,865	2,308	7,927	11,135
Dividend income	231	646	1,260	1,765
Real estate sales	-	-	-	100,195
Merchandise sales - net	-	173	-	2,936
Service income	-	3,828	-	18,863
	180,517	173,892	452,401	662,369
COST AND EXPENSES				
Cost of goods sold and services	74,962	74,285	214,967	361,702
Operating expenses (Note 20)	27,268	60,052	120,902	299,572
Insurance underwriting deductions	16,254	41,316	75,775	148,884
Cost of real estate sold	-	-	-	42,903
	118,484	175,653	411,644	853,061
OTHER INCOME (CHARGES)				
Others - net	11,416	4,435	38,199	20,589
Interest and others - net	6,784	11,006	30,537	19,928
Gain on sale of assets	16,404	1,817	18,201	14,961
Reversal of (provision for) probable losses	(8,687)	(4)	(8,634)	(262,428)
Foreign exchange gains (losses) - net	-	3	0	17
Reversal of provision for inventory loss	-	133	-	2,759
Impairment losses on AFS financial assets	-	-	-	(3,115)
Equity in net loss of an associate	-	-	(19)	(19)
Unrealized gain (loss) on FVPL	(365)	(8)	(603)	(250)
	25,552	17,383	77,681	(207,558)
INCOME (LOSS) BEFORE INCOME TAX	87,585	15,622	118,438	(398,250)
PROVISION FOR INCOME TAX	18,758	3,829	33,245	9,043
NET INCOME (LOSS)	68,827	11,793	85,193	(407,293)
ATTRIBUTABLE TO:				
Equity holders of the company	65,822	11,048	91,572	(394,311)
Noncontrolling interests	3,005	745	(6,379)	(12,982)
	68,827	11,793	85,193	(407,293)
EARNINGS (LOSS) PER SHARE (Note 22)				
Basic, for income for the period attributable to ordinary equity holders of the parent	0.013	0.002	0.019	(0.165)

See Accompanying Notes to Consolidated Financial Statements

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES**UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

(Amounts in Thousands)

	QUARTER ENDED SEPTEMBER 30		NINE MONTHS PERIOD ENDED SEPTEMBER 30	
	2017	2016	2017	2016
NET INCOME (LOSS) FOR THE PERIOD	68,827	11,793	85,193	(407,293)
OTHER COMPREHENSIVE INCOME (LOSS)				
Other comprehensive income (loss) to be reclassified to profit or loss in subsequent period:				
Unrealized valuation gain (loss) on AFS investments	(36,233)	(52,132)	(105,572)	229,114
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent period:				
Remeasurement gain (loss) on retirement plan - net of tax	4,119	5,842	4,119	5,842
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD	36,713	(34,497)	(16,260)	(172,337)
Total comprehensive income (loss) attributable to:				
Equity holders of the company	39,126	(49,694)	(3,502)	(174,629)
Noncontrolling interests	(2,413)	15,197	(12,758)	2,292
	36,713	(34,497)	(16,260)	(172,337)

See Accompanying Notes to Consolidated Financial Statements

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES

UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 AND 2016

(Amounts in Thousands)

	Capital Stock	Additional Paid-in Capital	Shares Held by Subsidiary	Revaluation Increment (Note 12)	Equity Reserves	Unrealized Valuation Gains (Losses) on AFS Financial Assets	Losses on Remeasurement of Retirement Benefits Plans	Retained Earnings (Deficit)	Non-Controlling Interests	Total
Balances at December 31, 2015	2,100,585	829,904	(21,916)	244,622	27,071	(5,385)	(72,481)	57,583	68,596	3,228,578
Net loss for the period	-	-	-	-	-	-	-	(394,311)	(12,982)	(407,293)
Other comprehensive income (loss):										
Unrealized valuation gain on AFS financial assets	-	-	-	-	-	229,114	-	-	-	229,114
Actuarial gain recognized in OCI	-	-	-	-	-	-	5,842	-	-	5,842
Total comprehensive income (loss)	-	-	-	-	-	229,114	5,842	(394,311)	(12,982)	(172,337)
Collection of subscription receivables	655,239	768,750	-	-	-	-	-	-	-	1,423,989
Equity reserves	-	-	-	-	398	-	-	-	-	398
Transfer of realized revaluation increment on property, plant and equipment	-	-	-	(7,610)	-	-	-	7,610	-	-
Balances at September 30, 2016	2,755,824	1,598,654	(21,916)	237,012	27,469	223,729	(66,639)	(329,117)	55,614	4,480,628
Balances at December 31, 2016	2,765,590	1,598,654	(21,916)	233,206	27,469	168,445	(51,858)	(332,526)	55,422	4,442,486
Net income (loss) for the period	-	-	-	-	-	-	-	91,572	(6,379)	85,193
Other comprehensive income (loss) for the period										
Actuarial gain (loss) recognized in OCI	-	-	-	-	-	-	4,119	-	-	4,119
Unrealized valuation gain (loss) on AFS financial assets	-	-	-	-	-	(105,572)	-	-	-	(105,572)
Total comprehensive income (loss) for the period	-	-	-	-	-	(105,572)	4,119	91,572	(6,379)	(16,260)
Collection of subscription receivables	6,909	-	-	-	-	-	-	-	-	6,909
Shares held by subsidiary	-	-	(1,257,318)	-	-	-	-	-	-	(1,257,318)
Transfer of realized revaluation increment on property, plant and equipment	-	-	-	(5,708)	-	-	-	5,708	-	-
Unrealized gain transferred from equity to consolidated statement of income	-	-	-	-	-	(3,874)	-	-	-	(3,874)
Balances at September 30, 2017	2,772,499	1,598,654	(1,279,234)	227,498	27,469	58,999	(47,739)	(235,246)	49,043	3,171,943

See accompanying Notes to Consolidated Financial Statements

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS
(Amounts in Thousands)

NINE MONTHS ENDED SEPTEMBER 30

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	118,438	(398,250)
Adjustments for:		
Gain on sale of:		
AFS financial assets (Note 8)	(16,402)	(13,470)
Property, plant and equipment	(1,801)	(2,717)
FVPL investment	603	(348)
Investment property	(16,401)	(78,771)
Accounts written off	59	5,524
Share based expense	-	398
Provision for (reversal of) impairment losses on:		
Receivables (Note 5)	4,125	36,857
Inventories (Note 6)	-	(2,759)
Other current assets	(166)	57
AFS financial assets (Note 8)	-	3,115
Real estate held for sale	-	16,042
Investment in associates	-	610
Noncurrent assets	-	12,870
Accrued provision for losses	8,800	234,644
Equity in net loss of an associate	19	19
Movement of retirement liability	2,139	10,544
Depreciation and amortization (Notes 12, 13, 14 and 22)	64,993	76,198
Interest income	(38,504)	(35,239)
Dividend income (Note 8)	(1,260)	(1,765)
Interest expense and bank charges	40	4,176
Unrealized foreign exchange losses (gains) - net	(0)	(15)
Operating income (loss) before working capital changes	124,682	(132,280)
Decrease (increase) in:		
Receivables	(39,579)	(197,397)
Inventories	-	4,914
Real estate held for sale and development	-	41,319
Other current assets	(50,297)	(4,060)
Increase (decrease) in:		
Accounts payable and accrued expenses	(174,575)	261,498
Rental and other deposits	34,098	(14,600)
Net cash flows from (used in) operations	(105,672)	(40,605)
Interest received	38,504	35,239
Interest paid	(40)	(4,176)
Net cash flows from (used in) in operating activities	(67,207)	(9,542)

(Forward)

NINE MONTHS ENDED SEPTEMBER 30

	2017	2016
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of:		
AFS financial assets	865,173	12,675
FVPL investments	10,200	5,430
Property, plant and equipment	3,242	5,190
Investment properties	20,000	79,180
Acquisitions of:		
Investment properties (Note 12)	(132,683)	(99,347)
AFS financial assets (Note 8)	-	617,385
Software cost (Note 14)	(126)	(3,360)
Property, plant and equipment (Note 13)	(11,136)	(55,803)
Decrease (increase) in:		
Other noncurrent assets	(1,407)	110,470
Amounts owed by related parties	369,355	(1,291,994)
Dividends received (Note 8)	1,260	1,765
Acquisition of shares by a subsidiary	(1,257,318)	-
Net cash flows used in investing activities	(133,440)	(618,409)
CASH FLOWS FROM FINANCING ACTIVITY		
Collection of deposit for future stock subscriptions	-	1,406,250
Collection of subscriptions receivable	6,909	30,239
Movement of additional paid-in capital	-	(12,500)
Increase in amounts owed to related parties	3,762	-
Net cash flows from financing activities	10,671	1,423,989
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(189,976)	796,038
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	368,360	542,385
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD (Note 4)	178,384	1,338,423

See Accompanying Notes to Consolidated Financial Statements

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information and Status of Operations

Corporate Information

Prime Orion Philippines, Inc. (POPI; the “Parent Company”) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on May 19, 1989. The Parent Company’s registered office address is at Unit 1014 Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City. The Parent Company’s primary purpose is to acquire by purchase, exchange, assign, donate or otherwise, and to hold, own and use, for investment or otherwise and to sell, assign, transfer, exchange, lease, develop, mortgage, pledge, traffic, deal in and with, and otherwise operate, enjoy and dispose of any and all properties of every kind and description and wherever situated, as and to the extent permitted by law, including but not limited to, buildings, tenements, warehouses, factories, edifices and structures and other improvements, and bonds, debentures, promissory notes, shares of capital stock, or other securities and obligations, created, negotiated or issued by any corporation, association, or other entity, domestic or foreign.

POPI and its subsidiaries, collectively referred to as “the Group”, have principal business interests in holding companies, real estate and property development, financial services and distribution.

Status of Operations

On December 23, 2011, Lepanto Ceramics, Inc. (LCI), a wholly-owned subsidiary, filed a Petition for Rehabilitation (PR) to arrest LCI’s continuing financial losses for the past several years and to enable it to eventually meet its financial obligations to its creditors. After a series of court-approved amendments to the rehabilitation plan, on January 11, 2013, the rehabilitation receiver issued a Notice to Creditors that the pay-out of claims would commence on January 21, 2013.

On May 29, 2014, LCI filed a Motion for Termination of Rehabilitation Proceedings, stating that LCI has substantially accomplished the tasks and conditions of the amended and restated rehabilitation plan. On August 28, 2014, the court granted LCI’s Motion for Termination of Rehabilitation Proceedings and declared LCI’s successful rehabilitation.

Meanwhile, with the total lifting of the import safeguards for ceramic tiles beginning 2010, LCI suspended its manufacturing operations in 2012 and started renting out its warehouses in July 2014. In September 2016, the Board of Directors (BOD) and stockholders of LCI approved the amendment of LCI’s Articles of Incorporation (AOI), specifically, the change in its corporate name to Lepanto Development Corporation and change in its primary purpose to state that it can purchase, acquire, own, lease, sell and convey real properties such as lands, buildings, factories and warehouses and machineries, equipment and other personal properties as may be necessary or incidental to the conduct of the corporate business, and to pay in cash, shares of its capital stock, debentures and other evidences of indebtedness, or other securities, as may be deemed expedient, for any business or property acquired by the corporation.

In September 2012, certain property and equipment and investment properties of Tutuban Properties, Inc. (TPI; a wholly-owned subsidiary) were damaged by fire. FLT Prime Insurance Corporation (FPIC), the non-life insurance policy provider and also a majority-owned subsidiary of POPI, recognized the incident as a fire loss event. The insurance policy was substantially ceded by FPIC to third party reinsurers.

On April 1, 2015, TPI signed a Memorandum of Understanding (MOU) with the then Department of Transportation and Communication (DOTC) and Philippine National Railways (PNR) to formalize the agreement to cooperate in the finalization and implementation of plans for the North-South Railway Project (NSRP) within a period of six (6) months. The NSRP involves construction of the North Line (Bulacan to Tutuban) and South Line (Tutuban to Albay) with the transfer station located at Tutuban Center. As at September 30, 2017, discussions on the implementation of the NSRP among DOTC, PNR and TPI are on-going.

On January 13, 2015, the Insurance Commission (IC) issued Circular No. 2015-02-A which provided clarification of the provisions of Sections 194, 197, 200 and 289 of the Amended Insurance Code to ensure the compliance with the minimum capitalization and net worth requirements by the insurance companies. The Parent Company committed to infuse the necessary capital to comply with the IC's requirements for FPIC for 2015.

On August 14, 2015, POPI entered into an agreement with Ayala Land, Inc. (ALI) whereby ALI will subscribe to 2,500,000,000 common shares of stock of POPI or 51.36% equity interest in POPI for a total consideration of ₱5.625 billion, subject to certain terms and conditions. In connection with the foregoing, on August 13, 2015, the BOD approved the amendment of POPI's AOI, specifically: (i) Article Sixth - to increase the number of its directors from seven (7) to nine (9); and (ii) Article Seventh - to increase its authorized capital stock from ₱2.40 billion (divided into 2.40 billion common shares at ₱1 par value) to ₱7.50 billion (divided into 7.50 billion common shares at ₱1 par value). On February 24, 2016, the Deed of Subscription between ALI and POPI was executed. As of June 30, 2016, the amount received for the subscription amounting to ₱1,406.25 million was presented as deposit for future stock subscription in the 2016 statement of financial position. The increase in POPI's authorized capital stock was approved by the SEC on July 4, 2016. As of 31 December 2016, ALI has subscribed to 2.5 billion shares, equivalent to 51.06% equity in POPI.

With the entry of ALI, the Group will be able to benefit from the expertise and resources of ALI and optimize the development of its property assets, especially the Tutuban Center, a commercial complex operated by TPI and located in Manila City. The Tutuban Center, which sits on a 20-hectare property, will be the location of the NSRP Transfer Station which will interconnect with the LRT 2 West Station.

As part of the rationalization of the Group's operations, on September 2, 2016, the BOD of Orion Property Development, Inc. (OPDI), a wholly-owned subsidiary, approved the closure of its land title services division. On the same date, the BOD of Orion Maxis Inc. (OMI) and Orion Solutions, Inc. (OSI) approved and authorized the dissolution and liquidation of OMI and OSI by shortening their corporate term up to December 31, 2016. Both OMI and OSI are wholly-owned subsidiaries of POPI. On September 5, 2016, the BOD of TPI approved the closure of its hotel and café operations.

In March 2017, FPIC applied with the IC for the issuance of a servicing license as it could not comply with paid-up capital requirement. In April 2017, the IC issued FPIC a servicing license. Under said servicing license, FPIC cannot issue new policies but will continue to accept payments for its policies and to service its portfolio of active insurance policies, the maturities of which will mostly end in 2018.

The SEC and the Bureau of Internal Revenue approved on April 10, 2017 and May 31, 2017, respectively, POPI's application for the change in accounting period from fiscal year ending on June 30 to calendar year ending on December 31.

On October 20, 2017, the Audit and Risk Committee approved and authorized the release of the accompanying unaudited interim consolidated financial statements of the Group as at September 30, 2017.

2. Basis of Preparation, Statement of Compliance, Basis of Consolidation and Summary of Significant Accounting and Financial Reporting Policies

Basis of Preparation

The consolidated financial statements have been prepared on a historical cost basis, except for AFS investments, land, land improvements, building and building improvements under “property, plant and equipment” which are carried at fair values. The consolidated financial statements are presented in Philippine peso, which is the Group’s functional and presentation currency. All values are rounded off to the nearest thousand (P000) except when otherwise indicated.

Statement of Compliance

The consolidated financial statements of the Group have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Basis of Consolidation

The consolidated financial statements include the accounts of the Parent Company and its subsidiaries as at September 30, 2017 and December 31, 2016:

Subsidiaries	Nature of Business	Effective Percentage of Ownership	
		September 30, 2017	December 31, 2016
Real Estate, Property Development and Others:			
Orion Land Inc. (OLI) and Subsidiaries:			
OLI	Real Estate and Investment Holding Company	100%	100%
TPI and Subsidiaries:			
TPI (Note 1)	Real Estate, Mall Operations	100%	100%
TPI Holdings Corporation (TPIHC)	Investment Holding Company	100%	100%
OPDI and Subsidiaries:			
OPDI (Note 1)	Real Estate Development	100%	100%
Orion Beverage, Inc. (OBI) *	Manufacturing	100%	100%
LCI (Note 1)	Manufacturing and Distribution	100%	100%
Luck Hock Venture Holdings, Inc.*	Other Business Activities	60%	60%
Financial Services and Others:			
OE Holdings, Inc. (OEHI) and Subsidiaries:			
OEHI	Wholesale and Trading	100%	100%
OMI (Note 1)	Marketing and Administrative Services	100%	100%
ZHI Holdings, Inc. (ZHI)	Financial Holding Company	100%	100%
OIHPI	Financial Holding Company	100%	100%

Subsidiaries	Nature of Business	Effective Percentage of Ownership	
FPIC (Note 1)	Non-Life Insurance Company	78.77%	78.77%
OSI (Note 1)	Management Information Technology Consultancy Services	100%	100%
* <i>Inactive</i>			

All of the companies are incorporated and based in the Philippines.

Subsidiaries are consolidated from the date on which control is transferred to the Group and cease to be consolidated from the date on which control is transferred out of the Group.

The financial statements of the subsidiaries are prepared for the same accounting period as the Parent Company using uniform accounting policies. All significant intercompany transactions and balances between and among the Group, including intercompany profits and unrealized profits, have been eliminated in the consolidation.

Non-controlling interests represent the portion of profit or loss and net assets in the subsidiaries not held by the Group and are presented separately in the consolidated statement of income, consolidated statement of comprehensive income and within equity in the consolidated statement of financial position, separately from the equity holders of the parent.

Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year, except for the following new and amended PFRS, Philippine Accounting Standards (PAS), Philippine Interpretations based on International Financial Reporting Interpretations Committee (IFRIC) and improvements to PFRS which were adopted as at January 1, 2017.

- Amendment to PFRS 12, *Clarification of the Scope of the Standard* (Part of *Annual Improvements to PFRSs 2014 - 2016 Cycle*)
- Amendments to PAS 7, *Statement of Cash Flows, Disclosure Initiative*
- Amendments to PAS 12, *Income Taxes, Recognition of Deferred Tax Assets for Unrealized Losses*

Future Changes in Accounting Policies

The Group will consider the effects on the Group's consolidated financial statements of the following future changes in accounting policies as these become effective and applicable in the future

Effective beginning on or after January 1, 2018

- Amendments to PFRS 2, *Share-based Payment, Classification and Measurement of Share-based Payment Transactions*
- Amendments to PFRS 4, *Insurance Contracts, Applying PFRS 9, Financial Instruments, with PFRS 4*
- PFRS 15, *Revenue from Contracts with Customers*
- PFRS 9, *Financial Instruments*
- Amendments to PAS 28, *Measuring an Associate or Joint Venture at Fair Value* (Part of *Annual Improvements to PFRSs 2014 - 2016 Cycle*)

- Amendments to PAS 40, *Investment Property, Transfers of Investment Property*
- Philippine Interpretation IFRIC-22, *Foreign Currency Transactions and Advance Consideration*

Effective beginning on or after January 1, 2019

- PFRS 16, *Leases*

Deferred effectivity

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

The revised, amended and additional disclosures or accounting changes provided by the standards and interpretations will be included in the financial statements in the year of adoption, if applicable.

Summary of Significant Accounting and Financial Reporting Policies

Presentation of Financial Statements

The Group has elected to present two statements, a consolidated statement of income and a consolidated statement of comprehensive income, rather than a single consolidated statement of comprehensive income containing the two elements.

Financial Instruments - Initial Recognition

Financial instruments within the scope of PAS 39 are classified as financial assets and liabilities at FVPL, loans and receivables, AFS financial assets, financial liabilities or as derivatives designated as hedging instruments in an effective hedge, as appropriate. The Group determines the classification of its financial instruments at initial recognition.

All financial instruments are recognized initially at fair value plus transaction costs, except in the case of financial instruments recorded at FVPL.

As at September 30, 2017 and December 31, 2016, the Group's financial assets are in the nature of loans and receivables, financial assets at FVPL and AFS financial assets. The Group has no financial assets classified as HTM investments as at September 30, 2017 and December 31, 2016.

Purchases or sales of financial instruments that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognized on the trade date (i.e., the date that the Group commits to purchase or sell the asset).

Financial liabilities within the scope of PAS 39 are classified as financial liabilities at FVPL, as derivatives designated as hedging instruments in an effective hedge, or as other financial liabilities. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognized initially at fair value and in the case of other financial liabilities, plus directly attributable transaction costs.

As at September 30, 2017 and December 31, 2016, the Group's financial liabilities are in the nature of other financial liabilities. As at September 30, 2017 and December 31, 2016, the Group has no financial liabilities classified as at FVPL and derivatives designated as hedging instruments in an effective hedge.

Financial Instruments - Subsequent Measurement

The subsequent measurement of financial instruments depends on their classification as follows:

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method, less impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in interest income in the consolidated statement of income. Gains and losses are recognized in the consolidated statement of income when the loans and receivables are impaired or derecognized. Loans and receivables are included in current assets if maturity is within twelve (12) months from the end of the reporting period. Otherwise, these are classified as noncurrent assets.

The Group's loans and receivables include cash and cash equivalents, receivables, amounts owed by related parties and refundable deposits (included under "Other noncurrent assets"; see Notes 4, 5, 15 and 18).

AFS Financial Assets

AFS financial assets include equity and debt securities. AFS financial assets consist of investment in equity securities which are neither classified as held for trading nor designated at FVPL. Debt securities in this category are those that are intended to be held for an indefinite period of time and that may be sold in response to needs for liquidity or in response to changes in the market conditions.

Financial assets may be designated at initial recognition as AFS financial assets if they are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions.

AFS financial assets are included in current assets if it is expected to be realized or disposed of within twelve (12) months from the end of the reporting period. Otherwise, these are classified as noncurrent assets.

After initial recognition, AFS financial assets are subsequently measured at fair value with unrealized gains and losses recognized under OCI in the "Unrealized valuation gains (losses) on AFS financial assets" in the consolidated statement of changes in equity until the investment is derecognized, at which time the cumulative gain or loss is recognized in the consolidated statement of income, or the investment is determined to be impaired, when the cumulative loss is reclassified from equity to the consolidated statement of income as finance costs. Where the Group holds more than one investment in the same security, these are deemed to be disposed of on a first-in, first-out basis. Interest earned on holding AFS financial assets are reported as interest income using the EIR. Dividends earned on holding AFS financial assets are recognized in the consolidated statement of income when the right of payment has been established. The losses arising from impairment of such investments are recognized in the consolidated statement of income.

The Group's listed and nonlisted equity securities and quoted and unquoted debt securities are classified under this category (see Note 8).

Financial Assets at FVPL

Financial assets at FVPL include financial assets held for trading and financial assets designated upon initial recognition at FVPL. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. This category includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by PAS 39. Derivatives, including separated

embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets at FVPL are carried in the consolidated statement of financial position at fair value with changes in fair value recognized in the consolidated statement of income.

The Group evaluated its financial assets at FVPL (held for trading) whether the intent to sell them in the near term is still appropriate. When the Group is unable to trade these financial assets due to inactive markets and management's intent to sell them in the foreseeable future significantly changes, the Group may elect to reclassify these financial assets in rare circumstances. The reclassification to loans and receivables, AFS financial assets or HTM investments depends on the nature of the asset. This evaluation does not affect any financial assets designated at FVPL using the fair value option at designation.

The Group's redeemable preference shares are classified under this category (see Note 9).

Other Financial Liabilities

After initial recognition, interest-bearing other financial liabilities are subsequently measured at amortized cost using the EIR method. Amortized cost is calculated by taking into account any issue costs, and any discount or premium on acquisition and fees or costs that are an integral part of the EIR. Gains and losses are recognized in the consolidated statement of income when the liabilities are derecognized as well as through the amortization process.

The Group's financial liabilities include accounts payable and accrued expenses and rental and other deposits (see Notes 16 and 17).

Fair Value Measurement

The Group measures financial instruments, such as financial assets at FVPL, at fair value at each end of the reporting period.

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

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

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

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

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

The fair value of financial instruments that are actively traded in organized financial markets is determined by reference to quoted market close prices at the close of business on the end of the reporting period.

For financial instruments where there is no active market, fair value is determined using valuation techniques. Such techniques include comparison to similar investments for which market observable prices exist and discounted cash flow analysis or other valuation models.

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

Impairment of Financial Assets

The Group assesses at each end of the reporting period whether there is any objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred “loss event”) and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Financial Assets Carried at Amortized Cost

For financial assets carried at amortized cost, the Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss has been incurred, the amount of the loss is measured as the difference between the asset’s carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not yet been incurred). The present value of the estimated future cash flows is discounted at the financial assets original EIR. If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current EIR.

The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognized in the consolidated statement of income. Loans and receivables, together with the associated allowance, are written off when there is no realistic prospect of future recovery. Interest income continues to be recognized based in the original EIR. If, in a subsequent year, the amount of the estimated impairment loss decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

AFS Financial Assets Carried at Fair Values

For AFS financial assets, the Group assesses at each end of the reporting period whether there is objective evidence that an investment is impaired. Debt securities in this category are those that are intended to be held for an indefinite period of time and that may be sold in response to needs for liquidity or in response to changes in the market conditions.

Financial assets may be designated at initial recognition as AFS financial assets if they are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions.

AFS financial assets are included in current assets if it is expected to be realized or disposed of within twelve (12) months from the end of the reporting period. Otherwise, these are classified as noncurrent assets.

After initial recognition, AFS financial assets are subsequently measured at fair value with unrealized gains and losses recognized as other comprehensive income in the “Unrealized valuation gains (losses) on AFS financial assets” in the consolidated statement of changes in equity until the financial asset is derecognized, at which time the cumulative gain or loss is recognized in consolidated statement of income, or the investment is determined to be impaired, when the cumulative loss is reclassified from equity to the consolidated statement of income in finance costs.

Where the Group holds more than one investment in the same security, these are deemed to be disposed of on a first-in, first-out basis. Interest earned on holding AFS financial assets are reported as interest income using the EIR. Dividends earned on holding AFS financial assets are recognized in the consolidated statement of income when the right of payment has been established. The losses arising from impairment of such financial assets are recognized in the consolidated statement of income.

Future interest income continues to be accrued based on the reduced carrying amount and is accrued based on the rate of interest used to discount future cash flows for the purpose of measuring impairment loss. The interest income is recorded in the consolidated statement of income. If, in subsequent year, the fair value of a debt instrument increased and the increase can be objectively related to an event occurring after the impairment loss was recognized in the consolidated statement of income, the impairment loss is reversed through the consolidated statement of income.

If there is objective evidence that an impairment loss on an unquoted equity instrument that is not carried at fair value because its fair value cannot be reliably measured, or on a derivative asset that is linked to and must be settled by delivery of such an unquoted equity instrument has been incurred, the amount of the loss is measured as the difference between the asset’s carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset.

Derecognition of Financial Instruments

Financial Assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a “pass-through” arrangement; and either (a) has transferred substantially all the risks and rewards of the asset; or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained all the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the asset is recognized to the extent of the Group’s continuing involvement in the asset. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial Liabilities

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

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts of a financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed is recognized in the consolidated statement of income.

Offsetting of Financial Instruments

Financial assets and financial liabilities are only offset and the net amount reported in the consolidated statement of financial position when there is a legally enforceable right to set off the recognized amounts and the Group intends to either settle, on a net basis, or to realize the asset and settle the liabilities simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented at gross amounts in the consolidated statement of financial position.

Inventories

Inventories are valued at the lower of cost and net realizable value (NRV). Costs incurred in bringing each product to its present location are accounted for as follows:

- Finished goods - direct materials, labor, and proportion of manufacturing overhead based on normal operating capacity but excluding borrowing costs.
- Factory supplies and spare parts - purchase cost on a moving-average method;

The NRV of finished goods is the selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale. NRV of factory supplies and spare parts is the current replacement cost. In determining NRV, the Group considers any adjustment necessary for obsolescence.

Real Estate Held for Sale and Development

Real estate held for sale and development is carried at the lower of cost and NRV. NRV is the selling price in the ordinary course of business less the costs of completion, marketing and distribution. Cost includes acquisition cost of the land plus development and improvement costs. Borrowing costs incurred on loans obtained to finance the improvements and developments of real estate held for sale and development are capitalized while development is in progress.

Other Current Assets

Other current assets consists creditable withholding taxes (CWTs), input value added tax (VAT), unclaimed claims for reserve fund and prepayments.

CWTs

CWTs represent taxes withheld by the Group's customer on sale of goods and services which are claimed against income tax due. The excess over tax payable is carried over in the succeeding period for the same purpose.

Input VAT

Input VAT represents VAT imposed on the Group by its suppliers for the purchase of domestic goods and/or services as required by Philippine taxation laws and regulations. Input VAT is presented as current asset.

Prepayments

Prepayments are expenses paid in advance and recorded as asset before they are utilized. Prepaid expenses are apportioned to expense over the period covered by the payment and charged to the appropriate expense accounts when incurred.

Investment in an Associate

The Group's investment in an associate is accounted for using the equity method. An associate is an entity in which the Group has significant influence.

Under the equity method, the investment in an associate is carried in the consolidated statement of financial position at cost plus post acquisition changes in the Group's share of net assets of the associate.

When there has been a change recognized directly in the equity of the associate, the Group recognizes its share of any changes and discloses this, when applicable, in the consolidated statement of changes in equity. Unrealized gains and losses resulting from transactions between the Group and the associate are eliminated to the extent of the interest in the associate.

The Group's share of profit of an associate is shown on the face of the consolidated statement of income. This is the profit attributable to equity holders of the associate and, therefore, is profit after tax and non-controlling interests in the subsidiaries of the associate.

The financial statements of the associate are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

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

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

In the Parent Company’s separate financial statements, investment in an associate is accounted for at cost less impairment losses.

Investment in an associate pertains to the 20% percentage of ownership in investment in BIB Aurora Insurance Brokers, Inc. (BAIBI).

Investment Properties

The Group’s investment properties include properties utilized in its mall operations, condominium unit, commercial building and certain land which are held for rentals while the rest of the land and plant facilities is held for capital appreciation.

Investment properties utilized in its mall operations are stated at their revalued amount as deemed cost as allowed under PFRS less accumulated depreciation and amortization and any accumulated impairment losses. Condominium unit and commercial building are stated at cost less accumulated depreciation and amortization and any accumulated impairment losses. Land is stated at cost less any impairment in value.

The initial cost of investment properties include the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day-to-day servicing of an investment property. Leasehold improvements under investment properties (including buildings and structures) on the leased land are carried at cost less accumulated amortization and any impairment in value.

Investment properties are derecognized when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the consolidated statement of income in the period of derecognition.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

Leasehold improvements and investment properties are amortized on a straight-line basis over the estimated useful lives or the term of the lease, whichever is shorter.

The lease contract on a land where investment property is located is for twenty five (25) years, which is also the amortization period of the investment property. In December 2009, the lease contract on a land where the Group’s primary investment property is located was renewed. As a result of the lease renewal, and the review of the estimated useful life and amortization period of the

said investment property, management came to a conclusion that there has been a significant change in the expected pattern of economic benefits from the said property of the Group. As a result, the Group prospectively revised the remaining amortization period of this property from an average of twenty five (25) years (which is the shorter of the lease term and the estimated useful life) to thirty five (35) years effective September 5, 2014. The change has been accounted for as a change in accounting estimates.

Property, Plant and Equipment

Land and Improvements and Buildings and Improvements at Revalued Amount

Land and buildings together with their improvements stated at appraised values were determined by an independent firm of appraisers. The excess of appraised values over the acquisition costs of the properties is shown under the “Revaluation increment in property, plant and equipment” account in the consolidated statement of financial position and in the consolidated statement of changes in equity. An amount corresponding to the difference between the depreciation based on the revalued carrying amount of the asset and depreciation based on the original cost is transferred annually from “Revaluation increment on property, plant and equipment” to “Deficit” account in the consolidated statement of financial position.

Leasehold Improvements, Machinery and Equipment, Transportation Equipment, Furniture, Fixtures and Equipment, Condominium Units and Improvements, and Hotel Equipment at Cost

Property, plant and equipment are carried at cost, less accumulated depreciation, amortization and any impairment in value. The initial cost of property, plant and equipment consists of its purchase price, including import duties, taxes and any directly attributable costs of bringing the property, plant and equipment to its working condition and location for its intended use. Expenditures incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance and overhaul costs, are normally charged to operations in the year in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefit expected to be obtained from the use of an item of property, plant and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property, plant and equipment.

Depreciation and amortization are calculated on a straight-line basis over the estimated useful life of the property, plant and equipment as follows:

	Useful life in years
Land and improvements	30
Buildings and improvements	30
Machinery and equipment	5 - 10
Transportation equipment	5
Furniture, fixtures and equipment	3 - 5
Condominium units and improvements	25
Hotel equipment	5

Leasehold improvements are amortized on a straight-line basis over three (3) to five (5) years or the term of the lease, whichever is shorter.

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

The residual values, useful lives and depreciation and amortization methods are reviewed and adjusted if appropriate, at each end of the reporting period.

Fully depreciated assets are retained in the accounts until these are no longer in use. When assets are sold or retired, the cost and the related accumulated depreciation and amortization and any impairment in value are eliminated from the accounts and any gain or loss resulting from their disposal is included in the consolidated statement of income.

Software Costs

Acquired software license is capitalized on the basis of costs incurred to acquire and bring to use the specific software. Software license is amortized on a straight-line basis over its estimated useful life of three (3) to four (4) years. Costs associated with the development or maintenance of computer software programs are recognized as expense when incurred in the consolidated statement of income.

An item of software license is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset is included in the consolidated statement of income in the year the items is derecognized.

The Group's capitalized software costs includes purchase price payments for new software and other directly related costs necessary to bring the asset to use.

Other Noncurrent Assets

Other noncurrent assets consist of advance rental, deferred acquisition cost, deferred reinsurance premiums, refundable deposits, deferred input VAT, spare parts and supplies, unclaimed claims reserve fund and other prepayments that will be consume after twelve (12) months after each end of the reporting period.

Deferred Acquisition Costs

Commission and other acquisition costs incurred during the financial reporting period that are related to securing new insurance contracts and/or renewing existing insurance contracts, but which relates to subsequent financial periods, are deferred to the extent that they are recoverable out of future revenue margins. All other acquisition costs are recognized as an expense when incurred.

Subsequent to initial recognition, these costs are amortized using the twenty-fourth (24th) method except for marine cargo where the deferred acquisition costs pertain to the commissions for the last two (2) months of the year. Amortization is charged to the consolidated statement of income. The unamortized acquisition costs are shown as deferred acquisition cost under "Other noncurrent assets".

Impairment of Nonfinancial Assets

Inventories

The Group recognizes provision for inventory losses when the net realizable values of inventory items become lower than the costs due to obsolescence or other causes. Obsolescence is based on the physical and internal condition of inventory items. Obsolescence is also established when inventory items are no longer marketable. Obsolete goods, when identified, are written down to their net realizable values.

Investment in an Associate

The Group assesses at each end of the reporting period whether there is any indication that the investment in an associate is impaired. If this is the case, the Group calculates the amount of impairment as being the difference between the fair value of the investment and the acquisition cost and recognizes the amount in the consolidated statement of income.

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

Real Estate Held for Sale and Development, Investment Properties, Property, Plant and Equipment and Software Costs

The Group assesses at each end of the reporting period whether there is an indication that real estate held for sale and development, investment properties, property, plant and equipment and software costs may be impaired. If any such indication exists and where the carrying values exceed the estimated recoverable amounts, the assets or cash-generating units (CGU) are written down to their estimated recoverable amounts. The estimated recoverable amount of an asset is the greater of fair value less cost to sell and value in use. The fair value less cost to sell is the amount obtainable from the sale of an asset in an arm's-length transaction less the costs of disposal while value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

For an asset that does not generate largely independent cash inflows, the estimated recoverable amount is determined for the CGU to which the asset belongs. Impairment losses of continuing operations are recognized in the consolidated statement of income in those expense categories consistent with the function of the impaired asset.

A previously recognized impairment loss is reversed by a credit to current operations to the extent that it does not restate the asset to a carrying amount in excess of what would have been determined (net of any accumulated depreciation and amortization) had no impairment loss been recognized for the asset in prior years.

Recovery of impairment losses recognized in prior years is recorded when there is an indication that the impairment losses recognized for the asset no longer exist or have decreased. The recovery is recorded in the consolidated statement of income. However, the increased carrying amount of an asset due to a recovery of an impairment loss is recognized to the extent it does not exceed the carrying amount that would have been determined had no impairment loss been recognized for that asset in prior years.

Nonfinancial Other Current and Noncurrent Assets

The Group provides allowance for impairment losses on nonfinancial other current and noncurrent assets when they can no longer be realized. The amounts and timing of recorded expenses for any period would differ if the Group made different judgments or utilized different estimates. An increase in allowance for impairment losses would increase recorded expenses and decrease other current and noncurrent assets.

Product Classification

Insurance contracts are defined as those containing significant insurance risk at the inception of the contract, or those where at the inception of the contract, there is a scenario with commercial substance where the level of insurance risk may be significant over time. The significance of

insurance risk is dependent on both the probability of an insured event and the magnitude of its potential effect. As a general guideline, the Group defines significant insurance risk by comparing benefits paid with benefits payable if the insured event did not occur. Once a contract has been classified as an insurance contract, it remains an insurance contract for the remainder of its lifetime, even if the insurance risk reduces significantly during this period, unless all rights and obligations are extinguished or has expired. Investment contracts can however be reclassified as insurance contracts after inception if the insurance risk becomes significant.

Recognition and Measurement

a) Premium Revenue

Premiums from short-duration insurance contracts are recognized as revenue over the period of the contracts using the 24th method, except for premiums arising from marine cargo where the provision for unearned premiums pertains to the premiums for the last two months of the year. The portion of the premiums written that relates to the unexpired periods of the policies at financial reporting dates is accounted for as “Reserve for unearned premiums” and shown as part of “Accounts payable and accrued expenses” in the Liabilities section of the consolidated statement of financial position. The related reinsurance premiums ceded that pertain to the unexpired periods at financial reporting dates are accounted for as “Deferred reinsurance premiums” and shown under “Other noncurrent assets” in the Assets section of the consolidated statement of financial positions. The net changes in these accounts between financial reporting dates are charged to or credited against income for the period.

b) Insurance Contract Liabilities

Insurance contract liabilities are recognized when contracts are entered into and premiums are charged.

Provision for Unearned Premiums

The proportion of written premiums, gross of commissions payable to intermediaries, attributable to subsequent periods is deferred as provision for unearned premiums using the 24th method, except for the marine cargo’s last two months of the year. The change in the provision for unearned premiums is taken to the consolidated statement of income in the order that revenue is recognized over the period of risk. Further provisions are made to cover claims under unexpired insurance contracts which may exceed the unearned premiums and the premiums due in respect of these contracts.

Claims Provision and Incurred but not Reported (IBNR) losses

Outstanding claims provision are based on the estimated ultimate cost of all claims incurred but not settled at the financial reporting date, whether reported or not, together with related claims handling costs and reduction for the expected value of salvage and other recoveries. Delays can be experienced in the notification and settlement of certain types of claims, therefore the ultimate cost of which cannot be known with certainty at the reporting date. The liability is not discounted for the time value of money and includes IBNR losses. No provision for equalization or catastrophic reserves is recognized. The liability is derecognized when the contract expires, is discharged or is cancelled.

Liability Adequacy Test

At each financial reporting date, liability adequacy tests are performed to ensure the adequacy of insurance contract liabilities. In performing the test, current best estimates of future cash flows, claims handling and policy administration expenses are used. Any inadequacy is immediately charged to the consolidated statement of income by establishing an unexpired risk provision for losses arising from the liability adequacy tests.

c) Reinsurance Assets

The Group cedes insurance risk in the normal course of business. Reinsurance assets represent balances due from reinsurance companies for ceded insurance liabilities. Recoverable amounts are estimated in a manner consistent with the outstanding claims provisions and are in accordance with the reinsurance contract.

An impairment review is performed on all reinsurance assets when an indication of impairment arises during the financial reporting period. Impairment occurs when objective evidence exists that the Group may not recover outstanding amounts under the terms of the contract and when the impact on the amounts that the Group will receive from the reinsurer can be measured reliably. The impairment loss is recorded in the consolidated statement of income.

Ceded reinsurance arrangements do not relieve the Group from its obligations to policyholders.

The Group also assumes reinsurance risk in the normal course of business for insurance contracts when applicable. Premiums and claims on assumed reinsurance are recognized as income and expense in the same manner as they would be if the reinsurance were considered direct business, taking into account the product classification of the reinsured business.

Rental and Other Deposits

Customer rental and other deposits represent payment from tenants on leased properties which are refundable at the end of the lease contract.

Subscriptions Payable

Subscriptions payable pertains to the Group's unpaid subscription of shares of stock of other entities. These are recognized and carried in the books at the original subscription price in exchange of which, the shares of stock will be issued.

Capital Stock

Common shares are classified as equity.

Incremental costs directly attributable to the issuance of new shares are shown in equity as a deduction, net of tax, from the proceeds. The excess of proceeds from issuance of shares over the par value of shares are credited to "Additional paid-in capital".

Other Comprehensive Income (Loss)

Other comprehensive income (loss) comprises items of income and expense (including items previously presented under the consolidated statement of changes in equity) that are not recognized in the consolidated statement of income for the year in accordance with PFRS.

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized:

Rent and Other Charges

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and included in revenue due to its operating nature. Other charges pertain to rebilled utility charges to tenants in relation to the operating lease on properties.

Insurance Premiums and Commissions - net

Premiums from short-duration insurance contracts are recognized as revenue over the period of the contracts using the 24th method, except for premiums arising from marine cargo where the provision for unearned premiums pertains to the premiums for the last two months of the year. The portion of the premiums written that relates to the unexpired periods of the policies at financial reporting dates is accounted for as “Reserve for unearned premiums” and shown as part of “Insurance contract liabilities” in the Liabilities section of the consolidated statement of financial position. The related reinsurance premiums ceded that pertain to the unexpired periods at financial reporting dates are accounted for as “Deferred reinsurance premiums” and shown under “Reinsurance assets” in the Assets section of the consolidated statement of financial positions. The net changes in these accounts between financial reporting dates are charged to or credited against income for the period.

Reinsurance commissions are recognized as revenue over the period of the contracts using the 24th method, except for marine cargo where the deferred reinsurance commission pertains to the premiums for the last two months of the year. The portion of the commissions that relates to the unexpired periods of the policies at the financial reporting date is accounted for as “Deferred reinsurance commissions” in the Liabilities section of the consolidated statement of financial position.

Gain on Sale of AFS Financial Assets

Gain on sale of AFS financial assets is recognized when the Group sold its AFS financial assets higher than its fair market value at the time of sale.

Merchandise Sales and Sale of Assets

Revenue from sale of merchandise and assets are recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on delivery of the goods.

Interest Income

For all financial instruments measured at amortized cost and interest bearing financial assets classified as AFS financial assets, interest income or expense is recorded using the EIR, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset.

Service Fees

Service fees are recognized based on agreed rates upon completion of the service.

Dividend Income

Dividend income is recognized when the Group’s right to receive the payment is established.

Cost and Expenses

Costs and expenses are decreases in economic benefits during the accounting period in the form of outflows or incurrence of liabilities that result in decrease in equity. Expenses are recognized in the consolidated statement of income in the period these are incurred. Cost and expenses are generally recognized when services or goods used or the expense arises in the appropriate financial reporting period.

Operating Expenses

Operating expenses consist of all expenses associated with the development and execution of marketing and promotional activities and expenses incurred in the direction and general administration of day-to-day operations of the Group. These are generally recognized when the service is incurred or the expense arises.

Cost of Goods Sold and Services

Cost of sales and services are incurred in the normal course of the business and are recognized when incurred. These comprise cost of goods sold, services, merchandise and handling services.

Earnings Per Share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit attributable to ordinary equity holders of the Parent Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

Income Taxes

Current Income Tax

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

Current income tax relating to items recognized directly in equity is recognized in equity and not in the profit or loss in the consolidated statement of income. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred Income Tax

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

Deferred income tax liabilities are recognized for all taxable temporary differences, except:

- when the deferred income tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax assets are recognized for all deductible temporary differences, carry-forward benefits of unused net operating loss carryover (NOLCO) and unused tax credits from excess minimum corporate income tax (MCIT), to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences, and the carry forward of unused NOLCO and MCIT can be utilized, except:

- when the deferred income tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination

and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred income tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and sufficient future taxable profits will be available against which the temporary differences can be utilized.

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

Deferred income tax assets and liabilities are measured at the income tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on income tax rates (and income tax laws) that have been enacted or substantively enacted at each end of the reporting period.

Deferred income tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred income tax items are recognized in correlation to the underlying transaction either in the consolidated statement of comprehensive income or directly in equity.

Deferred income tax assets and deferred income tax liabilities are offset if, and only if, a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend to either settle current tax liabilities and assets on a net basis, or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax assets or liabilities are expected to be settled or recovered. Subsidiaries operating in the Philippines file income tax returns on an individual basis. Thus, the deferred tax assets and deferred tax liabilities are offset on a per entity basis.

Retirement Benefits Costs

The Group has a funded, non-contributory defined benefit retirement plan.

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

The cost of providing benefits under the defined benefit plans is actuarially determined using the projected unit credit method. This method reflects service rendered by employees to the date of valuation and incorporates assumptions concerning the employees' projected salaries.

Defined benefit costs comprise the following:

- Service cost
- Net interest on the net defined benefit liability or asset
- Remeasurements of net defined benefit liability or asset

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as “Retirement benefits costs” under personnel costs in the consolidated statement of income. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries. Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as “Interest income (expense)” in the consolidated statement of income.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to the consolidated statement of comprehensive income in subsequent periods. Remeasurements recognized in OCI after the initial adoption of the Revised PAS 19 are retained in OCI which is included in “Loss on remeasurement of retirement benefits plan” under equity.

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

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

Employee Leave Entitlement

Employee entitlements to annual leave are recognized as a liability when they are accrued to the employees. The undiscounted liability for leave expected to be settled wholly before twelve (12) months after the end of the reporting period is recognized for services rendered by employees up to the end of the reporting period.

Leases

Determination of Whether an Arrangement Contains a Lease

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date, whether fulfillment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement. A reassessment is made after the inception of the lease only if one of the following applies:

- a. There is a change in contractual terms, other than a renewal or extension of the arrangement;
- b. A renewal option is exercised or extension granted, unless the term of the renewal or extension was initially included in the lease term;
- c. There is a change in the determination of whether fulfillment is dependent on a specified asset;
or
- d. There is a substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances give rise to the reassessment for scenarios (a), (c) or (d) and at the date of renewal or extension period for scenario (b).

Operating Lease Commitments - Group as a Lessor

Leases in which the Group does not transfer substantially all the risks and benefits of ownership of an asset are classified as operating leases. Rent income from operating leases are recognized as income on a straight-line basis over the lease term or based on the terms of the lease, as applicable. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Operating Lease Commitments - Group as a Lessee

Leases where the lessor retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Lease payments under non-cancellable operating leases are recognized as an expense in the consolidated statement of income on a straight-line basis over the lease term.

Foreign Currency Translation

Transactions in foreign currencies are initially recorded in Philippine peso based on the exchange rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency exchange rate at the end of the reporting period. All differences arising on settlement or translation of monetary items are taken to the consolidated statement of income. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on retranslation of non-monetary items is treated in line with the recognition of gain or loss on change in fair value of the item.

Claims

The liabilities for unpaid claim costs (including incurred but not reported losses) and claim adjustment expenses relating to insurance contracts are accrued when insured events occur. The liabilities for unpaid claims are based on the estimated ultimate cost of settling the claims. The method of determining such estimates and establishing reserves is continually reviewed and updated. Changes in estimates of claim costs resulting from the continuous review process and differences between estimates and payments for claims are recognized as income or expense for the period in which the estimates are changed or payments are made. Estimated recoveries on settled and unsettled claims are evaluated in terms of the estimated realizable values of the salvaged recoverables and deducted from the liability for unpaid claims. The unpaid claim costs are accounted as Claims payable under "Accounts payable and accrued expenses" account in the consolidated statement of financial position.

Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated statement of income, net of any reimbursement.

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 are disclosed in the notes to consolidated financial statements when an inflow of economic benefit is probable.

Segment Reporting

The Group's operating businesses are recognized and managed according to the nature of the products or services offered, with each segment representing a strategic business unit that serves different markets.

Segment revenue, expenses and performance include transfers between business segments. The transfers are accounted for at competitive market prices charged to unaffiliated customers for similar products. Such transfers are eliminated in consolidation.

Events After the End of the Reporting Period

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

3. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the consolidated financial statements in accordance with PFRS requires the Group to make judgments and estimates that affect the reported amounts of assets, liabilities, revenues and expenses and disclosure of contingent assets and contingent liabilities, at the end of the reporting period. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the consolidated financial statements as they become reasonably determinable.

Judgments, estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. However, actual outcome can differ from these estimates.

Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the consolidated financial statements:

Determining Functional Currency

Based on the economic substance of underlying circumstances relevant to the Group, the functional currency of the Group has been determined to be the Philippine peso. The Philippine peso is the currency of the primary economic environment in which the Group operates and it is the currency that mainly influences the underlying transactions, events and conditions relevant to the Group.

Determining Classification of Financial Instruments

The Group classifies a financial instrument, or its component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the

contractual agreement and definitions of a financial asset, a financial liability or an equity instrument. The substance of a financial instrument, rather than its legal form, governs its classification in the consolidated statement of financial position.

Determining Classification of Investment Properties

The Group classifies its buildings and improvements and land and improvements either as investment property or owner-occupied property based on its current intentions where it will be used. When buildings and improvements as well as land and improvements are held for capital appreciation or when management is still undecided as to its future use, it is classified as investment property. Buildings and improvements and land and improvements which are held for rent are classified as investment properties.

Assessment Whether an Agreement is a Finance or Operating Lease

Management assesses at the inception of the lease whether an arrangement is a finance lease or operating lease based on who bears substantially all the risk and benefits incidental to the ownership of the leased item. Based on the management's assessment, the risk and rewards of owning the items leased by the Group are retained by the lessor and therefore accounts for such lease as operating lease.

Assessing Operating Lease Commitments - Group as Lessor

The Group has entered into commercial property leases on its investment properties portfolio. The Group has determined that it retains all the significant risks and rewards of ownership of these properties which are leased out under operating lease arrangements.

Assessing Operating Lease Commitments - Group as Lessee

The Group has entered into a lease agreement for the corporate office space and a subsidiary's mall operations. The Group has determined that it does not obtain all the significant risks and rewards of ownership of the assets under operating lease arrangements.

Estimates and Assumptions

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

Estimating Allowance for Impairment Losses on Receivables and Amounts Owed by Related Parties

The Group reviews its receivables and amounts owed by related parties at each end of the reporting period to assess whether a provision for impairment should be recorded in the consolidated statement of income. In particular, judgment by management is required in the estimation of the amount and timing of future cash flows when determining the level of allowance required. Such estimates are based on assumptions about a number of factors and actual results may differ, resulting in future changes to the allowance.

For the receivables, the Group evaluates specific accounts where the Group has information that certain customers or third parties are unable to meet their financial obligations and considers cumulative assessment for the risk of the collectability of past due accounts. Facts, such as the Group's length of relationship with the customers or other parties and the customers' or other

parties' current credit status, are considered to ascertain the amount of allowance that will be provided. The allowances are evaluated and adjusted as additional information is received.

For the amounts owed by related parties, the Group uses judgment, based on the best available facts and circumstances, including but not limited to, assessment of the related parties' operating activities (active or dormant), business viability and overall capacity to pay, in providing allowance against the recorded receivable amounts.

Provision for impairment losses on receivables amounted to ₱4.13 million and ₱36.86 million as at September 30, 2017 and 2016, respectively. The carrying values of the receivables amounted to ₱320.48 million and ₱285.03 million as at September 30, 2017 and December 31, 2016, respectively, net of allowance for impairment losses amounting to ₱255.49 million and ₱315.88 million as at September 30, 2017 and December 31, 2016, respectively (see Note 5).

There was no provision for impairment loss on amounts owed by related parties as at September 30, 2017 and 2016. The carrying values of amounts owed by related parties amounted to ₱1,078.57 million and ₱1,447.93 million as at September 30, 2017 and December 31, 2016, respectively, net of allowance for impairment losses amounting to ₱1.63 million as at September 30, 2017 and December 31, 2016 (see Note 18).

Estimating Allowance for Inventory Losses

The Group maintains an allowance for inventory losses. The level of this allowance is evaluated by management on the basis of factors that affect the recoverability of the inventory. These factors include, but are not limited to, the physical condition and location of inventories on hand, the fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period, and the purpose for which the inventory item is held.

There was no provision for inventory losses as at September 30, 2017 and 2016. The carrying values of inventories amounted to ₱8.07 million as at September 30, 2017 and December 31, 2016, net of allowance for inventory losses amounting to ₱67.92 million as at September 30, 2017 and December 31, 2016, respectively (see Note 6).

Estimating Allowance for Impairment Losses on Real Estate Held for Sale and Development

The Group maintains an allowance for impairment losses on real estate held for sale and development. The level of this allowance is evaluated by management on the basis of factors that affect the recoverability of the real estate held for sale and development. These factors include, but are not limited to, the physical condition and location of real estate held for sale and development, the fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period, and the purpose for which the real estate held for sale and development item is held.

There was no impairment losses on real estate held for sale and development recognized as of September 30, 2017 and 2016. The carrying values of real estate held for sale and development amounted to ₱264.46 million as at September 30, 2017 and December 31, 2016 (see Note 7).

Estimating Allowance for Impairment Losses of AFS Financial Assets and Financial Assets at FVPL

The Group recognizes impairment losses on AFS financial assets and financial assets at FVPL when there has been a significant or prolonged decline in the fair value of such investments below its cost or where other objective evidence of impairment exists. The determination of what is 'significant' or 'prolonged' requires judgment. For equity instruments, when determining whether the decline

in value is significant, the Group considers historical volatility of share price (i.e., the higher the historical volatility, the greater the decline in fair value before it is likely to be regarded as significant) and the period of time over which the share price has been depressed (i.e., a sudden decline is less significant than a sustained fall of the same magnitude over a longer period). For debt instruments, impairment is assessed based on the same criteria as financial assets carried at amortized cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortized cost and the current fair value, less any impairment loss on the AFS financial assets previously recognized in the consolidated statement of income.

Provision for impairment losses on AFS financial assets recognized amounted to nil and ₱3.12 million as at September 30, 2017 and 2016, respectively. The fair values of AFS financial assets amounted to ₱ 797.51 million and ₱ 1,755.77 million as at September 30, 2017 and December 31, 2016, respectively, net of allowance for impairment losses amounting to ₱538.40 million as at September 30, 2017 and December 31, 2016 (see Note 8).

There was no provision for impairment losses on financial assets at FVPL recognized as at September 30, 2017 and 2016. The fair values of the financial assets at FVPL amounted to ₱2.50 million and ₱13.10 million as at September 30, 2017 and December 31, 2016, respectively (see Note 9).

Estimating Allowance for Impairment Losses on Investment in an Associate and Investment Properties

PFRS requires that an impairment review be performed when certain impairment indicators are present. Determining the value of investment in an associate and investment properties which requires the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets requires the Group to make estimates and assumptions that can materially affect its consolidated financial statements. Future events could cause the Group to conclude that this asset may not be recoverable. Any resulting impairment loss could have a material adverse impact on financial condition and results of operations of the Group.

There was no provision for impairment losses on investment in an associate recognized as at September 30, 2017 and 2016. The carrying values of the investment in an associate amounted to ₱1.91 million and ₱1.93 million as at September 30, 2017 and December 31, 2016, respectively (see Note 11).

There was no provision for impairment losses on investment properties recognized as at September 30, 2017 and 2016. The carrying value of investment properties amounted to ₱1,567.36 million and ₱1,492.30 million as at September 30, 2017 and December 31, 2016, respectively (see Note 12).

Estimating Useful Lives of Investment Properties, Property, Plant and Equipment and Software Costs

The estimated useful lives used as bases for depreciating and amortizing the Group's investment properties, property, plant and equipment and software costs were determined on the basis of management's assessment of the period within which the benefits of these asset items are expected to be realized taking into account actual historical information on the use of such assets as well as industry standards and averages applicable to the Group's assets. The Group estimates the useful lives of its investment properties, property, plant and equipment and software costs based on the period over which the assets are expected to be available for use. The estimated useful lives of investment properties, property, plant and equipment and software costs are reviewed, at least, annually and are updated if expectations differ from previous estimates due to physical wear and tear and technical or commercial obsolescence on the use of these assets. It is possible that future results of operations could be materially affected by changes in these estimates brought about by

changes in the factors mentioned above. A reduction in the estimated useful lives of these assets increases depreciation and amortization and decrease in the corresponding investment properties, property, plant and equipment and software costs.

There were no changes in the estimated useful lives of investment properties. The carrying values of investment properties amounted to ₱ 1,567.36 million and ₱ 1,492.30 million as at September 30, 2017 and December 31, 2016, respectively (see Note 12).

There were no changes in the estimated useful lives of property and equipment. The carrying values of property, plant and equipment amounted to ₱ 37.70 million and ₱ 36.17 million as at September 30, 2017 and December 31, 2016, respectively, net of accumulated depreciation and amortization amounting to ₱ 1.82 billion and ₱ 2.10 billion as at September 30, 2017 and December 31, 2016, respectively (see Note 13).

There were no changes in the estimated useful lives of software costs. The carrying values of software costs amounted to ₱ 4.89 million and ₱ 7.63 million as at September 30, 2017 and December 31, 2016, respectively, net of accumulated amortization amounting to ₱ 25.50 million and ₱ 32.96 million as at September 30, 2017 and December 31, 2016, respectively (see Note 14).

Estimating Allowance for Impairment Losses of Property, Plant and Equipment, and Software Costs

The Group assesses impairment of property, plant and equipment, and software costs whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The factors that the Group considers important which could trigger an impairment review include the following:

- significant underperformance relative to expected historical or projected future operating results;
- significant changes in the manner of use of the acquired assets or the strategy for overall business; and
- significant negative industry or economic trends.

In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Group is required to make estimates and assumptions that can materially affect the consolidated financial statements.

These assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss would be recognized whenever evidence exists that the carrying value is not recoverable. For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

An impairment loss is recognized and charged to earnings if the discounted expected future cash flows are less than the carrying amount. Fair value is estimated by discounting the expected future cash flows using a discount factor that reflects the risk-free rate of interest for a term consistent with the period of expected cash flows.

The carrying values of property, plant and equipment amounted to ₱ 37.70 million and ₱ 36.17 million as at September 30, 2017 and December 31, 2016, respectively, net of accumulated depreciation and amortization amounting to ₱ 1.82 billion and ₱ 2.10 billion as at September 30, 2017 and December 31, 2016, respectively (see Note 13).

The carrying values of software costs amounted to ₱4.89 million and ₱7.63 million as at September 30, 2017 and December 31, 2016, respectively, net of accumulated amortization amounting to ₱25.50 million and ₱32.96 million as at September 30, 2017 and December 31, 2016, respectively (see Note 14).

Estimating Allowance for Impairment Losses on Nonfinancial Other Current and Noncurrent Assets

The Group provides allowance for losses on nonfinancial other current and noncurrent assets whenever they can no longer be realized. The amounts and timing of recorded expenses for any period would differ if the Group made different judgments or utilized different estimates. An increase in allowance for losses would increase recorded expenses and decrease nonfinancial other current and noncurrent assets.

There was no provision for impairment losses on nonfinancial other noncurrent assets recognized as at September 30, 2017 and 2016. As at September 30, 2017 and December 31, 2016, the carrying values of nonfinancial other noncurrent assets amounted to ₱79.30 million and ₱100.30 million, respectively (amounts exclude refundable deposit, see Note 15).

Claims Liability Arising from Insurance Contracts

Estimates have to be made both for the expected ultimate cost of claims reported at the financial reporting period and for the expected ultimate cost of the IBNR claims as at financial reporting period. It can take a significant period of time before the ultimate claim costs can be established with certainty. The primary technique adopted by management in estimating the cost of notified and IBNR claims is that of using past claims settlement trends to predict future claims settlement trends. At each financial reporting period, prior year claims estimates are assessed for adequacy and changes made are charged to current year provision.

The carrying values of claims payable amounted to ₱41.80 million and ₱88.77 million as at September 30, 2017 and December 31, 2016, respectively (see Note 16).

Determining Retirement Benefits Liability

The cost of defined retirement obligation as well as the present value of the defined benefit obligation is determined using actuarial valuations. The actuarial valuation involves making various assumptions. These include the determination of the discount rates, future salary increases, mortality rates and future retirement increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, defined benefit obligation are highly sensitive to changes in these assumptions. All assumptions are reviewed at each end of the reporting period.

Retirement benefit costs amounted to nil and ₱10.14 million in September 30, 2017 and 2016, respectively. As at September 30, 2017 and December 31, 2016, the retirement benefits liability of the Group amounted to nil and ₱1.98 million, respectively.

Assessing Realizability of Deferred Income Tax Assets

The Group reviews the carrying amounts of deferred income tax assets at each end of the reporting period and reduces it to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred income tax assets to be utilized. Significant judgment is required to determine the amount of deferred income tax assets that can be recognized based upon the likely timing and level of future taxable income together with future planning strategies. However, there is no assurance that the Group will generate sufficient future taxable profits to allow all or part of its deferred income tax assets to be utilized.

Estimating Contingencies

The Group is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with inside and outside legal counsel handling the defense in these matters and is based upon the analysis of potential results. It is possible, however, that future results of operations could be materially affected by changes in estimates or in the effectiveness of the strategies relating to these proceedings.

Estimating Fair Values of Financial Instruments

Where the fair values of financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from active markets, they are determined using valuation techniques including the discounted cash flows model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. The judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Any change in the fair value of these financial instruments would directly affect the consolidated statement of income and consolidated statement of changes in equity.

4. Cash and Cash Equivalents

	September 30, 2017	December 31, 2016
	(In Thousands)	
Cash on hand and in banks	₱81,720	₱177,416
Short-term investments	96,664	190,944
	₱178,384	₱368,360

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

5. Receivables

	September 30, 2017	December 31, 2016
	(In Thousands)	
Trade debtors	₱200,913	₱160,549
Insurance receivables	155,139	201,874
Others	219,925	238,490
	575,977	600,913
Less allowance for impairment losses	255,493	315,883
	₱320,484	₱285,030

Trade debtors pertains to receivables from merchants for the lease of retail spaces including common area and utility recoveries, interest, penalties and other charges.

Insurance receivables consist of premiums receivable, due from ceding companies, reinsurance recoverable on paid and unpaid losses - facultative, funds held by ceding companies and reinsurance accounts receivables and are generally on 90 to 360 days' term.

Other receivables include noninterest-bearing receivables of OLI from Cosco Land Corporation (CLC) which are due and demandable amounting to P160.45 million as at September 30, 2017 and December 31, 2016. These receivables are collateralized by the shares of stock of Cyber Bay owned by CLC. The receivables from CLC are fully provided with allowance.

Allowance for impairment pertains to specific and collective assessment. The movements of allowance for impairment losses on receivables are as follows:

	Trade debtors	Insurance receivables	Others	Total
	(In Thousands)			
At December 31, 2016	P66,866	P44,896	P204,121	P315,883
Provisions during the period (Note 20)	–	–	4,125	4,125
Reclassification	–	–	–	–
Accounts written off	(39,570)	(20,624)	(4,321)	(64,515)
At September 30, 2017	P27,296	P24,272	P203,925	P255,493

6. Inventories

	September 30, 2017	December 31, 2016
	(In Thousands)	
At NRV:		
Finished goods	P8,075	P8,075
Factory supplies and spare parts	–	–
	P8,075	P8,075

Movements in the allowance for inventory losses are as follows:

	September 30, 2017	December 31, 2016
	(In Thousands)	
Beginning balances	P67,258	P67,391
Reversal	–	(133)
	P67,258	P67,258

7. Real Estate Held for Sale and Development

	September 30, 2017	December 31, 2016
	(In Thousands)	
Land for development	P237,973	P237,973
Held for sale	42,533	42,533
	280,506	280,506
Allowance for impairment losses (Note 20)	16,042	16,042
	P264,464	P264,464

Land for development pertains to parcels of land located in Calamba, Laguna, Sto. Tomas, Batangas and San Vicente, Palawan. The composition of cost as at September 30, 2017 and December 31, 2016 are as follows:

	September 30, 2017	December 31, 2016
	(In Thousands)	
Land cost	P212,558	P212,558
Construction overhead and other related costs	22,898	22,898
Taxes	2,517	2,517
	P237,973	P237,973

Movements in the real estate held for sale and development are as follows:

	September 30, 2017	December 31, 2016
	(In Thousands)	
Balances at beginning of year	P264,464	P430,103
Additions	–	4,449
Sale/disposal (Note 20)	–	(154,046)
Impairment loss (Note 20)	–	(16,042)
Balances at end of period	P264,464	P264,464

8. AFS Financial Asset

	September 30, 2017	December 31, 2016
	(In Thousands)	
Listed equity securities	P1,239,913	P1,406,119
Quoted debt securities	88,988	812,280
Nonlisted equity securities	7,014	65,213
Unquoted debt securities	–	10,558
	1,335,915	2,294,170
Allowance for impairment losses	538,403	538,403
	P797,512	P1,755,767

AFS financial assets in quoted shares of stock are carried at fair value with cumulative changes in fair values presented as a separate account in Equity. Meanwhile, unquoted debt and nonlisted

equity AFS financial assets are based on latest available transaction price at the end of the reporting period.

As of September 30, 2017 and 2016, the Group sold certain listed equity securities and recognized a gain on sale of ₱16.40 million and ₱13.47 million, respectively.

Certain AFS financial assets are reserved investments in accordance with the provisions of the Insurance Code as security for the benefit of policy holders and creditors of the FPIC.

9. Financial Assets at FVPL

The Group has 5,000 redeemable preferred shares with a cost of ₱2.50 million recorded as financial assets at FVPL upon initial recognition. Fair value of financial assets at FVPL as at September 30, 2017 and December 31, 2016 amounted to ₱2.50 million and ₱13.10 million, respectively.

10. Other Current Assets

	September 30, 2017	December 31, 2016
	(In Thousands)	
CWTs	₱210,511	₱197,565
Input VAT	23,829	25,064
Prepayments	9,451	4,898
	243,791	227,527
Less allowance for impairment losses	1,683	2,637
	₱242,108	₱224,890

Prepayments pertain to prepaid insurance, taxes and licenses and other prepaid expenses that are to be amortized over a period of one (1) year.

Movements in the allowance for impairment losses are as follows:

	September 30, 2017	December 31, 2016
	(In Thousands)	
Balances at beginning of the period	₱2,637	₱2,852
Provisions	3	52
Recovery	(169)	(108)
Write-off	(788)	(159)
Balances at end of the period	₱1,683	₱2,637

11. Investments in Associate

	September 30, 2017	December 31, 2016
	(In Thousands)	
Acquisition costs:		
Balances at end of year	₱5,959	₱5,959
Accumulated equity in net losses		
Balances at beginning of year	(3,418)	(3,408)
Equity in net income (loss)	(19)	(10)
Balances at end of year	(3,437)	(3,418)
	2,523	2,541
Allowance for impairment loss	(610)	(610)
	₱1,913	₱1,931

12. Investment Properties

As at September 30, 2017

	Buildings and Improvements	Land and Improvements	Total
	(In Thousands)		
Cost			
At beginning of year	₱3,294,888	₱346,767	₱3,641,655
Additions	132,683	—	132,683
Disposals	(8,692)	—	(8,692)
Retirements	(10,000)	—	(10,000)
At end of period	3,408,879	346,767	3,755,646
Accumulated Depreciation and Amortization			
At beginning of year	₱2,116,244	₱20,278	₱2,136,522
Depreciation and amortization (Note 18)	53,498	527	54,025
Disposals	(5,093)	—	(5,093)
Retirements	(6,656)	—	(6,656)
At end of period	2,157,993	20,805	2,178,798
Balance before impairment	1,250,886	325,962	1,576,848
Less: Allowance for impairment losses	6,281	3,209	9,490
Net Book Value	₱1,244,605	₱322,753	₱1,567,358

As at December 31, 2016

	Buildings and Improvements	Land and Improvements	Total
	(In Thousands)		
Cost			
At beginning of year	₱2,928,787	₱346,767	₱3,275,554
Additions	357,409	–	357,409
Reclassification	8,692	–	8,692
At end of year	3,294,888	346,767	3,641,655
Accumulated Depreciation and Amortization			
At beginning of year	2,079,628	19,923	2,099,551
Depreciation and amortization (Note 20)	31,668	355	32,023
Reclassification	4,948	–	4,948
At end of year	2,116,244	20,278	2,136,522
Balance before impairment	1,178,644	326,489	1,505,133
Less: Allowance for impairment losses	9,625	3,209	12,834
Net book values	₱1,169,019	₱323,280	₱1,492,299

In September 2017, the Parent Company sold its investment property with a total consideration of ₱20.00 million and recognized a gain on sale amounting to ₱16.40 million.

Based on the latest appraisal reports, as determined by an independent firm of appraisers, the appraised values of the TPI's and LCI's investment properties amounted to ₱5.31 billion as at September 30, 2017.

TPI

Investment properties of TPI substantially represent other land improvements, and building, machinery and equipment on the land leased from PNR which are utilized for TPI's office space, mall operations and held for rentals. These were valued by independent professionally qualified appraisers.

The appraised property is located along Claro M. Recto Avenue, within Tondo Manila. The hierarchy in which the fair value measurement in its entirety is recognized is at Level 3.

- a. Based on the lease contract, TPI leases a land consisting of sixty nine (69) lots, containing an aggregate area of 227,773 square meters.

The value of the land was estimated using the Sales Comparison Approach. This is a comparative approach that considers the sale of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. Listings and offerings may also be considered.

- b. The method used to determine the value of other land improvements and building, machinery and equipment is the Sales Comparison Approach. This is a comparative approach to the value

of the property or another asset that considers as a substitute for the purchase of a given property, the possibility of constructing another property that is a replica of, or equivalent to the original or one that could furnish equal utility with no undue cost resulting from delay. It is based on the reproduction or replacement cost of the subject property or asset, less total (accrued) depreciation.

LCI

LCI has historically classified land and improvements and buildings and improvements at revalued amounts as property and equipment. On July 1, 2014, LCI transferred its land and improvements and buildings and improvements under property and equipment. The carrying fair value of these assets was the deemed cost of the investment property upon transfer. The transfer was made in accordance with PAS 40, *Investment Property*, since the properties were held by the Company to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services or for administrative purposes or sale in the ordinary course of business.

13. Property, Plant and Equipment

As at September 30, 2017

	Leasehold Improvements	Machinery and Equipment	Transportation Equipment	Furniture, Fixtures and Equipment	Hotel Equipment	Total
Cost						
At beginning of year	₱7,227	₱2,032,920	₱19,483	₱83,662	₱8,588	₱2,151,880
Additions	2,201	8,871	–	64	–	11,136
Disposals	–	–	(13,665)	(368)	(8,588)	(22,621)
Retirements	(3,666)	(239,465)	(2,971)	(23,180)	–	(269,282)
At end of year	5,762	1,802,326	2,847	60,178	–	1,871,113
Accumulated Depreciation and Amortization						
At beginning of year	7,024	2,009,975	17,361	61,592	7,734	2,103,686
Depreciation and amortization (Note 20)	190	3,302	421	4,247	–	8,160
Disposals	–	–	(12,846)	(55)	(7,734)	(20,635)
Retirements	(3,666)	(239,464)	(2,971)	(23,726)	–	(269,827)
At end of year	3,548	1,773,813	1,965	42,058	–	1,821,384
Less: Allowance for impairment loss (Note 20)	–	12,028	–	–	–	12,028
Net Book Values	₱2,214	₱16,485	₱882	₱18,120	₱–	₱37,701

As at December 31, 2016

	Leasehold Improvements	Machinery and Equipment	Transportation Equipment	Furniture, Fixtures and Equipment	Condominium Units and Improvements	Hotel Equipment	Total
(In Thousands)							
At cost							
At beginning of year	₱7,227	₱2,026,421	₱26,358	₱65,160	₱8,692	₱8,588	₱2,142,446
Additions	–	6,499	–	18,502	–	–	25,001
Disposals	–	–	(6,875)	–	–	–	(6,875)
Reclassification	–	–	–	–	(8,692)	–	(8,692)
At end of year	7,227	2,032,920	19,483	83,662	–	8,588	2,151,880
Accumulated Depreciation and Amortization							
At beginning of year	6,966	2,009,382	21,944	60,203	4,840	7,321	2,110,656
Depreciation and amortization (Note 20)	58	593	569	1,389	109	413	3,131
Disposals	–	–	(5,152)	–	–	–	(5,152)
Reclassification	–	–	–	–	(4,949)	–	(4,949)
At end of year	7,024	2,009,975	17,361	61,592	–	7,734	2,103,686
Less: Allowance for impairment loss (Note 20)	–	12,028	–	–	–	–	12,028
Net Book Values	₱203	₱10,917	₱2,122	₱22,070	₱–	₱854	₱36,166

Certain items of property, plant and equipment identified as idle and included under machinery and equipment were written down to their estimated recoverable amounts.

As at September 30, 2017, the Group recognized a gain on disposal of property, plant and equipment amounting to ₱1.80 million.

14. Software Costs

	September 30, 2017	December 31, 2016
(In Thousands)		
At cost:		
Beginning balances	₱40,589	₱37,508
Additions	126	3,081
Retirements	(10,323)	–
Ending balances	30,392	40,589
Accumulated amortization:		
Beginning balances	32,956	31,292
Amortization (Note 18)	2,808	1,664
Retirements	(10,264)	–
Ending balances	25,500	32,956
Net book values at cost	₱4,892	₱7,633

15. Other Noncurrent Assets

	September 30, 2017	December 31, 2016
	(In Thousands)	
Deferred input VAT	₱43,923	₱39,296
Refundable deposits	40,245	17,838
Investment in land	16,001	14,663
Deferred acquisition cost	6,603	18,141
Spare parts and supplies	5,367	5,662
Deferred reinsurance premiums	–	17,618
Prepaid rent and other expenses	3,139	3,810
Others	4,269	1,115
	₱119,547	₱118,143

Deferred acquisition cost pertains to the unamortized acquisition costs incurred during the period that are related to securing new insurance contracts and or renewing existing insurance contracts.

Deferred reinsurance premiums pertain to the unexpired periods of the reinsurance premiums ceded at the end of the reporting period.

Refundable deposits pertain to deposits made to utility companies, other suppliers and various miscellaneous deposits.

Deferred input VAT arises from the purchase of services on credit and capital goods by the Group which is not yet paid as at yearend.

Spare parts and supplies pertain to supplies, materials and spare parts for office and building maintenance of TPI.

Prepaid expenses comprise of advances to insurance companies for personal accident, term life and fire, advance rental and deposits to lessors which shall be applied in the future.

Others consist mainly of various assets that are individually immaterial.

16. Accounts Payable and Accrued Expenses

	September 30, 2017	December 31, 2016
	(In Thousands)	
Trade payables	₱82,348	₱118,256
Claims payables	41,803	88,773
Nontrade payables	41,761	40,701
Reserves for unearned premiums	18,397	88,422
Due to reinsurers and ceding companies	11,121	18,346
Accrued expenses and others	307,853	312,484
	₱503,283	₱666,982

Claims payables pertain to the estimated ultimate cost of incurred but not settled claims as at the reporting period.

Reserves for unearned premiums are portion of the premiums that relates to unexpired periods. Accrued expenses include janitorial, security, utilities and other accrued expenses.

Due to reinsurers and ceding companies refers to the balance of premium and claims with respect to accepted and ceded reinsurance agreement whether directly or through brokers.

The terms and conditions of the above payables are as follows:

- Trade payables and accrued expenses are noninterest-bearing and are normally settled on thirty (30) days' term.
- All other payables are noninterest-bearing and have an average term of one (1) year.

17. Rental and Other Deposits

	September 30, 2017			December 31, 2016		
	Due within One Year	Beyond One Year	Total	Due within One Year	Beyond One Year	Total
	(In Thousands)					
Security deposits	₱57,983	₱22,114	₱80,097	₱91,496	₱24,559	₱116,055
Rental deposits	63,480	39,785	103,265	18,530	19,049	37,579
Customer deposits	2,219	15,363	17,582	1,704	11,798	13,502
Construction bond	3,127	2,604	5,731	2,922	2,433	5,355
Other deposits	6,433	2,139	8,572	6,515	2,143	8,658
	₱133,242	₱82,005	₱215,247	₱121,167	₱59,982	₱181,149

Deposits include rental, security, customer, construction bond and other deposits paid by tenants to the Group on the leased properties which are refundable at the end of the contract.

Customer deposits consist of priority premiums paid by tenants which serve as their reservation deposits.

18. Related Party Transactions

Related party relationship exists when one party has the ability to control, directly or indirectly through one or more intermediaries, the other party or exercise significant influence over the other party in making financial and operating decisions. Such relationship also exists between and/or among entities, which are under common control with the reporting enterprises and its key management personnel, directors or its stockholders. In considering each related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

The Parent Company and its subsidiaries, in their normal course of business, have entered into transactions with related parties principally consisting of interest-bearing and noninterest-bearing advances with no fixed repayment terms and are due and demandable.

Account balances with related parties, other than intra-group balances which are eliminated in consolidation, are as follows:

As at September 30, 2017

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
<i>Amounts owed by related parties</i>				
<i>Affiliates</i>				
Airswift Transport, Inc.				
Principal	₱325,000	₱325,000	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		5,989	31-day; 2.88%	
North Triangle Hotel Ventures, Inc.				
Principal	–	–	To be settled in cash	Unsecured, not impaired, and unguaranteed
Interest		589		
Cebu Property Ventures Dev't. Corporation				
Principal	18,700	18,700	To be settled in cash	Unsecured, not impaired, and unguaranteed
Interest		17		
Amaia Land Corporation				
Principal	73,100	73,100	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		1,915	31-day; 2.88%	
Ayala Land Metro North, Inc.				
Principal	105,000	105,000	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		178	26-day; 2.96%	
Avida Land Corporation				
Principal	313,300	313,300	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		359	31-day; 2.88%	
Soltea Commercial Corporation				
Principal	–	–	To be settled in cash	Unsecured, not impaired, and unguaranteed
Interest		7		
Ayala Land, Inc.				
Principal			To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest	–	–	33-day; 2.89%	
		33		
Summerhill Commercial				
Principal	119,000	119,000	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		625	31-day; 2.88%	
South Gateway Development				
Principal	70,000	70,000	To be settled in cash,	Unsecured, not impaired, and unguaranteed
Interest		9	26-day; 2.96%	

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
Ten Knots Philippines, Inc. Principal Interest	29,000	29,000 665	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Arvo Commercial Corp. Principal Interest	15,000	15,000 36	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Guoman Philippines, Inc. Principal	–	1,675	To be settled in cash and collectible on demand	Unsecured, non-interest bearing, impaired, and unguaranteed
Associate BAIBI	–	2	To be settled in cash and collectible on demand	Unsecured, non-interest bearing, not impaired, and unguaranteed
Total		1,080,199		
Allowance for impairment losses		(1,625)		
Net		₱1,078,574		

As at December 31, 2016

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
<i>Amounts owed by related parties</i>				
<i>Affiliates</i>				
Airswift Transport, Inc. Principal Interest	₱656,170	₱651,300 4,870	To be settled in cash, 42-day; 2.55%	Unsecured, not impaired, and unguaranteed
North Triangle Hotel Ventures, Inc. Principal Interest	238,106	237,500 606	To be settled in cash, 42-day; 2.55%	Unsecured, not impaired, and unguaranteed
Ten Knots Development Corporation Principal Interest	186,511	186,400 111	To be settled in cash, 22-day; 2.55%	Unsecured, not impaired, and unguaranteed
Amaia Land Corporation Principal Interest	76,990	76,900 90	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Ayala Land Metro North, Inc. Principal	150,000	150,000	To be settled in cash, 30-day; 2.65%	Unsecured, not impaired, and unguaranteed
Avida Land Corporation Principal Interest	58,557	58,500 57	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Soltea Commercial Corporation Principal Interest	25,043	25,000 42	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Summerhill Commercial Principal	25,500	25,500	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Ten Knots Philippines, Inc. Principal	31,000	31,000	To be settled in cash, 30-day; 2.55%	Unsecured, not impaired, and unguaranteed
Guoman Philippines, Inc. Principal	–	1,675	To be settled in cash and collectible on demand	Unsecured, non-interest bearing, impaired, and unguaranteed

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
Associate BAIBI	-	2	To be settled in cash and collectible on demand	Unsecured, non-interest bearing, not impaired, and unguaranteed
Total		1,449,553		
Allowance for impairment losses		(1,625)		
Net		₱1,447,928		

Allowance for impairment losses on amounts owed by related parties amounted to ₱1.6 million as at September 30, 2017 and December 31, 2016.

As at September 30, 2017

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
<i>Amounts owed to related parties</i>				
<i>Parent</i>				
ALI	₱3,224	₱13,921	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
<i>Affiliates</i>				
Ayala Land Malls, Inc.	321	321	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
Ayala Land Malls North, Inc.	77	77	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
North Beacon Commercial Corp.	7	7	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
APRISA Business Solutions, Inc.	134	134	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
Total		₱14,460		

As at December 31, 2016

Category	Amount of transactions	Outstanding Balance	Terms	Conditions
<i>Amounts owed to related parties</i>				
<i>Parent</i>				
ALI	₱10,698	₱10,698	Demandable and collectible on demand	Unsecured, non-interest bearing, and unguaranteed
Total		₱10,698		

19. Subscription Payable

Cyber Bay and Central Bay

On April 25, 1995, Central Bay, a wholly-owned subsidiary of Cyber Bay, entered into a Joint Venture Agreement with the Philippine Reclamation Authority (PRA; formerly Public Estates Authority) for the complete and entire reclamation and horizontal development of a portion of the Manila-Cavite Coastal Road and Reclamation Project (the Project) consisting of three partially reclaimed and substantially eroded islands (the Three Islands) along Emilio Aguinaldo Boulevard in Parañaque and Las Piñas, Metro Manila, with a combined total area of 157.8 hectares, another area of 242.2 hectares contiguous to the Three Islands and, at Central Bay's option as approved by the PRA, an additional 350 hectares more or less to regularize the configuration of the reclaimed area.

On March 30, 1999, the PRA and Central Bay executed an Amended Joint Venture Agreement (AJVA) to enhance the Philippine Government's share and benefits from the Project which was approved by the Office of the President of the Philippines on May 28, 1999.

On July 9, 2002, the Supreme Court (SC) (in the case entitled "Francisco Chavez vs. Amari Coastal Bay and Reclamation Corp.") issued a ruling declaring the AJVA null and void.

Accordingly, PRA and Central Bay were permanently enjoined from implementing the AJVA. On July 26, 2002, Central Bay filed a Motion for Reconsideration (MR) of said SC decision. On May 6, 2003, the SC En Banc denied with finality Central Bay's MR. On May 15, 2003, Central Bay filed a Motion for Leave to Admit Second MR. In an En Banc Resolution of the SC dated July 8, 2003, the SC resolved to admit the Second MR of Central Bay.

On November 11, 2003, the SC rendered a 7-7 split decision on Central Bay's Second MR. Because of the new issues raised in the SC's latest resolution that were never tried or heard in the case, Central Bay was constrained to file on December 5, 2003 a Motion for Re-deliberation of the SC's latest resolution which motion was denied with finality by the SC. With the nullification of the AJVA, Central Bay has suspended all Project operations.

On August 10, 2007, in view of the failure by the PRA to comply with its obligations and representations under the AJVA, Cyber Bay and Central Bay have filed their claims for reimbursement of Project expenses in the amount of ₱10.2 billion with the PRA. Cyber Bay and Central Bay provided the PRA with the summary and details of their claims on September 5, 2007.

On July 15, 2008, Cyber Bay sent a follow-up letter to the PRA. The PRA, in its letter dated July 18, 2008, informed Cyber Bay that its claim is still being evaluated by the PRA.

As at September 30, 2017 and December 31, 2016, the Parent Company has unpaid subscription in Cyber Bay amounting to ₱481.68 million, which is presented as "Subscriptions Payable" in the consolidated statements of financial position. Cyber Bay under "AFS financial assets" amounted to ₱673.23 million and ₱777.34 million as at September 30, 2017 and December 31, 2016, respectively, net of allowance for impairment losses amounted to ₱527.48 million as at September 30, 2017 and December 31, 2016 (see Note 8).

20. Operating Expenses

	September 30, 2017	September 30, 2016
Personnel expenses	₱31,618	₱127,491
Depreciation and amortization (Notes 12, 13 and 14)	21,646	37,134
Janitorial and security services	13,594	10,433
Rental	11,829	15,087
Professional and legal fees	9,503	26,247
Systems costs	8,072	–
Taxes and licenses	5,447	2,709
Insurance	4,148	2,562
Provision for impairment losses	4,125	49,319
Communication and transportation	2,433	6,465
Supplies and repairs	1,761	4,078
Membership, fees and dues	984	2,182
Marketing expenses	339	7,646
Representations	127	1,139
Accounts written off	–	5,629
Others	5,276	1,451
	₱120,902	₱299,572

Others consist mainly of various charges that are individually immaterial.

21. Retirement Plan

The Group has a funded, noncontributory retirement plan covering all its regular employees. The plan provides for retirement, separation, disability and death benefits to its members. The normal retirement benefit is based on a percentage of the employees' final monthly salary for every year of credited service.

The latest independent actuarial valuation dated August 18, 2016 was determined using the projected unit credit method in accordance with PAS 19.

The Group reversed retirement benefit liability as a result of the implementation of the redundancy program in October 2016.

22. Earnings (Loss) Per Share

The following table presents information necessary to calculate basic earnings per share:

	September 30, 2017	September 30, 2016
a. Net income attributable to equity holders of the Parent	₱91,572	(₱394,311)
b. Weighted average number of shares	4,896,455	4,896,455
Basic earnings per share (a/b)	₱0.019	(₱0.081)

23. Shares Held by Subsidiary

On June 27, 2017, Orion Land Inc., a wholly owned subsidiary of POPI, acquired 512,480,671 shares of POPI with a cost of P1.26 billion. This is presented as Shares held by subsidiary in the consolidated statement of financial position as of September 30, 2017.

24. Segment Information

Business Segments

The Group's operating businesses are organized and managed separately according to the nature of services provided and the different markets served, with each segment representing a strategic business unit.

The industry segments where the Parent Company and its subsidiaries and associates operate are as follows:

- Holding company
- Financial services - insurance and related brokerage
- Real estate and property development
- Manufacturing and distribution - manufacture and distribution of beverage and ceramic tiles

Financial information about the operations of these business segments is summarized as follows:

Nine Months Ended September 30, 2017

	Holding Company	Real Estate and Property Development	Financial Services	Manufacturing and Distribution	Others	Total	Elimination	Total
				(In Thousands)				
Revenue	₱7,133	₱314,777	₱95,924	₱39,714	₱9,703	₱467,251	(₱14,850)	₱452,401
Cost and expenses	(9,657)	(244,840)	(122,113)	(34,202)	(832)	(411,644)	–	(411,644)
Other income (charges)	36,363	22,371	(1,545)	20,255	237	77,681	–	77,681
Income (Loss) before income tax	33,839	92,308	(27,734)	25,767	9,108	133,288	(14,850)	118,438
Provision for income tax	352	33,560	1,160	(1,827)	-	33,245	–	33,245
Net income (loss)	33,487	58,748	(28,894)	27,594	9,108	100,043	(14,850)	85,193

September 30, 2017

Segment assets	4,227,651	3,555,630	334,736	784,174	47,674	8,949,864	(4,311,822)	4,638,042
Segment liabilities	601,402	844,691	118,086	341,604	198,216	2,103,999	(637,900)	1,466,099

Nine Months Ended September 30, 2016

	Holding Company	Real Estate and Property Development	Financial Services	Manufacturing and Distribution	Others	Total	Elimination	Total
				(In Thousands)				
Revenue	₱4,442	₱428,131	₱191,968	₱36,499	₱1,779	₱662,819	(₱450)	₱662,369
Cost and expenses	(80,958)	(526,111)	(230,265)	(58,205)	(13,892)	(909,431)	56,370	(853,061)
Other income (charges)	(106,136)	(153,793)	(2,950)	(6,774)	(11,858)	(281,511)	73,953	(207,558)
Income (Loss) before income tax	(182,652)	(251,772)	(41,246)	(28,480)	(23,972)	(528,123)	129,873	(398,250)
Provision for income tax	308	14,710	1,962	(7,881)	(55)	9,043	–	9,043
Net income (loss)	(182,960)	(266,482)	(43,209)	(20,599)	(23,917)	(537,166)	129,873	(407,293)

December 31, 2016

Segment assets	₱4,349,421	₱2,324,313	₱511,126	₱738,663	₱47,791	₱7,971,314	(₱1,932,995)	₱6,038,318
Segment liabilities	668,086	778,551	266,297	319,614	198,282	2,230,829	(634,834)	1,595,996

Geographical Segments

The Group does not have geographical segments.

25. Long-term Lease

On August 28, 1990, TPI, a subsidiary, through a deed of assignment, acquired all the rights, titles, interests and obligations of Gotesco Investment, Inc. on a contract of lease of the land owned by PNR for the Tutuban Terminal and where the TPI's mall is located. The contract provided for a payment of a guaranteed minimum annual rental plus a certain percentage of gross sales. The lease covers a period of twenty five (25) years until 2015 and is automatically renewable for another twenty five (25) years subject to compliance with the terms and conditions of the lease agreement.

On December 22, 2009, TPI renewed its lease contract with PNR for another twenty five (25) years beginning September 5, 2014, the end of the original lease agreement.

As at September 30, 2017 and December 31, 2016, the aggregate annual commitments on these existing lease agreements for the succeeding years are as follows:

	September 30, 2017	December 31, 2016
	(In Thousands)	
Less than one (1) year	₱35,132	₱140,529
More than (one) 1 year but not more than (five) 5 years	702,647	702,647
More than (five) 5 years	2,342,156	2,342,156
	₱3,079,935	₱3,185,332

Group as a Lessor

The Group has entered into commercial property leases on its buildings. These leases have remaining terms of one (1) year to less than five (5) years. Renewals are subject to the mutual consent of the lessor and the lessee.

Tenants are required to post security deposits, which shall be refunded, without interest, within sixty (60) days after the expiration of the lease period, deducting the amount of damages to the leased premises, if any.

26. Contingencies

The Group is contingently liable for lawsuits or claims, and assessments, which are either pending decision by the courts or under negotiation. Management and its legal counsels believe that the eventual outcome of these lawsuits or claims will not have a material effect on the consolidated financial statements. It is possible, however, that future results of operations could be materially affected by changes in the estimates or in the effectiveness of the strategies relating to these proceedings.

27. Financial Risk Management Objectives, Policies and Capital Management

The Group has various financial instruments such as cash and cash equivalents, receivables, amounts owed by / to related parties, AFS financial assets, HTM investments and subscriptions payable. The main purpose of these financial instruments is to raise funds and maintain continuity of funding and financial flexibility for the Group. The Group has other financial liabilities such

as accounts payable and accrued expenses and rental and other deposits, which arise directly from its operations.

The main risks from the use of financial instruments are credit risk, liquidity risk, foreign currency risk, equity price risk and interest rate risk. The Group's BOD reviews and approves policies for managing these risks as summarized below.

Credit Risk

The Group's credit risk originates from the potential loss arising from any failure by counterparties to fulfill their obligations, as and when they fall due.

The Group trades only with recognized, reputable and creditworthy third parties and/or transacts only with institutions and/or banks which have demonstrated financial soundness. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures.

The Group's gross maximum exposure to credit risk of its financial assets, which mainly comprise of cash, excluding cash on hand, receivables, amounts owed by related parties, AFS investments and HTM investments arises from default of the counterparty which has a maximum exposure equal to the carrying amount of these instruments at reporting date.

Credit quality of neither past due nor impaired financial asset

The credit quality of financial assets is being managed by the Group by grouping its financial assets into two: (a) High grade financial assets are those that are current and collectible; (b) Standard grade financial assets need to be consistently followed up but are still collectible.

The tables below show the credit quality by class of financial assets based on the Group's credit rating system:

September 30, 2017

	Neither past due nor impaired		Past due or individually impaired	Total
	High grade	Standard grade		
(In Thousands)				
<i>Loans and Receivables:</i>				
Cash and cash equivalents	₱178,296	₱-	₱-	₱178,296
<i>Receivables:</i>				
Trade debtors	142,948	-	57,965	200,913
Insurance receivables	7,907	-	147,232	155,139
Amounts owed by related parties	1,078,574	-	1,625	1,080,199
Others	27,723	-	192,202	219,925
Deposits (under "Other noncurrent assets")	42,600	-	408	43,008
<i>AFS Financial Assets:</i>				
Listed equity securities	701,510	-	538,403	1,239,913
Quoted debt securities	88,988	-	-	88,988
Unquoted debt securities	-	-	-	-
Nonlisted equity securities	7,014	-	-	7,014
<i>Financial Assets at FVPL</i>	2,500	-	-	2,500
	₱2,278,060	₱-	₱937,835	₱3,215,895

December 31, 2016

	Neither past due nor impaired		Past due or individually impaired	Total
	High grade	Standard grade		
(In Thousands)				
<i>Loans and Receivables:</i>				
Cash and cash equivalents	₱367,962	₱–	₱–	₱367,962
Receivables:				
Trade debtors	11,787	61,671	87,090	160,548
Insurance receivables	24,630	9,387	167,856	201,873
Others	39,451	–	199,048	238,499
Amounts owed by related parties	1,447,928	–	1,675	1,449,603
Deposits (under “Other noncurrent assets”)	1,900	–	408	2,308
<i>AFS Financial Assets:</i>				
Listed equity securities	867,721	–	538,403	1,406,124
Quoted debt securities	812,280	–	–	812,280
Unquoted debt securities	10,558	–	–	10,558
Nonlisted equity securities	65,213	–	–	65,213
<i>Financial Assets at FVPL</i>	13,103	–	–	13,103
	₱3,662,533	₱71,058	₱994,480	₱4,728,071

The tables below show the aging analyses of financial assets per class that the Group held as at September 30, 2017 and December 31, 2016. A financial asset is past due when a counterparty has failed to make payment when contractually due.

September 30, 2017

	Neither past due nor impaired	Past due but not impaired				Individually impaired	Total
		Less than 30 days	31 to 60 days	61 to 90 days	Over 90 days		
(In Thousands)							
<i>Loans and Receivables:</i>							
Cash and cash equivalents	₱178,296	₱–	₱–	₱–	₱–	₱–	₱178,296
Receivables:							
Trade debtors	142,948	2,944	3,784	2,217	14,872	34,148	200,913
Insurance receivables	7,907	4,094	7,640	503	105,852	29,143	155,139
Amounts owed by related parties	1,078,574	–	–	–	–	1,625	1,080,199
Others	27,723	–	–	–	–	192,202	219,925
Deposits (under "Other noncurrent assets")	42,600	–	–	–	–	408	43,008
<i>AFS Financial Assets</i>							
Listed equity securities	701,510	–	–	–	–	538,403	1,239,913
Quoted debt securities	88,988	–	–	–	–	–	88,988
Unquoted debt securities	–	–	–	–	–	–	–
Nonlisted equity securities	7,014	–	–	–	–	–	7,014
Financial asset at FVPL	2,500	–	–	–	–	–	2,500
	₱2,278,060	₱7,038	₱11,424	₱2,720	₱120,724	₱795,929	₱3,215,895

December 31, 2016

	Neither past due nor impaired	Past due but not impaired				Individually impaired	Total
		Less than 30 days	31 to 60 days	61 to 90 days	Over 90 days		
(In Thousands)							
<i>Loans and Receivables:</i>							
Cash and cash equivalents	₱367,962	₱-	₱-	₱-	₱-	₱-	₱367,962
<i>Receivables:</i>							
Trade debtors	73,459	-	-	-	19,863	67,227	160,549
Insurance receivables	34,018	4,094	7,640	503	105,851	49,767	201,87
Others	39,451	160	-	-	-	198,888	238,499
Amounts owed by related parties	1,447,928					1,675	1,449,603
Deposits (under "Other noncurrent assets")	1,900	-	-	-	-	408	2,308
<i>AFS Financial Assets</i>							
Listed equity securities	867,721	-	-	-	-	538,403	1,406,124
Quoted debt securities	812,280	-	-	-	-	-	812,280
Unquoted debt securities	10,558	-	-	-	-	-	10,558
Nonlisted equity securities	65,213	-	-	-	-	-	65,213
Financial asset at FVPL	13,103	-	-	-	-	-	13,103
	₱3,733,590	₱4,254	₱7,640	₱503	₱125,714	₱856,369	₱4,728,071

Liquidity Risk

Liquidity risk arises when there is a shortage of funds and the Group as a consequence could not meet its maturing obligations.

In the management of liquidity, the Group monitors and maintains a level of cash deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

The tables below summarize the maturity profile of the Group's financial liabilities as at September 30, 2017 and December 31, 2016 based on contractual undiscounted payments:

September 30, 2017

	On demand	Less than 3 months	3 to 6 months	6 to 12 months	Over 1 year	Total
(In Thousands)						
<i>Loans and Receivables:</i>	₱178,296	–	–	–	–	₱178,296
Cash and cash equivalents						
Trade debtors	200,913	–	–	–	–	200,913
Insurance receivables	155,139	–	–	–	–	155,139
Others	219,925	–	–	–	–	219,925
Amounts owed by related parties	1,080,199	–	–	–	–	1,080,199
Deposits (under "Other noncurrent assets")	43,008	–	–	–	–	43,008
<i>AFS Financial Assets</i>						
Listed equity securities	1,239,913	–	–	–	–	1,239,913
Quoted debt securities	88,988	–	–	–	–	88,988
Unquoted debt securities	–	–	–	–	–	–
Nonlisted equity securities	7,014	–	–	–	–	7,014
Financial asset at FVPL	2,500	–	–	–	–	2,500
	₱3,215,895	₱–	₱–	₱–	₱–	₱3,215,895
Accounts payable and accrued expenses	₱286,893	₱74,219	₱31,256	₱74,212	₱8,345	₱474,925
Subscription payable	481,675	–	–	–	–	481,675
Rental and other deposits	31,573	10,908	8,985	8,320	155,461	215,247
	₱800,141	₱85,127	₱40,241	₱82,532	₱163,806	₱1,172,847

December 31, 2016

	On demand	Less than 3 months	3 to 6 months	6 to 12 months	Over 1 year	Total
(In Thousands)						
<i>Loans and Receivables:</i>	₱367,962	–	–	–	–	₱367,962
Cash and cash equivalents						
Trade debtors	160,549	–	–	–	–	160,549
Insurance receivables	201,87	–	–	–	–	201,87
Others	238,499	–	–	–	–	238,499
Amounts owed by related parties	1,449,603	–	–	–	–	1,449,603
Deposits (under "Other noncurrent assets")	2,308	–	–	–	–	2,308
<i>AFS Financial Assets</i>						
Listed equity securities	1,406,124	–	–	–	–	1,406,124
Quoted debt securities	812,280	–	–	–	–	812,280
Unquoted debt securities	10,558	–	–	–	–	10,558
Nonlisted equity securities	65,213	–	–	–	–	65,213
Financial asset at FVPL	13,103	–	–	–	–	13,103
	₱4,728,071	₱–	₱–	₱–	₱–	₱4,728,071
Accounts payable and accrued expenses	₱352,490	₱50,294	₱1,440	₱236,869	₱–	₱641,093
Subscription payable	481,675	–	–	–	–	481,675
Rental and other deposits	43,904	11,813	–	13,030	112,402	181,149
	₱878,069	₱62,107	₱1,440	₱249,899	₱112,402	₱1,303,917

Equity Price Risk

Equity price risk is the risk that the fair values of equities decrease as the result of change in the levels of equity indices and the value of individual stock. The equity price risk exposure arises from the Group's investment in stocks. Equity investment of the Group is categorized as AFS investments.

The Group measures the sensitivity to its equity securities by using Philippine Stock Exchange index fluctuations and its effect to respective share prices.

The Group's policy is to maintain the risk to an acceptable level. Movement of share price is monitored regularly to determine impact on its financial position.

The basic sensitivity analysis assumes that the stock's standard deviation on its historical yield for the past one year provides the basis for reasonably possible change in prices of the stock investment. The Group establishes the relative range of stock investment yields based on historical standard deviation for one year.

Interest Rate Risk

The Group's exposure to the risk for changes in market interest rate relates to quoted debt instruments.

The Group regularly monitors the market interest rate movements to assess exposure impact.

Capital Management

The primary objective of the Group's capital management is to optimize the use and earnings potential of the Group's resources and considering changes in economic conditions and the risk characteristics of the Group's activities.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes as at September 30, 2017 and December 31, 2016.

As at September 30, 2017 and December 31, 2016, the Group considers the following accounts as capital:

	September 30, 2017	December 31, 2016
Capital stock	₱2,772,499	₱2,765,590
Additional paid-in capital	1,598,654	1,598,654
	₱4,371,153	₱4,364,244

The Group is not subject to externally imposed capital requirements.

28. Financial Instruments

The following method and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such values at September 30, 2017 and December 31, 2016 are set out below:

Cash and Cash Equivalents

The carrying amount of cash and cash equivalents approximates its fair values due to the short-term maturity of this financial instrument.

Receivables, Accounts Payable and Accrued Expenses and Amounts owed by Related Parties

The carrying amounts receivables, accounts payable and accrued expenses and amounts owed by related parties approximate their fair values due to their short-term nature.

Rental and Other Deposits

Current portion of rental and other deposits the carrying amounts approximates its fair value due to the short-term maturity of this financial instrument.

The fair values noncurrent security deposit recorded under ‘Rental and other deposits’ approximate its amortized cost which was based on the present value of the future cash flows.

AFS Financial Assets

AFS equity financial assets that are listed are based on their bid prices as at September 30, 2017 and December 31, 2016. AFS debt financial assets that are quoted are based on market prices. Unquoted debt and nonlisted AFS financial assets are based on latest available transaction price at the end of the reporting period.

Financial Assets at FVPL

Listed equity securities designated as financial assets at FVPL are based on their bid prices.

PRIME ORION PHILIPPINES, INC. AND SUBSIDIARIES
AGING OF ACCOUNTS RECEIVABLE
As at September 30, 2017

	AMOUNT
Current	142,948
1 to 30 days	2,944
31 to 60 days	3,784
61 to 90 days	2,217
Over 90 days	49,019
Total receivable-trade	200,913
Advances to Employees	3,819
Insurance receivable	155,139
Others	216,106
Total non-trade receivable	375,065
Total receivable	575,977
Allowance for doubtful accounts	(255,493)
	320,485